



CITY OF PATASKALA

ORDINANCE 2016-4257

Passed May 16, 2016

AN ORDINANCE TO REZONE PROPERTY LOCATED ON HAZELTON ETNA ROAD (STATE ROUTE 310), PARCEL #064-152964-00.001, TOTALING 5.0 ± ACRES, IN THE CITY OF PATASKALA FROM THE AGRICULTURAL (AG) ZONING CLASSIFICATION TO THE PLANNED DEVELOPMENT DISTRICT (PDD) ZONING CLASSIFICATION.

WHEREAS, Robert O'Neill filed application number ZON-16-001 (Attachment A), on behalf of the property owner Southgate Company Limited Partnership, parcel number 064-152964-00.001 and totaling 5.0 acres ±, from the Agricultural (AG) zoning classification to the Planned Development District (PDD) zoning classification pursuant to Section 1217.02; and

WHEREAS, a public hearing was held by the City Planning and Zoning Commission on March 2, 2016; and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on February 18, 2016; and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 200 feet or two (2) parcels of the subject property at least 10 days prior to the public hearing pursuant to Section 1217.09; and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment with modifications (Attachment B) on March 2, 2016 pursuant to Section 1217.10; and

WHEREAS, a public hearing was held by Council on April 18, 2016 pursuant to Section 1217.11; and

WHEREAS, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing pursuant to Section 1217.12; and

WHEREAS, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: The property located on Hazelton-Etna Road (State Route 310), parcel number 064-152964-00.001 totaling 5.0 ± acres, Pataskala, Ohio, belonging to Southgate Company Limited Partnership, is hereby rezoned to the Planned Development District (PDD) zoning classification from the Agricultural (AG) zoning classification.

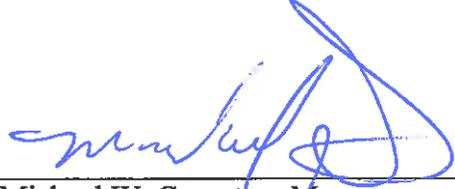
Section 2: The Official Zoning Map of the City of Pataskala, Ohio is hereby amended and revised by changing the zoning of the property from the Agricultural (AG) zoning classification to the Planned Development District (PDD) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

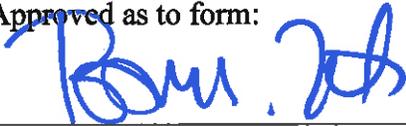
Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:


Kathy M. Hoskinson, Clerk of Council


Michael W. Compton, Mayor

Approved as to form:


Brian M. Zets, Law Director

**Preliminary Development Plan
and Development Text**

Planned Residential District (PUD)
Application: ZON-16-001

Hazelton Crossing
City of Pataskala, Ohio

Submitted By:

Southgate Corporation

Robert O'Neill

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Date of Submittal:

February 05, 2016

Prepared By:

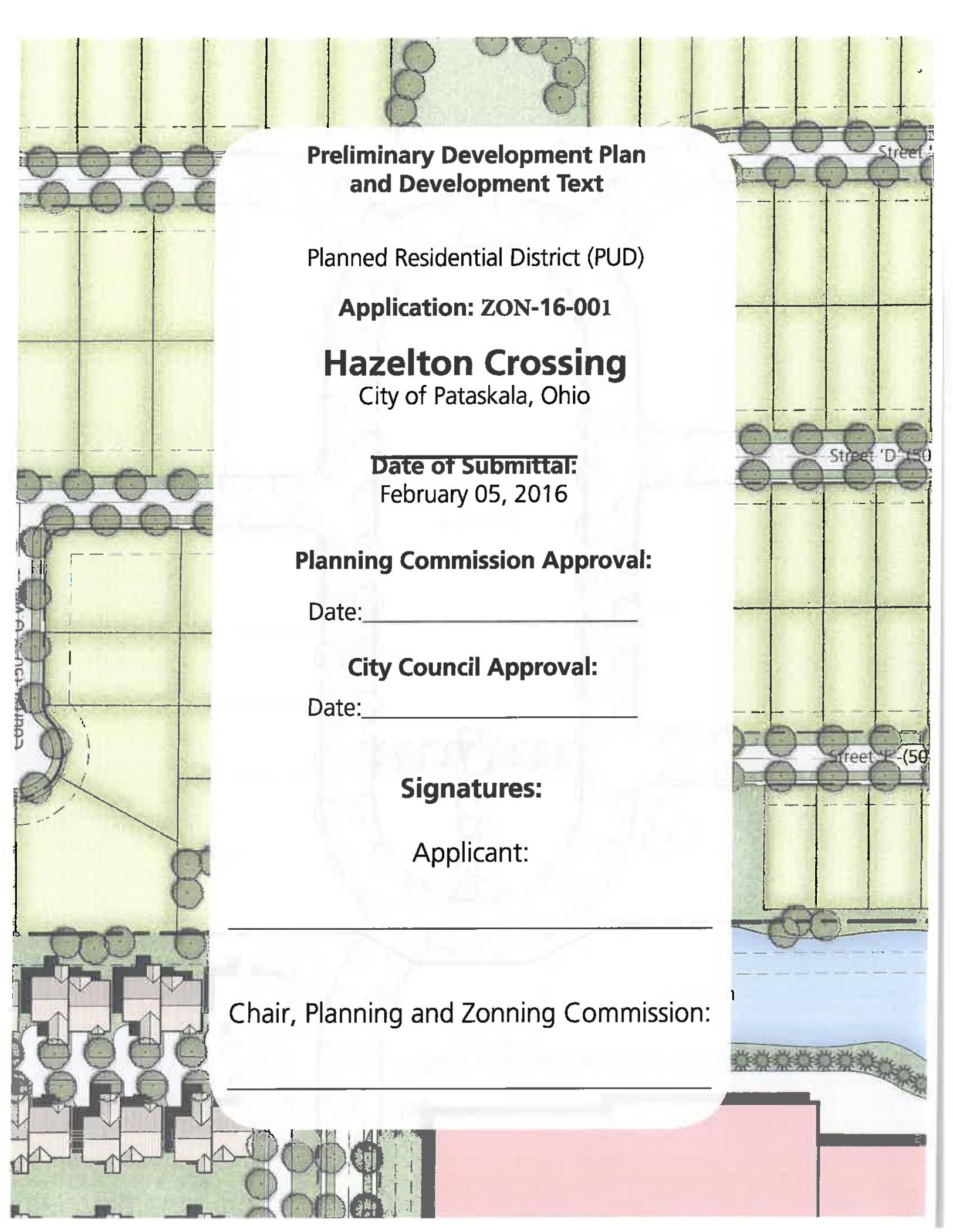


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**Preliminary Development Plan
and Development Text**

Planned Residential District (PUD)

Application: ZON-16-001

Hazelton Crossing
City of Pataskala, Ohio

Date of Submittal:
February 05, 2016

Planning Commission Approval:

Date: _____

City Council Approval:

Date: _____

Signatures:

Applicant:

Chair, Planning and Zoning Commission:

Hazelton Crossing

Planned Residential Development Zoning Application

February 5, 2016

Table of Contents

Application(s)

Introduction

Preliminary Development Plan Text

Existing Property Deeds

List of Adjacent Property Owners

Exhibit "A" - Site Regional Context Plan

Exhibit "B-1" - Site Survey

Exhibit "B-2" – Existing Conditions Plan

Exhibit "C" – Zoning Sub-Area Plan

Exhibit "D" - Preliminary Development Plan

Exhibit "E" – Open Space / Sidewalk Plan

Plan Exhibit "F" – Conceptual Illustrative Plan

Exhibit "G" – Landscape / Buffer Plan

Exhibit "H" - Landscape Enlargements

Exhibit "I" - Proposed Utilities Plan

Exhibit "J" - Proposed Grading Plan

Exhibit "K" – Summary of the Phase I Environmental Assessment

Exhibit "L" – Summary of the Traffic Impact Study

Hazelton Crossing Preliminary Development Plan Text Planned Residential Development

Introduction

This Hazelton Crossing Zoning Application is intended to replace the existing zoning, Ordinance No. 2006-3746 approved in 2006. The Southgate Company Limited Partnership Team has intensely reviewed the existing zoning to see how a new zoning could improve the Hazelton Crossing Community for the City of Pataskala, the neighbors and the owners. The solution is what is included in this application. The new Preliminary Development Plan (Exhibit D) and the Conceptual Illustrative Plan (Exhibit F) show the new proposed Planned Residential Development and is divided into four (4) separate Sub-Areas. The proposed permitted land uses are Retail/Commercial for Sub-Area 'A', Assisted Living for Sub-Area 'B', Condominium for Sub-Area 'C' and Single Family for Sub-Area 'D'. The new zoning proposal significantly reduces the intensity of the proposed development. Some of those improvements are listed below:

- Reduces the number of residential units by 61 units (22.1% reduction).
- Reduces the Retail/Commercial building size for the primary center by 75,000 square feet (31.5% reduction).
- Reduces the number of parking spaces for the primary center by 326 spaces (31.2% reduction).
- Relocates the Assisted Living Facility from Refugee Road to Hazelton-Etna Road.
- The Apartments have been replaced by single family detached units.
- Reduces the number of condominium units by 44 units and moved the condominium community away from the neighbors into the interior of the development.
- Increases the amount of Open Space to 25.9 acres.
- Increases the Open Space separation of the retail/commercial from the new and existing residential uses.

The Hazelton Crossing Planned Development District will be a phased project with each subarea acting as a separate phase. The phasing of this project will be based on market conditions; therefore, the sequence of the development of the subareas is not known at this time.

The preliminary development plan shall act as a framework for the development as a whole. As each subarea is developed, a final development plan shall be required. If approved, the final development plan shall serve as the governing document for that subarea.

Hazelton Crossing Preliminary Development Plan Text Planned Residential Development

A. Completed application form and application fee.

The completed and signed application form is included as a separate document.

B. A vicinity map showing the relationship of the proposed Planned District to existing development and including existing; property lines, easements, utilities, and street rights-of-way of the subject property and property within 200 feet of the site, zoning district boundaries, and existing land uses and structures.

The Site Regional Context Plan, included as Exhibit A, and the Site Survey/Existing Conditions, included as Exhibits B-1 and B-2, will provide the information required for the vicinity map.

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.

The Site Regional Context Map is included as Exhibit A.

D. A legal description of the property including County Auditor parcel numbers.

The Site Survey and legal description is included as Exhibit B-1.

E. A map of existing conditions and features drawn to scale, with accurate boundaries of the entire project and north arrow, including:

- 1. Boundaries of the area proposed for development, dimensions and total acreage;**
- 2. Existing public rights-of-way, buildings, permanent facilities, access points and easements on, and adjacent to the site;**
- 3. Identification of any existing buildings or structures to be removed or demolished;**
- 4. Existing zoning district boundaries and jurisdictional boundaries;**
- 5. Existing utility systems and providers;**
- 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%;**
- 7. Locations of all wooded areas, tree lines, hedgerows, and a description of significant existing vegetation by type of species, health and quality.**

8. Existing drainage patterns on the property including connections with farm tiles on adjacent properties,
9. Locations of wetlands and potential wetlands, the 100 year floodplain, floodway boundary, 20 foot buffer beyond the floodway, and flood elevation as provided by the most recent Federal Emergency Management Agency mapping, including rivers and streams and their related river or stream bank, pond, and water courses,

The information requested above will be found on Site Survey/Existing Conditions, included as Exhibits B-1 and B-2.

- F. The Preliminary Development Plan map shall include a plan for the entire area of the proposed Planned District Project and shall be drawn to an appropriate scale with accurate boundaries of the entire project including a north arrow. The applicant shall also provide 13 copies or the number determined necessary by the Director of Planning. The Preliminary Development Plan portion of the application shall include:

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.

The Zoning Sub-Area Plan is included as Exhibit C.

2. The general layout of the proposed internal road system, indicating the proposed vehicular right of way of all proposed public streets, general indication of private streets and pedestrian circulation, bike paths and other trail systems, access drive locations, improvements to existing streets, and traffic control requirements.

The Preliminary Development Plan depicts the various transportation choices on the included Exhibit D and the proposed pedestrian circulation on Exhibit E- Open Space/ Sidewalk Plan.

3. Any proposed off-site improvements and/or utility lines/extensions needed to serve the site;

The Proposed Utility Plan shows the utility layout for off-site and within the development on included Exhibit I.

4. Environmental plan showing natural features and preservation zones

The Summary of the Phase I Environmental Assessment from Jobes Henderson & Associates dated February 5, 2016 is included as Exhibit K. There are no natural features that require preservation.

- 5. Natural areas and other natural, historic or significant features to be conserved and any required buffer areas;**

There are no significant features to be conserved.

- 6. Natural features to be altered or impacted by the development and areas where new landscaping will be installed, etc.**

There are no natural features that will be impacted by the development other than grading activity as shown on the Proposed Grading Plan included as Exhibit J.

- 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) and square footage as proposed for retail, office, industrial and institutional uses, by use area; and the number of parking spaces provided for each use area; Estimated total population, size, employment or other measurements of the scale of the project at each phase and at buildout;**

The summary tables are presented on the Preliminary Development Plan included as Exhibit D.

- 8. The provision of water, sanitary sewer;**

The provisions for water and sanitary sewer are shown on the Proposed Utility Plan included as Exhibit I.

- 9. The schedule of site development, construction of structures and associated facilities. Such schedule shall include the proposed use or reuse of existing features such as topography, streets, easements and natural areas;**

The start of site development for ALL Subareas will be based upon market conditions.

- 10. Proposed buffers between incompatible land uses and activities;**

The proposed buffers and landscape screening are shown on the Landscape and Buffer Plan included as Exhibit G and the Landscape Enlargements Plan included as Exhibit H.

- 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);**

The Preliminary Signage locations are included on the Preliminary Development Plan, Exhibit D.

The Preliminary Signage Standards are as follows:

Shopping Center Identification Sign:

1. Developer shall be permitted to have (2) Shopping Center Identification Signs listing the name of the shopping center and names of select tenants. The Primary Shopping Center Identification Sign will have a maximum of eight (8) tenants listed on the sign. The Secondary Shopping Center Identification Sign will have a maximum of four (4) tenants listed on the sign.
2. The Primary Shopping Center Identification sign shall not exceed (25) feet in height. The Secondary Shopping Center Identification Sign shall not exceed (20) feet in height.
3. Tenant panels on the shopping center Identification signs shall be internally illuminated.

Ground Signs:

1. Each outparcel shall be allowed one (1) monument sign per right-of-way frontage.
2. Monument sign shall have a maximum height of (7) feet and a maximum width of ten (10) feet. The graphic area shall not exceed fifty (50) square feet per sign face.
3. All monument signs are to be constructed with a masonry base that is consistent with the materials used in the main retail center.
4. All monument signs shall be placed in a landscape area.
5. Each outparcel may provide appropriate directional signage at ingress/egress access points. On site permanent directional signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design, material and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be four (4) square feet.
6. Monument signs shall be internally illuminated.

Retail Center Tenant Signage - Anchor Store:

1. All wall mounted signage may be internally illuminated. Signs shall be mounted with non-corrosive hardware and all points of penetration will be caulked and sealed.
2. Graphic area: The maximum sign area of an anchor store tenant shall be three (3) square feet of wall sign for each one (1) linear foot of wall to which the signage is to be mounted. Total graphics area shall not exceed four hundred (400) square feet per facade.
3. Sign drawings in color must be submitted to and approved by Landlord prior to manufacture of signage. Minimum drawings submitted shall include:
 - a. Scale elevation drawing of sign superimposed on building elevation, including width and height of signage.
 - b. Section through typical signage indicating all sign and wiring components, materials, colors and finishes.
 - c. Sign control specifications.
 - d. Installation specifications, including requirements outlined in this criteria.

4. Upon vacating the center, the tenant shall remove their signage and seal all openings and restore the fascia to its original condition finish and color.

HAZELTON CROSSING SIGN CRITERIA

Retail Center Tenant Signage - In-line Retail:

1. Use of individually mounted letters or raceway mounted letters shall be limited to the fronts, or with endcap tenants, front and side of stores relative to each tenant's space. In all instances the message letters and/or its raceway shall be mounted to the building face. Signs shall be mounted with non-corrosive hardware and all points of penetration will be caulked and sealed.
2. All tenant signage shall be internally illuminated. Sign illumination shall be LED (preferred) or neon tubing properly spaced for even illumination. Neon transformers shall not exceed 12,000 A.
3. Signs cannot exceed eighty percent (80%) of width of storefront of Leased Premises. The maximum sign area allowed shall not exceed two (2) square feet of sign area for each lineal footage of store frontage.
4. Sign faces shall be 1/8" to 3/16" thick Plexiglas of any color that provides good contrast illumination to the store front.
5. Sign drawings in color must be submitted to and approved by Landlord prior to manufacture and installation. Minimum drawings submitted shall include:
 - a. Scale elevation drawing of sign superimposed on building elevation, including width and height of letters.
 - b. Section through typical letter indicating all sign and wiring components, materials, colors and finishes.
 - c. Size, numbers of rows and color of neon.
 - d. Transformer size and location.
 - e. Sign control specifications.
 - f. Installation specifications, including requirements outlined in this criteria.
6. Upon vacating the center, the tenant shall remove their sign or raceway and seal all openings and restore the fascia to its original condition finish and color.
7. Tenant raceway color to match building finish.
8. All signs, including installation, will comply with all local building zoning and electrical codes and will bear the UL Label. Prior to installation, Tenant must first obtain all appropriate governmental licenses and permits.

Outparcel Building Signs:

1. All wall mounted signage may be internally illuminated. Signs shall be mounted with non-corrosive hardware and all points of penetration will be caulked and sealed.
2. The horizontal width of each tenant's copy shall be a maximum of (80%) of the width of the wall on which is located.

3. *Outparcel buildings shall be permitted the (3) on-premise wall signs. No graphic area shall be larger than 100 square feet per sign. The total aggregate graphic area for all such wall signs shall not exceed two hundred (200) square feet per building.*
4. *Sign faces shall be 1/8" to 3/16" thick Plexiglas of any color that provides good contrast illuminations to the store front.*
5. *All signs, including installation, will comply with all local building zoning and electrical codes and will bear the UL Label. Prior to installation, Tenant must first obtain all appropriate governmental licenses and permits.*

12.A letter of communication from the appropriate school district regarding any residential development included in the Planned Development District;

The City of Pataskala has indicated that they will inform the Southwest Licking School District concerning this proposed development.

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;

The signatures for the applicant, Chair of the Planning and Zoning Commission and the City Council are included on the cover of this submittal document.

G. Development Standards Text; a development standards text document including the special requirements that will govern the design and layout of the proposed Planned District, including:

1. **Architectural guidelines for each subarea, or phase; 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.**

The architectural guidelines are as follows:

SUBAREA 'A' — RETAIL/COMMERCIAL

GENERAL AND SITE REQUIREMENTS

Maximum Building Height

Where buildings are located adjacent to the approved side and rear yard setback lines, the maximum building height for the main retail buildings shall be 35' as measured from the ground to the peak of any roof or parapet wall. For large retail tenants (over 30,000 square feet), the maximum height of 35 feet may be exceeded for architectural features if, for each foot of building height over 35 feet, the distance between such buildings and the side and rear property lines is increased by a one foot addition to the required side and rear yard. In any case the maximum height of such features shall be 45 feet. Retail outparcel buildings shall have a maximum height of 30

feet as measured from the base of the building to the peak of the roof.

Bulk Requirements

All structures shall have a minimum of 600 square feet per building unit and not be less than 24 feet in width or depth.

Required Trash Areas

All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. Container systems shall not be located in front yards. Container systems enclosures shall be 100 percent opaque, enclosing all four sides with a gate on one side and shall be constructed of materials harmonious with the design of the main building on the lot which it serves.

Prohibited enclosure materials

Chain link fence

Concrete block

Loading Areas

Loading areas shall be screened from adjacent unlike uses and shall not be located at the front of buildings. Loading areas shall not face Hazelton-Etna Road or Refugee Road.

Landscaping and Screening

See Preliminary Landscape and Buffer Plan Exhibit G.

All trees identified on the survey.

Site Improvements

An 8' public leisure path, constructed of asphalt, shall be installed along the frontage of Hazelton-Etna Road and Refugee Road and may be located within the Right-of-Way (ROW) of both roads. The public leisure path shall not encroach more than 12 feet into the ROW.

ARCHITECTURAL GUIDELINES

Building Orientation

Buildings shall be sited orthogonally to the street; angled buildings are discouraged. Where possible, outparcel buildings shall be sited adjacent to the minimum setback of Hazelton-Etna Road and Refugee Road. If the main entry to the outparcel buildings cannot be oriented toward the main road then such buildings shall be designed so that the façade facing Hazelton-Etna Road or Refugee Road shall have the same level of detailing and materials as the façade having the main entry. Outparcels shall not be designed to have head in parking adjacent to Hazelton-Etna Road Frontage, and no parking shall be installed closer to the Right-of-Way of Hazelton-Etna Road than the main façade. Outparcels with drive-thru operations may be permitted to circulate

around the building provided that no parking is installed adjacent to the Hazelton-Etna Road Right-of-Way. All service or loading areas shall be screened from Hazelton-Etna Road and Refugee Road. Mechanical systems shall be screened from streets.

Walls

Acceptable Materials

Wood clapboard, finished with paint or stain

Cedar shingles, finished with paint or stain

Fiber-cement (Hardiplank" or equal) lap siding, finished with paint or stain

Brick, minimal color variation, traditional colors

Exterior Insulation and Finishing Systems (EIFS)

Decorative block

Natural stone, Cultured Stone, or equal

Stucco

Prohibited Materials

Aluminum siding

Vinyl siding

Methods and Configuration

- Wall materials must be appropriate for architectural style.
Generally, siding shall be horizontal with no greater than a 7.5" lap. Multiple wall cladding materials are discouraged unless typical of the architectural style. Where brick, stone, or stucco is used on the front of a building it must wrap the side by a minimum of 4' or stop at an acceptable break line, and on a corner lot must be used on the entire street sides. Where stucco type materials are used, they shall have a background color and a complementary trim color to include banding and windows. Stucco shall have full trim detailing, raised a minimum of 1" from the background.
- On outparcels, equivalent design treatment shall be given to all facades of each building. "Four-sided" architecture is encouraged.
- The building(s) that are part of the primary retail space shall have equivalent architectural treatment given to any facades that are exposed to public streets. The rear facades of the buildings shall be composed of decorative concrete block, color banding, or other articulation and coloring to provide for a finished appearance. The paint and/or color scheme shall be continued from the front of the building to the rear of the building.

Foundations & Piers

Acceptable Materials

Poured concrete

Brick

Natural stone, Cultured Stone, or equal

Prohibited Materials

Exposed concrete block

Methods & Configuration

Exposed foundations must be painted or covered by brick, stone or stucco on all sides of the building. In-form stamped and stained concrete, and other simulated brick and stone applications may also be acceptable with developer approval of a sample or photograph.

Roofs

Acceptable Materials

30 year or better dimensional asphalt or fiberglass shingles

Standing seam and batten seam metal

Copper

Slate or approved synthetic slate

Membrane or built-up (for flat roof)

Prohibited Materials

Corrugated metal

Methods and Configuration

Roof pitch shall be appropriate with style, generally 6:12 to 12:12. Porch roofs may be a minimum of 3:12. Multiple roof styles and shapes are discouraged on a single building unless typical of the style (for instance, Victorian). Flat roofs are permitted under upper level decks and porches or if hidden by a facade. The facade requirement may be waived at the rear of the building. See Chimneys, Chases and Vents for details on equipment screening.

Cornice

Acceptable Materials

Wood, painted or stained

Decorative metal

Fiber-cement (HardiSoffit, HardiPanel) or other approved synthetic products

EIFS

Methods and Configuration

Eaves shall be appropriate for building style. Open, exposed rafters are acceptable, as are sloped soffits. Decorative cornice work and facades covering flat roof may include fiberglass and preformed materials, i.e., plaster elements.

Porches & Balconies

Acceptable Materials

Columns:

- Wood, painted or stained
- Fiberglass, painted
- Brick
- Smooth or sand textured stucco

Balustrades:

- Metal
- Wood, painted or stained
- Vinyl, if components match wood in style, dimensions, detailing

Porch Floors:

- Wood, painted or stained
- Stained concrete
- Tile
- Brick pavers
- Synthetic material (at balconies only, above dry areas)

Porch Ceilings:

- Wood, painted or stained
- Stucco
- Exposed rafters, painted or stained
- Vinyl
- Aluminum

Methods and Configuration

Porch columns shall be at least 6" in diameter. Balustrades shall have top and bottom rails with eased edges, centered on balusters.

Windows

Acceptable Materials

Frame & Sash:

- Wood
- Aluminum

Glazing:

- Clear glass
- Beveled or stained
- Lightly tinted

Prohibited Materials

- Vinyl
- Highly reflective glazing

Methods and Configuration

Windows shall be vertically proportioned. Mullions are encouraged. Shutters may be used.

Doors

Acceptable Materials

Glass with aluminum frames

Solid wood with glazing and/or panels, painted or stained

Fiberglass with glazing and/or panels, painted.

Insulated metal with glazing and/or panels, painted.

Other commercial assemblies with approval of the developer

Chimneys, Chases, Roof and Wall Vents

Acceptable Chimney and Chase Materials

Stucco with cap or coping

Brick

Natural stone, Cultured Stone, or equal

Siding, only with specific approval of the developer

Methods and Configuration

Chimneys and chases on street sides must be compatible with the building architecture, and truncation below the roof lines is strongly discouraged. Wall vents shall be finished in a color compatible with the surrounding material. At gable roofs, ridge vents are encouraged. Every effort shall be made to screen mechanical equipment from streets, parking and alleys.

Sidewalks

Acceptable Materials

Concrete, plain, colored, stamped or exposed aggregate

Concrete or brick pavers

Prohibited Materials

Gravel

Colors

All exterior finishes shall be carefully reviewed to ensure compatibility with surrounding buildings. Muted colors are encouraged and excessively bright or harsh colors are not permitted. A trim color that differs from the siding color is encouraged.

Signage

Free-standing signs are to conform to a master signage plan, which shall be submitted by the developer of the commercial area. Signage shall be of uniform and consistent design and appearance.

Lighting

- The developer recognizes the significant need for individual private development to present a "corporate" or "distinctive" image for the facilities and functions of the development according to each use. The developer will review reasonable proposals for approaches to lighting design, which may include building facade lighting, sign lighting, access lighting, and feature lighting.

- Color, style, proportion, and technical aspects such as intensity, glare, fixture height, direction of lighting, and photometric considerations shall be reviewed by the developer, in order to minimize light pollution and spillover onto adjacent properties.

SUBAREA 'B' – Adult Assisted Living Facility

GENERAL AND SITE REQUIREMENTS

Maximum Building Height

No building shall be erected above three (3) stories in height plus the roof.

Required Trash Areas

All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. Container systems shall not be located in front yards. Container systems shall be 100 percent opaque, enclosing all four sides with a gate on one side.

Service and Loading Areas

Service and Loading areas shall be screened from adjacent unlike uses and shall not be located at the front of buildings. Service and Loading areas shall not face Hazelton-Etna Road.

Landscaping and Screening

See Preliminary Landscape and Buffer Plan (Exhibit G)

ARCHITECTURAL GUIDELINES

Walls

Acceptable Materials

Wood clapboard, finished with paint or solid stain

Cedar shingles, finished with paint or stain

Fiber-cement ("HardiPlank" or equal) lap siding, finished with paint

Brick, minimal color variation, traditional colors

Natural stone, Cultured Stone, or equal

Stucco

Vinyl siding, minimum 44 mil thickness, acceptable profiles are limited to triple 3" and double 4.5" shiplap

Prohibited Materials

Wood fiber composites

T-111

Plywood

Aluminum siding

Methods and Configuration

Wall materials must be appropriate for architectural style. Generally, siding shall be horizontal with no greater than a 7.5" exposure, except as noted for vinyl siding. Multiple wall cladding materials are discouraged unless typical of the architectural style. Where brick, stone, or stucco is used on the front of a building it must wrap the side by a minimum of 4' or stop at an acceptable break line. Where stucco type materials are used, they shall have a background color and a complimentary trim color to include banding and windows.

Foundations & Piers

Acceptable Materials

Poured concrete

Brick

Natural stone, Cultured Stone, or equal

Pressure treated lumber (above grade, for piers only)

Roofs

Acceptable Materials

30 year or better dimensional asphalt or fiberglass shingles

Standing seam and batten seam metal

Copper

Slate or approved synthetic slate

Membrane or built-up (for flat roof)

Prohibited Materials

Corrugated metal

Methods and Configuration

Roof pitch shall be appropriate with style, generally 4:12 to 12:12.

Flat roofs are permitted if hidden by a facade.

Mansard roofs are not permitted.

Fascia, Trim, and Soffit

Acceptable Materials

Wood, painted or stained

Prefinished aluminum

Fiber-cement (HardiSoffit, HardiPanel) or other approved synthetic products

Porches & Balconies

Acceptable Materials

Columns:

Natural stone, Cultured Stone, or equal

Wrought iron or equal

Wood, painted or stained

Fiberglass or other approved synthetic materials, painted

Brick

Stucco

Balustrades:

Wrought iron or equal
Wood, painted or stained
Vinyl

Porch Floors:

Wood, painted or stained
Concrete
Tile
Brick pavers
Trex or equal
Synthetic material (at balconies only, above dry areas)

Porch Ceilings:

Wood, painted or stained
Stucco
Exposed rafters, painted or stained
Exterior drywall
Vinyl
Aluminum

Prohibited Materials

Screen on front porches
T-111

Methods and Configuration

Porch columns shall be at least 6" in diameter if greater than 8' in height.
Balustrades shall have top and bottom rails with eased edges, centered on balusters.

Decks

Acceptable Materials

Wood, pressure treated or western red cedar
Trex or equal

Windows

Acceptable Materials

Frame & Sash:

Wood
Clad wood windows
Vinyl
Aluminum

Glazing:

Clear glass Beveled or stained
Lightly tinted

Prohibited Materials

Highly reflective glazing
Steel windows

Methods and Configuration

Windows shall be vertically proportioned. Mullions are encouraged. Shutters may be used.

Acceptable Finishes

Solid wood with glazing and/or panels, painted or stained
Fiberglass with glazing and/or panels, painted
Insulated metal with glazing and/or panels, painted
Aluminum sliding glass for patio doors

Garages, Covered Parking and Garage Doors

Insulated raised panel steel doors with and without window glass
Garages should have exterior materials consistent with the Main Building(s) and with same design style
Covered Parking – standing seam metal roofs with galvanized or painted steel columns

Chases, Roof and Wall Vents

Acceptable Chimney and Chase Materials

Stucco with cap or coping
Brick
Natural stone, Cultured Stone, or equal Siding

Methods and Configuration

Chimneys and chases on street sides must be compatible with the building architecture, and truncations below the roof line are strongly discouraged. Wall and roof vents shall be finished in a color compatible with the surrounding material. Ridge vents are encouraged.

Colors

Exterior colors: The color palette for the proposed buildings shall generally be natural earth tone colors, primarily shades of green, brown, and gray.

SUBAREA 'C' - MULTI-FAMILY CONDOMINIUMS

GENERAL AND SITE REQUIREMENTS

Maximum Building Height

No building shall be erected or enlarged to exceed 35 feet above grade. Buildings shall consist of single-story, one & one half and two-story two family attached buildings.

Lot Area

The number of condominium dwellings shall not exceed six (6) dwelling units per acre of lot area.

Dwelling Size and Distribution

The following are minimum sizes for finished areas of the condominium units, excluding porches or basements shall be 1,400 square feet.

Required Trash Areas

All trash and garbage shall be stored in the garage or where effectively screened from the street.

Landscaping/Screening

See Preliminary Landscape and Buffering Plan, Exhibit G.

ARCHITECTURAL GUIDELINES**Building Orientation**

Buildings shall be sited as shown on the Final Development Plan.

WallsAcceptable Materials

Wood clapboard, finished with paint or solid stain

Cedar shingles, finished with paint or stain

Fiber-cement ("HardiPlank" or equal) lap siding or other approved synthetic product, finished with paint

Brick, minimal color variation, traditional colors

Natural stone, Cultured Stone, or equal

Stucco

Vinyl siding, minimum 44 mil thickness, acceptable profiles are limited to triple 3" and double 4.5" shiplap

Prohibited Materials

Wood fiber composites

Aluminum siding

T-111

Methods and Configuration

Wall materials must be appropriate for architectural style. Generally, siding shall be horizontal with no greater than a 7.5" exposure, except as noted for vinyl. Multiple wall cladding materials are discouraged unless typical of the architectural style. Where brick, stone, or stucco is used on the front of a building it must wrap the side by a minimum of 4' or stop at an acceptable break line. Where stucco type materials are used, they shall have a background color and a complimentary trim color to include banding and windows.

Foundations & PiersAcceptable Materials

Poured concrete

Brick

Natural stone, Cultured Stone, or equal

Exposed concrete block - painted

Prohibited Materials

Exposed concrete block (where foundation exposed more than 24" above grade)

Roofs

Acceptable Materials

30 year or better dimensional asphalt or fiberglass shingles
Standing seam and batten seam metal

Prohibited Materials

Corrugated metal

Methods and Configuration

Roof pitch shall be appropriate with style, generally 6:12 to 12:12. Porch and minor gables roofs may be a minimum of 4:12. Multiple roof styles and shapes are discouraged on a single building unless typical of the style (for instance, Victorian). Mansard roofs are not permitted.

Fascia, Trim, and Soffit

Acceptable Materials

Wood, painted or stained
Prefinished aluminum
Fiber-cement (HardiSoffit, HardiPanel or approved equal) or equal
Vinyl
Aluminum

Porches & Exterior Balconies

Acceptable Materials

Columns:

Natural stone, Cultured Stone, or equal
Wrought iron or equal
Wood, painted or stained
Fiberglass prefinished or painted
Brick
Stucco

Balustrades:

Wrought iron or equal
Wood, painted or stained
Vinyl

Porch Floors:

Wood, painted or stained
Concrete
Tile
Brick pavers
Trex or equal
Synthetic material (at balconies only, above dry areas)

Porch Ceilings:

- Wood, painted or stained
- Stucco
- Exposed rafters, painted or stained
- Exterior drywall – painted or stained
- Vinyl
- Aluminum

Prohibited Materials

Screen on front porches

Methods and Configuration

Porch columns shall be at least 6" in diameter if greater than 8' in height. Balustrades shall have top and bottom rails with eased edges, centered on balusters.

Decks

Acceptable Materials

Wood, pressure treated or western red cedar
Trex or other approved equal

Windows

Acceptable Materials

Frame & Sash:

- Wood
- Clad wood windows
- Vinyl
- Aluminum

Glazing:

- Clear glass Beveled or stained
- Lightly tinted

Prohibited Materials

Highly reflective glazing
Steel windows

Methods and Configuration

Windows shall be vertically proportioned. Mullions are encouraged. Shutters may be used.

Doors

Acceptable Materials

Solid wood with glazing and/or panels, painted or stained
Fiberglass with glazing and/or panels, painted
Insulated metal with glazing and/or panels, painted
Aluminum sliding glass for patio doors

Chimneys, Chases, Roof and Wall Vents

Acceptable Chimney and Chase Materials

Stucco with cap or coping

Brick

Natural stone, Cultured Stone, or equal

Siding, only with specific approval of the developer

Methods and Configuration

Chimneys and chases on street sides must be compatible with the building architecture, and truncations below the roof line are strongly discouraged. Wall and roof vents shall be finished in a color compatible with the surrounding material. Ridge vents are encouraged.

Colors

Exterior colors: The color palette for the proposed buildings shall generally be natural earth tone colors, primarily shades of green, brown or gray.

SUBAREA 'D' – SINGLE FAMILY HOMES

GENERAL AND SITE REQUIREMENTS

Maximum Building Height

No building shall be erected or enlarged to exceed 35 feet above grade. Buildings shall consist of single-story, one & one half and two-story single family homes.

Lot Area

The number of single family detached dwellings shall not exceed three (3) dwelling units per acre of lot area.

Dwelling Size and Distribution

The following are minimum sizes for finished areas of the condominium units, excluding porches or basements shall be 1,400 square feet for single story homes and 1,600 for one & one half and two-story homes.

Required Trash Areas

All trash and garbage shall be stored in the garage or where as to effectively screen from the street.

Landscaping/Screening

See Preliminary Landscape and Buffering Plan (Exhibit G)

ARCHITECTURAL GUIDELINES

Building Orientation

Buildings shall be sited as shown on the Final Development Plan.

Walls

Acceptable Materials

Wood clapboard, finished with paint or solid stain Cedar shingles, finished with paint or stain

Fiber-cement ("Hardiplank" or equal) lap siding or other approved product, finished with paint

Brick, minimal color variation, traditional colors

Decorative concrete block

Natural stone, Cultured Stone, or equal

Stucco

Vinyl siding, minimum 44 mil thickness

Prohibited Materials

Wood fiber composites

Aluminum siding

T-111

Methods and Configuration

Wall materials must be appropriate for architectural style. Generally, siding shall be horizontal with no greater than a 7.5" exposure, except as noted for vinyl. Multiple wall cladding materials are discouraged unless typical of the architectural style. Where brick, stone, or stucco is used on the front of a building it must wrap the side by a minimum of 4' or stop at an acceptable break line. Where stucco type materials are used, they shall have a background color and a complimentary trim color to include banding and windows.

Foundations & Piers

Acceptable Materials

Poured concrete

Brick

Natural stone, Cultured Stone, or equal

Exposed concrete block - painted

Prohibited Materials

Exposed concrete block (where foundation exposed more than 24" above grade)

Roofs

Acceptable Materials

30 year or better dimensional asphalt or fiberglass shingles

Standing seam and batten seam metal

Prohibited Materials

Corrugated metal

Methods and Configuration

Roof pitch shall be appropriate with style, generally 6:12 to 12:12. Porch and minor gables roofs may be a minimum of 4:12. Multiple roof styles and shapes are discouraged on a single building unless typical of the style (for instance, Victorian). Mansard roofs are not permitted.

Fascia, Trim, and Soffit

Acceptable Materials

Wood, painted or stained
Prefinished aluminum
Fiber-cement (HardiSoffit, HardiPanel or approved equal) or other approved synthetic product
Vinyl
Aluminum

Porches & Exterior Balconies

Acceptable Materials

Columns:

Natural stone, Owens Corning Cultured Stone, or equal
Wrought iron or equal
Wood, painted or stained
Fiberglass, prefinished or painted
Brick
Stucco

Balustrades:

Wrought iron or equal
Wood, painted or stained
Vinyl

Porch Floors:

Wood, painted or stained
Concrete
Tile
Brick pavers
Trex or equal
Synthetic material (at balconies only, above dry areas)

Porch Ceilings:

Wood, painted or stained
Stucco
Exposed rafters, painted or stained
Exterior drywall – painted or stained
Vinyl
Aluminum

Prohibited Materials

Screen on front porches

Methods and Configuration

Porch columns shall be at least 6" in diameter if greater than 8' in height. Balustrades shall have top and bottom rails with eased edges, centered on balusters.

Decks

Acceptable Materials

Wood, pressure treated or western red cedar
Trex or other approved equal

Windows

Acceptable Materials

Frame & Sash:

Wood
Clad wood windows
Vinyl
Aluminum

Glazing:

Clear glass Beveled or stained
Lightly tinted

Prohibited Materials

Highly reflective glazing

Methods and Configuration

Windows shall be vertically proportioned. Mullions are encouraged. Shutters may be used.

Doors

Acceptable Materials

Solid wood with glazing and/or panels, painted or stained
Fiberglass with glazing and/or panels, painted
Insulated metal with glazing and/or panels, painted
Aluminum sliding glass for patio doors

Chimneys, Chases, Roof and Wall Vents

Acceptable Chimney and Chase Materials

Stucco with cap or coping
Brick
Natural stone, Owens Corning Cultured Stone, or equal
Siding, only with specific approval of the developer

Methods and Configuration

Chimneys and chases on street sides must be compatible with the building architecture, and truncations below the roof line are strongly discouraged. Wall and roof vents shall be finished in a color compatible with the surrounding material. Ridge vents are encouraged.

Colors

Exterior colors: The color palette for the proposed buildings shall generally be natural earth tone colors, primarily shades of green, brown or gray.

2. Including signature and date lines for the applicant, certifying the text

See below for signature certification.

3. Dimensions and or acreages illustrated on the development plan shall be described in the development standards text.

*Sub-Area 'A' - +/- 24.35 acres
Sub-Area 'B' - +/- 8.4 acres
Sub-Area 'C' - +/- 10.5 acres
Sub-Area 'D' - +/- 52.10 acres*

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.

- a. 50% of dwellings shall have direct access to or abut common open space – 1255.10(c) – The Applicant is proposing to cluster the single family units to permit significant perimeter Open Space around the two (2) sections of single family detached units and provide a large central park for the benefit for the community.*
- b. Minimum 16 feet between buildings for the 50' wide lots - 1255.08(g)(2) – The intended cluster development needs to reduce the side yards to 10 feet between buildings for the 50' lots.*
- c. One way street around the oval – The Applicant is proposing one way traffic around the central park, 24' wide street face to face to back of curb and parallel parking on the central park side of the street only.*
- d. Minimum 35% open space of land developed with no more that 10% of open space may be used for storm water basins – 1255.10(b)(1) – The Applicant is proposing at least 35% Open Space for residential uses (including Sub-Area 'B') only. See Exhibit E Open Space/ Sidewalk Plan. It is desirable to have the commercial buildings in a more urban design with less parking and having the buildings along Hazelton-Aetna Road as close as practical. This leaves little room to meet the minimum Open Space for that use. Further the site is challenged with limited storm outlets so the size of the retention basins had to increase thus the percentage of Open Space used for the ponds will need to increase.*

- e. *All underground utilities required – 1255.10(f) – It is not practical to install the existing power and other utilities, located along Hazelton-Aetna Road, underground. The costs would be prohibitive.*
- f. *Maximum 80% impervious surface for commercial uses – 1255(i)(2) – The proposed more urban site design of the commercial makes the 80% goal likely challenging. The Applicant would like some flexibility to consider more impervious surfaces based upon the users and design of Sub-Area 'A' when the Final Development Plan(s) are submitted.*
- g. *Parking area serving non- residential areas shall provide for 100% opaque screens for 7 feet in height if abutting residential areas, other residential zones or uses – 1255.10(j) – The design intent is for Hazelton Crossing is to create a true mixed-use pedestrian friendly community which the Applicant believes will make the community more desirable for a range of residents. It seems inconsistent with that intent to completely screen the parking area from the proposed residential uses on the site. Screening for the headlights in the parking area is certainly appropriate.*
- h. *Landscape Requirements for screening – 1283.06 & 1283.07 – The Applicant is proposing that the significant open space buffer around the site particularly adjacent residential neighborhood to the north that there be some flexibility on the screening standards. It is suggested that the Landscape/Buffer Plan, Exhibit G, as submitted be the required landscaping for the site.*
- i. *Can the retail parcel have a full access curb cut as proposed on the Preliminary Development Plan? – The Applicant is proposing that the full access entrance to Sub-Area 'A' from Refugee Road be permitted.*
- j. *Is this development subject to the Transportation Corridor Overlay District – Chapter 1259? – The Applicant hereby requests that the standards for the Transportation Corridor Overlay District be waived for this community.*
- k. *Would the City of Pataskala consider the proposed collector public street entering off of SR 310 to have a street width of 28 feet, with no parking allowed, east of the widening at the intersection at SR 310? – 117.15(d) - The Applicant hereby requests permission for this revision to the standards for a collector street.*
- l. *Would the City of Pataskala consider not requiring yard post lights for residential uses? 1121.15(b) – The Applicant proposes to exchange the post light requirement for street lights alternating sides of the street at 250 feet on center.*

m. Sidewalks required both sides of all residential subdivisions – 1117.15(a) – Applicant hereby requests sidewalks only on one side of the street in Sub-Area 'D'. See Open Space Plan/ Sidewalk Plan, Exhibit E, for proposed locations for the sidewalks.

5. Provision shall be made to establish a private organization (i.e. homeowners/ or master association) with direct responsibility to provide for the operation and maintenance of all common facilities and amenities that are part of the planned development, and in such instance the legal assurances demonstrating that the private organization is self-perpetuating.

- *The Applicant shall provide with the submission of the Final Development Plan a Declaration of Covenants, Conditions, Restrictions and Easements for Hazelton Crossing for Sub-Area 'D' committing that a Homeowners Association will be formed that requires all lot owners to be members of the Association and to be responsible for the maintenance of properties of the community, including the Open Space of that Subarea. Further, the Declaration shall provide the Association the authority to foreclose on members who do not meet their obligations to fund that maintenance.*
- *In addition, the Applicant shall provide with the submission of Final Development Plan a Declaration of Condominium for Hazelton Crossing Condominium in Sub-Area 'C' committing to the formation of a Condominium Association that requires all Condominium owners to be members of the Association and to be responsible for the maintenance of properties of the community, including the Open Space of that Subarea. Also, the Condominium Association will be responsible for the maintenance and even snow plowing of the private streets of the community. Finally, the Declaration shall provide the Association the authority to foreclose on members who do not meet their obligations to fund that maintenance.*
- *The owners of Sub-Areas 'A' and 'B' shall be obligated to maintain to any Open Space identified on the Preliminary Development Plan included as Exhibit D.*

6. Traffic Issues

The Applicant has included a review and summary from Jobes Henderson & Associates dated February 5, 2016 of the 2006 Traffic Study for the proposed Hazelton Crossing Development as Exhibit L. The summary concludes that the revised 2016 Development Plan will generate fewer trips; therefore, the 2006 Traffic Study is adequate for the proposed project. A copy of the 2006 Traffic Study has been included for reference.

7. Permitted Land Uses

Sub-Area 'A'

All Permitted Uses in the General Business District (GB) plus all Conditional Uses in GB except Watercraft and/or recreational vehicle storage, Newspaper publishing plant and Welding shops.

Sub-Area 'B'

Skilled Nursing Facilities, Memory Care Facilities, Assisted Care Facilities, Long Term Care Facilities, Inpatient Rehabilitation Centers and Independent Senior Residential Community.

Sub-Area 'C'

Multi-family attached residential units

Sub-Area 'D'

Single family detached residential units

Applicant hereby certifies this Development Standards Text:



2/5/2016

Applicant
Southgate Company Limited Partnership
Robert E. O'Neill, President

Date

SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: 480.00

20151170024924
Pg: 2 \$28.00 T20150027703
11/17/2015 2:26PM BXHAYES
Bryan A. Long
Licking County Recorder

GENERAL WARRANTY DEED

Lance W. Clayton, unmarried, of Licking County, Ohio, for valuable consideration paid, grants with general warranty covenants to *Southgate Company Limited Partnership*, an Ohio Limited Partnership, whose tax mailing address is P.O. Box 397, Newark, OH 43058-0397, the following real property:

~~Pataskala~~
Situated in the Township of ~~Lima~~ ^{Pataskala}, County of Licking, State of Ohio, and being a part of Lot No. 6 in the Fourth Quarter, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described on the attached Exhibit "A"

Prior Deed Reference: Instrument Number 200411170041148, Licking County Recorder's Office, Licking County, Ohio.
Also known as: 7913 Hazelton-Etna Road, Pataskala, Ohio 43062
Auditor's Parcel # 064-152964-00.001

Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantees assume and agree to pay as a part of the consideration herein.

Executed this 13th day of November, 2015


Lance W. Clayton

State of Ohio
County of Licking SS:

The foregoing instrument was acknowledged before me this 13th day of November, 2015 by Lance W. Clayton.




LAURIE WELLS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Prepared by:
Laurie Wells, Esq., through
Hayes Law Offices, INC., L.P.A.
195 E. Broad St., Pataskala, OH 43062
740.927.2927


04151170024924

Exhibit "A"

Situated in the Township of ~~Lima~~^{Pataskala}, County of Licking, State of Ohio, and being a part of Lot No. 6 in the Fourth Quarter, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows:

Being a Survey of a part of a parcel conveyed to Georgiana E. Smoke & Bonnie Campbell, as recorded in Official Record Volume 193, Page 673, in the Licking County Official Records, and further described as follows;

Commencing at a P.K. nail found in the centerline of State Route 310 marking the Southeast corner of a 5.01 acre parcel conveyed to Pat Lacy & Kevin King, as recorded in Official Record Volume 667, Page 253, and being on the West line of said parcel conveyed to Smoke & Campbell: said nail bears N 00 deg. 14' 16" W 1422.45 feet and S 89 deg. 57' 57" E 1311.29 feet from the Southwest corner of Lot 6;

Thence N 05 deg. 11' 24" E 88.39 feet with the centerline of State Route 310, the same being the East line of said parcel conveyed to King and the West line of said parcel conveyed to Smoke & Campbell, to a P.K. nail set, and being the principle place of beginning of the tract herein to be described;

Thence, N 05 deg. 11' 24" E 350.08 feet continuing with the centerline of State Route 310, the same being the West line of said parcel conveyed to Smoke & Campbell, to a P.K. nail set, and passing over a P.K. nail found at the corner to said parcel conveyed to Lacey & King at 212.83 feet;

Thence leaving said centerline with a line across said parcel conveyed to Smoke & Campbell, with the following three (3) courses and distances:

- 1) S 76 deg. 53' 09" E 743.45 feet to an iron pin set, and passing over an iron pin set at 50.00 feet;
- 2) S 05 deg. 11' 20" W 241.61 feet to an iron pin set;
- 3) N 85 deg. 16' 32" W 736.34 feet to the place of beginning, and passing over an iron pin set at 686.38 feet;

The above described parcel contains 5.000 acres, more or less, and is subject to all legal easements and right of ways of record.

The bearings of the above description are based on the centerline of State Route 310 as N 05 deg. 11' 24" E.

All iron pins set are 5/8" o.d. reinforcing bars with yellow caps labeled "S.A. England #7452".

The above description was prepared by S.A. England and Associates, under the supervision of Scott A. England, Ohio Registered Surveyor No. 7452, in February of 1995.

7913 Hazelton-Etna Road, Pataskala, OH 43062

Permanent Parcel No.: 064-152964-00.001

FIDUCIARY DEED

BONNIE M. OSBORN, TRUSTEE of the **BONNIE M. OSBORN REVOCABLE LIVING TRUST**, Grantor, by the power conferred by said Trust Agreement, and every other power granted by law, for valuable consideration **GRANTS**, with *Fiduciary Covenants*, to **SOUTHGATE COMPANY LIMITED PARTNERSHIP**, an Ohio Limited Partnership, Grantee, whose tax-mailing address is P.O. BOX 397 NEWARK, OHIO 43058 the following described Real Property:

See exhibit "A" attached hereto and incorporated herein for a legal description of the property being conveyed herein.

Street Address: _____

Parcel No.: _____

Prior Instrument Reference: _____

No. 199807100026119, No. 199807100026118, No. 199807100026117, O.R. Vol. 941, Page 366, O.R. Vol. 769, Page 158, O.R. Vol. 769, Page 155, and O.R. Vol. 193, Page 673, Recorder's Office, LICKING County, Ohio.

Subject to (a) those liens and encumbrances created or assumed by Grantee; (b) zoning and building laws, ordinances and regulations; (c) legal streets and highways; (d) easement of record to Southwest Licking Community Water & Sewer, recorded in O.R. VOL. 675, Page 74, Licking County, Ohio. (e) easement of record to Ohio Power Company, recorded in D.B. VOL. 765, Page 583, Licking County, Ohio; (f) easement of record to Licking County, recorded in D.B. VOL. 764, Page 1007, Licking County, Ohio; and (g) real estate taxes not due and payable.

Grantor also grants to Grantee for a period of ten (10) years following the date of the closing hereon a prior option or first refusal to purchase the House Property and contiguous land as defined and described in, and upon the terms set forth in, paragraph 11 of the Real Estate Purchase Contract between Grantor and Grantee executed the 6th day of October, 2005, which right and provisions shall survive this closing.

Signed and acknowledged this 30th day of August, 2007.

Bonnie M. Osborn, Trustee
BONNIE M. OSBORN, Trustee

STATE OF OHIO

COUNTY OF Licking, ss.

BE IT REMEMBERED, that on this 30th day of August, 2007, before me, the subscriber, a Notary Public in and for said County, personally came the above named **BONNIE M. OSBORN, TRUSTEE** of the **BONNIE M. OSBORN REVOCABLE LIVING TRUST**, the *Grantor* in the foregoing deed, and she acknowledged the signing of the same to be her voluntary act and deed as such **TRUSTEE** on behalf of said trust.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official notary seal, on the day and year above said.



ANNE S. MOORHEAD
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 24, 2010

Anne S. Moorhead
Notary Public

Area Below Reserved for Use By Recorder and Auditor

Legal Description

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA, BEING A PART OF LOT 6 LOCATED IN THE 4TH QUARTER, TOWNSHIP 1, RANGE 15, UNITED STATES MILITARY LANDS, AND BEING A PART OF THAT 92.55 ACRE TRACT AS CONVEYED TO BONNIE M. OSBORN, TRUSTEE BY DEED OF RECORD IN INSTRUMENT NUMBER 199807100026118, AND PART OF THAT 10.000 ACRE TRACT AS CONVEYED TO BONNIE M. OSBORN, TRUSTEE BY DEED OF RECORD IN INSTRUMENT NUMBER 199807100026119, ALL REFERENCES BEING TO THOSE OF RECORD IN THE RECORDER'S OFFICE, LICKING COUNTY, OHIO, SAID 94.811 ACRES BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND MARKING THE NORTHEASTERLY CORNER OF SAID OSBORN, 92.55 ACRE TRACT, THE SAME BEING THE SOUTHEASTERLY CORNER OF LOT 30 OF 'TATMAN PLACE SECOND ADDITION' OF RECORD IN PLAT BOOK 11, PAGE 61;

THENCE ALONG THE EASTERLY LINE OF SAID OSBORN TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES;

SOUTH 03 DEGREES 31' 40" WEST, 252.00 FEET TO AN IRON PIPE FOUND MARKING THE NORTHWESTERLY CORNER OF THAT 22.001 ACRE TRACT AS CONVEYED TO EDNA F. BARNHILL BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 113, PAGE 808;

SOUTH 03 DEGREES 34' 26" WEST, 1150.38 FEET TO AN IRON PIPE FOUND MARKING THE NORTHWESTERLY CORNER OF THAT 5.034 ACRE TRACT AS CONVEYED TO JOSEPH A. AND NANCY A. CROCK BY DEED OF RECORD IN INSTRUMENT NUMBER 199910250044007; AND...

SOUTH 03 DEGREES 32' 24" WEST, 813.06 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD 30, ALSO KNOWN AS REFUGEE ROAD, PASSING AN IRON PIPE FOUND AT 783.18 FEET;

THENCE ALONG SAID CENTERLINE, NORTH 86 DEGREES 07' 32" WEST, 1790.99 FEET TO A POINT IN STATE ROUTE 310 MARKING THE SOUTHWESTERLY CORNER OF SAID OSBORN TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID OSBORN TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES;

NORTH 18 DEGREES 52' 38" WEST, 768.54 FEET TO A POINT; AND...

NORTH 09 DEGREES 11' 53" EAST, 632.38 FEET TO A POINT, PASSING THE SOUTHWESTERLY CORNER OF SAID 10.000 ACRE, OSBORN TRACT AT 457.33 FEET;

THENCE LEAVING THE WESTERLY LINE ACROSS SAID OSBORN TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES;

SOUTH 81 DEGREES 16' 00" EAST, 320.00 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 49.65 FEET; AND...

NORTH 09 DEGREES 11' 53" EAST, 175.00 FEET TO AN IRON PIN SET IN THE SOUTHERLY LINE OF THAT 5.000 ACRE TRACT AS CONVEYED TO LANCE W. CLAYTON BY DEED OF RECORD IN INSTRUMENT NUMBER 200411170041148;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 81 DEGREES 16' 00" EAST 416.37 FEET TO AN IRON

PIN FOUND MARKING THE SOUTHEASTERLY CORNER OF SAID CLAYTON TRACT;

THENCE ALONG THE EASTERLY LINE OF SAID CLAYTON TRACT, NORTH 09 DEGREES 12' 04" EAST, 241.70 FEET TO AN IRON PIN FOUND MARKING THE NORTHEASTERLY CORNER OF SAID CLAYTON TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID CLAYTON TRACT, NORTH 72 DEGREES 52' 47" WEST, 743.45 FEET TO A POINT IN THE WESTERLY LINE OF SAID 92.55 ACRE, OSBORN TRACT, PASSING AN IRON PIN FOUND AT 696.50 FEET;

THENCE ALONG SAID WESTERLY LINE, NORTH 10 DEGREES 41' 53" EAST, 360.99 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 6 MARKING THE NORTHWESTERLY CORNER OF SAID 92.55 ACRE, OSBORN TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID OSBORN TRACT, LOT 6 AND THE SOUTHERLY LINE OF 'TATMAN PLACE FIRST ADDITION' OF RECORD IN PLAT BOOK 9, PAGE 26 AND SAID 'TATMAN PLACE SECOND ADDITION', SOUTH 85 DEGREES 59' 51" EAST, PASSING THE CENTERLINE OF STATE ROUTE 310, ALSO KNOWN AS HAZELTON-ETNA ROAD, (AS SHOWN ON THE O.D.O.T. RIGHT-OF-WAY PLANS ENTITLED "LIC-310-1.73,3.70") AT 25.13 FEET AND AN IRON PIN FOUND IN THE EASTERLY RIGHT-OF-WAY LINE AT 65.47 FEET, A TOTAL DISTANCE OF 1925.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 94.811 ACRES, MORE OR LESS, (2.398 ACRES WITHIN RIGHT-OF-WAY OF STATE ROUTE 310 AND 1.215 ACRES WITHIN RIGHT-OF-WAY OF REFUGEE ROAD) ACCORDING TO A PREVIOUS SURVEY CONDUCTED BY JOBES HENDERSON AND ASSOCIATES, INC. IN DECEMBER OF 2005.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

ALL IRON PINS SET ARE 5/8" IN DIAMETER REBAR BY 30" IN LENGTH WITH RED SURVEYORS IDENTIFICATION CAPS MARKED "J&H, PS 8283".

TRANSFERRED
Date August 31, 2007
J. Terry Evans
Licking County Auditor JE
SEC. 319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY TH 603060

DESCRIPTION APPROVED TIM LOLLO LICKING COUNTY ENGINEER APPROVED BY P.M.N.



Randy Fisher
122 Stoney Ridge Drive
Pataskala, OH 43062

Susan Bowles
166 Stone Ridge Drive
Pataskala, OH 43062

John & Patricia Gray
224 Stoney Ridge Drive
Pataskala, OH 43062

Sharon Hukle
268 Stoney Ridge Drive
Pataskala, OH 43062

Beverly Butts
318 Stoney Ridge Drive
Pataskala, OH 43062

David Beeson
4234 Watkins Road
Pataskala, OH 43062

Robert & Barbara Scarberry
245 Stoney Ridge Drive
Pataskala, OH 43062

Lawrence & Diane Mock
144 Stoney Ridge Drive
Pataskala, OH 43062

William & Marilyn Green
188 Stoney Ridge Drive
Pataskala, OH 43062

Anthony & Deborah Mangine
246 Stoney Ridge Drive
Pataskala, OH 43062

Bruce & Sara Miller
290 Stoney Ridge Drive
Pataskala, OH 43062

Paul & Janet Maxim
311 Stoney Ridge Drive
Pataskala, OH 43062

Kimberly Legg
271 Stoney Ridge Drive
Pataskala, OH 43062

John & Carol Conner
227 Stoney Ridge Drive
Pataskala, OH 43062

Joseph & Nancy Crock
9796 Refugee Road, SW
Pataskala, OH 43062

Michael & Patricia Bookman
9756 Refugee Road
Pataskala, OH 43062

David & Pi-Feng Kauf
447 Heather Hill Road
Whitehall, OH 43213

Kevin King & Patricia Lacey
7922 Hazelton Etna Road
Pataskala, OH 43062

Robin Samsal
191 Brandon Drive
Pataskala, OH 43062

Conrad Veidt
34 Stoney Ridge Drive
Pataskala, OH 43062

Raymond & Charlotte Perry
76 Stoney Ridge Drive
Pataskala, OH 43062

Pataskala Church of the Nazarene
8100 Hazelton Etna Road
Pataskala, OH 43062

Vitold Ltd.
9570 Refugee Road
Pataskala, OH 43062

Bonnie Osborn
8049 Hazelton Etna Road
Pataskala, OH 43062

Robert & Carolyn McQuattie
7874 Hazelton Etna Road
Pataskala, OH 43062

Scott & Pamela McIlwain
14 Stoney Ridge Drive
Pataskala, OH 43062

Frank & Camille Martin
56 Stoney Ridge Drive
Pataskala, OH 43062

Hollis & Mary Coleman
100 Stoney Ridge Drive
Pataskala, OH 43062

Greg & Leslie Fitch
195 Stoney Ridge Drive
Pataskala, OH 43062

Frances Morris
151 Stoney Ridge Drive
Pataskala, OH 43062

Renate Ast
107 Stoney Ridge Drive
Pataskala, OH 43062

James Kellett
63 Stoney Ridge Drive
Pataskala, OH 43062

Phillip & Traci Cochran
173 Stoney Ridge Drive
Pataskala, OH 43062

Barry & Debra Gallogly
129 Stoney Ridge Drive
Pataskala, OH 43062

Brenda Weatherwax
85 Stoney Ridge Drive
Pataskala, OH 43062

Joseph & Sylvia Zagar
21 Stoney Ridge Drive
Pataskala, OH 43062

Brian T. Dixon (Trustee)
P.O. Box 1266
Pataskala, OH 43062

Susan Fausnaugh
102 Brenden Park Drive
Pataskala, OH 43062

James & Senovia Ross
6349 Alderman Drive
Alexandria, VA 22315

Richard & Leigh Spillman
110 Brenden Park Drive
Pataskala, OH 43062

Gerald Phillips
114 Brenden Park Drive
Etna, OH 43062

Karen Ispan
118 Brenden Park Drive
Etna, OH 43062

Eric & Sarah Evans
122 Brenden Park Drive
Pataskala, OH 43062

Richard & Tera Gross
35725 S. Huntington Drive
Solon, OH 44139

John Henderson &
Ashlin Streetman
130 Brenden Park Drive
Pataskala, OH 43062

Zachary & Melissa Atkinson
6568 Maples Road
Ellicottville, NY 14731

Joseph & Jean Browning
138 Brenden Park Drive
Pataskala, OH 43062

Mark & Katy Klettlinger
142 Brenden Park Drive
Pataskala, OH 43062

Angela Lawson
146 Brenden Park Drive
Pataskala, OH 43062

Patrick & Phyllis Jensen
101 Brenden Park Drive
Pataskala, OH 43062

William & Katherine Queen
105 Brenden Park Drive
Pataskala, OH 43062

Jeremy & Elizabeth Anderson
109 Brenden Park Drive
Pataskala, OH 43062

Vaughn & Kimberly Pennington
113 Brenden Park Drive
Pataskala, OH 43062

Kristi Strong
117 Brenden Park Drive
Pataskala, OH 43062

John Cramer
121 Brenden Park Drive
Pataskala, OH 43062

Mark & Heather Sharpe
125 Brenden Park Drive
Pataskala, OH 43062

Theresa Eddy-Barringer
129 Brenden Park Drive
Pataskala, OH 43062

Matthew & Anna Haynes
133 Brenden Park Drive
Pataskala, OH 43062

Heather Petty
137 Brenden Park Drive
Pataskala, OH 43062

Laura Johnson
141 Brenden Park Drive
Pataskala, OH 43062

Gary & Melody McCardle
145 Brenden Park Drive
Pataskala, OH 43062

Howard & Rosemary Emswiler
13167 Morse Road, SW
Pataskala, OH 43062

Adam & Jamie Justi
147 Purple Finch Loop
Pataskala, OH 43062

Barbara Hacht
141 Purple Finch Loop
Pataskala, OH 43062

Geoffrey & Wendy Piras
515 E Carefree Hwy., #829
Phoenix, AZ 85085

Dennis Domres
137 Purple Finch Loop
Pataskala, OH 43062

Jason Strickland
135 Purple Finch Loop
Pataskala, OH 43062

Timothy & Tina Taylor
121 Purple Finch Loop
Pataskala, OH 43062

Brett & Kaitlyn Hagenbuch
117 Purple Finch Loop
Pataskala, OH 43062

Christopher & Sarah Mauger
113 Purple Finch Loop
Pataskala, OH 43062

Nathan Tripp & Erica Hardy
109 Purple Finch Loop
Pataskala, OH 43062

Richard & Lynne Tea
105 Purple Finch Loop
Pataskala, OH 43062

Eric & Traci Brandt
101 Purple Finch Loop
Pataskala, OH 43062

Michael & Richard Hamilton
97 Purple Finch Loop, SW
Pataskala, OH 43062

Marvin Dearman
93 Purple Finch Loop
Pataskala, OH 43062

Dennis & Angela Summers
91 Purple Finch Loop
Etna, OH 43062

Chris Dudley & Shana Pruden
87 Purple Finch Loop
Pataskala, OH 43062

Bryan & Melanie Rogers
83 Purple Finch Loop
Pataskala, OH 43062

Travis & Jenny Raynes
79 Purple Finch Loop
Pataskala, OH 43062

Charles & Jessica Sparks
75 Purple Finch Loop
Pataskala, OH 43062

Ross & Cherie Atwell
71 Purple Finch Loop
Pataskala, OH 43062

Christopher & Maureen Dundon
71 Purple Finch Loop
Pataskala, OH 43062

Olan Long (Trust)
7684 Smoke Road
Pataskala, OH 43062

Darla Spring
114 Valley Drive
Pataskala, OH 43062

Gail & Anna Beaver
7743 Hazelton-Etna Rd., SW
Pataskala, OH 43062

Michael & Amy Hartless
2005 Sugar Mill Drive
Pataskala, OH 43062

Jerry & Rose Banner
2009 Sugar Mill Drive
Pataskala, OH 43062

PKL Property Management
2000 Sugar Mill Drive
Pataskala, OH 43062

William & Susan Cross
2013 Sugar Mill Drive
Pataskala, OH 43062

James & Jennifer Massie
2017 Sugar Mill Drive
Pataskala, OH 43062

Paul & Mimi Rivenbark
2021 Sugar Mill Drive
Pataskala, OH 43062

Joshua & Rebekah Springer
2006 Sugar Mill Drive
Pataskala, OH 43062

Conrad & Elsie Yoder
2010 Sugar Mill Drive
Pataskala, OH 43062

Ronald & Sharon Howell
2012 Sugar Mill Drive
Pataskala, OH 43062

Robinson Family Farm Ltd.
7482 Columbia Road, SW
Pataskala, OH 43062

Cameron Chase Homeowners
Real Property Management
9054 Cotter Street
Lewis Center, OH 43035

David & Karen Shoemaker
10 Wrens Nest Court
Pataskala, OH 43062

AMH 2015-2 Borrower LLC
30601 Agoura Rd., Ste 200
Agoura Hills, CA 91301

Glen Johns (Trust)
5540 Mountain Springs Ct.
Gahanna, OH 43230

Abby Wolfe
158 Purple Finch Loop
Etna, OH 43062

Patrick Muldovan
162 Purple Finch Loop
Etna, OH 43062

Sharon Snider
9172 Smoke Road, SW
Pataskala, OH 43062

Heidi Horn
9692 Refugee Road, SW
Pataskala, OH 43062

Dennis & Mary Napier
7990 Smoke Road
Pataskala, OH 43062

Billy & Beatrice Peek
7784 Smoke Road, SW
Pataskala, OH 43062

Brenda & Michael Byers
7728 Smoke Road
Pataskala, OH 43062

Chester Dennison
2113 W Gardenia Drive
Pataskala, OH 43062

Etna Arc LLC
P.O. Box 635
Columbus, OH 43216

Adam Musilli & Elisa Nyman
2101 Gardenia Drive, W
Pataskala, OH 43062

Joseph & Jennifer Negri
2105 W Gardenia Drive
Pataskala, OH 43062

Dustin Epperson
2109 W Gardenia Drive
Pataskala, OH 43062



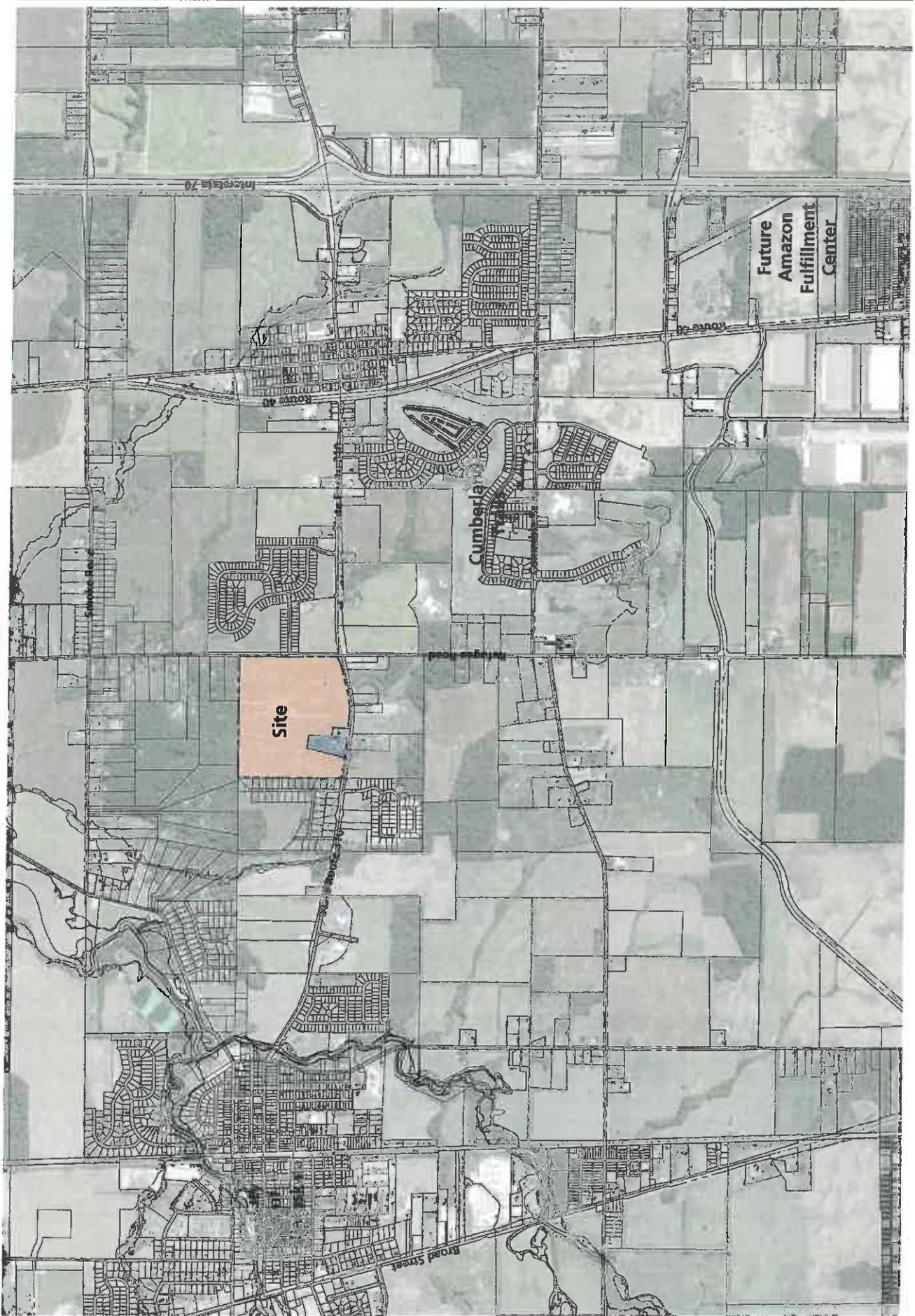
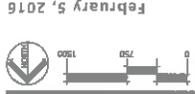
CLIENT

HAZELTON CROSSING

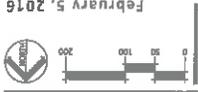
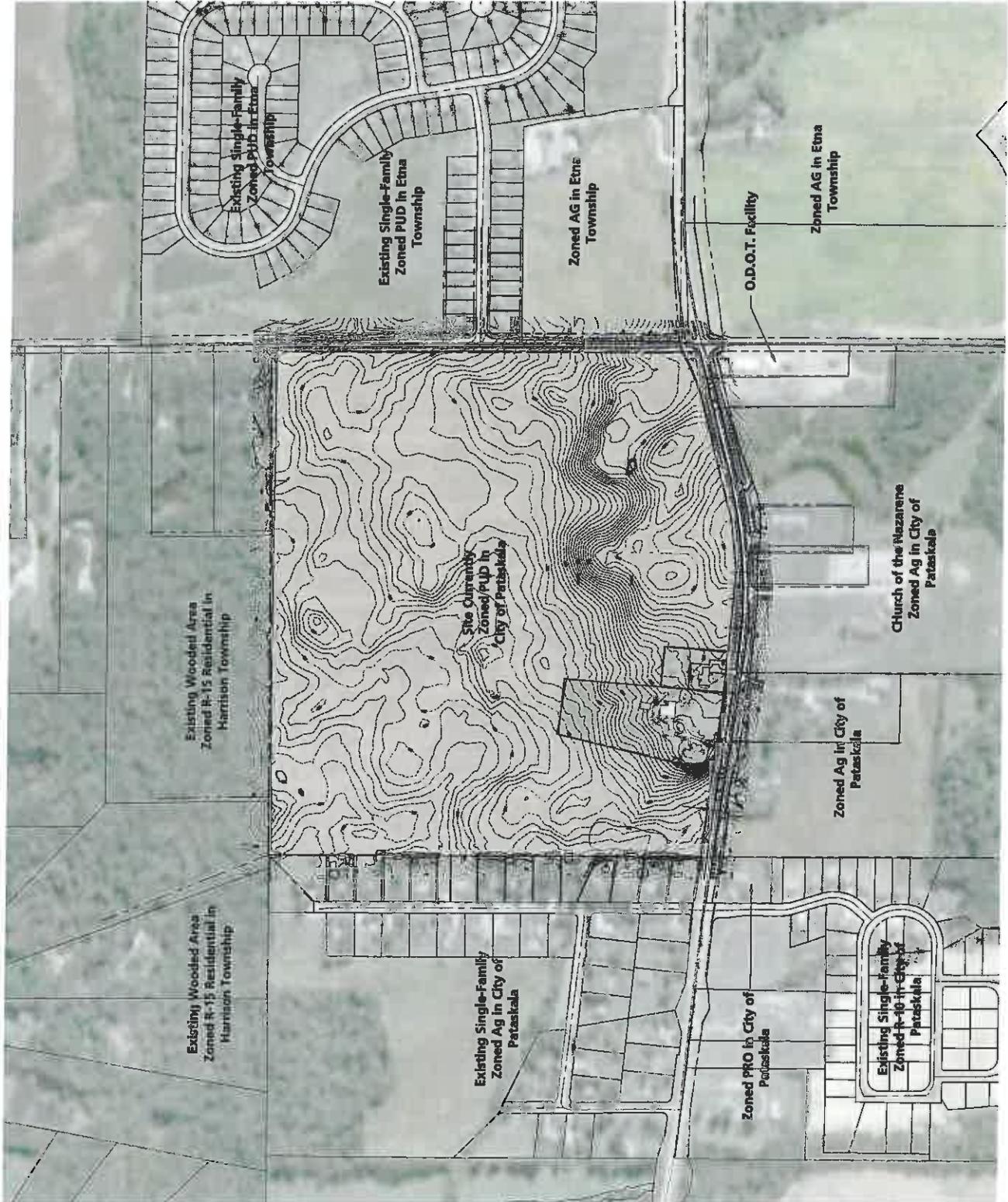
Exhibit "A" - Regional Context Plan



G2 Planning + Design
LANDSCAPE ARCHITECTS
720 G Street, Suite 200
Columbia, MD 21046
Tel: 410.326.3339
www.g2planning.com



Site Data:
Total Site Acreage: ± 95.35 Acres



G2
Planning + Design
7711 South Street
Columbus, Ohio 43215
614.883.9200
www.g2planning.com

Jobs
Henderson
A HCL COMPANY

HAZELTON CROSSING

Exhibit B-2 Existing Conditions Plan

CLIENT:
SOUTHCASTE CORPORATION



HAZELTON CROSSING



Exhibit "D" - Preliminary Development Plan

Preliminary Development Plan Data:

Total Site Acreage: ± 95.35 Acres

Sub-Area 'A': ± 25.10 Acres
 Proposed Use - Retail / Commercial
 Maximum Density - 10,000 S.F. / Acre

Shown on Plan:
 Retail Storefront - 720
 Parking Spaces - 720
 Retail Outcrops - 7

Sub-Area 'B': ± 8.4 Acres
 Proposed Use - Assisted Living
 Total Beds - TBD

Sub-Area 'C': ± 10.5 Acres
 Proposed Use - Condominium
 Maximum Density - 5 D.U. / Acre

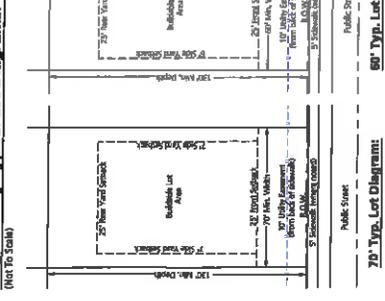
Shown on Plan:
 Duplex Condominium Units - 50

Sub-Area 'D': ± 51.35 Acres
 Proposed Use - Single-Family

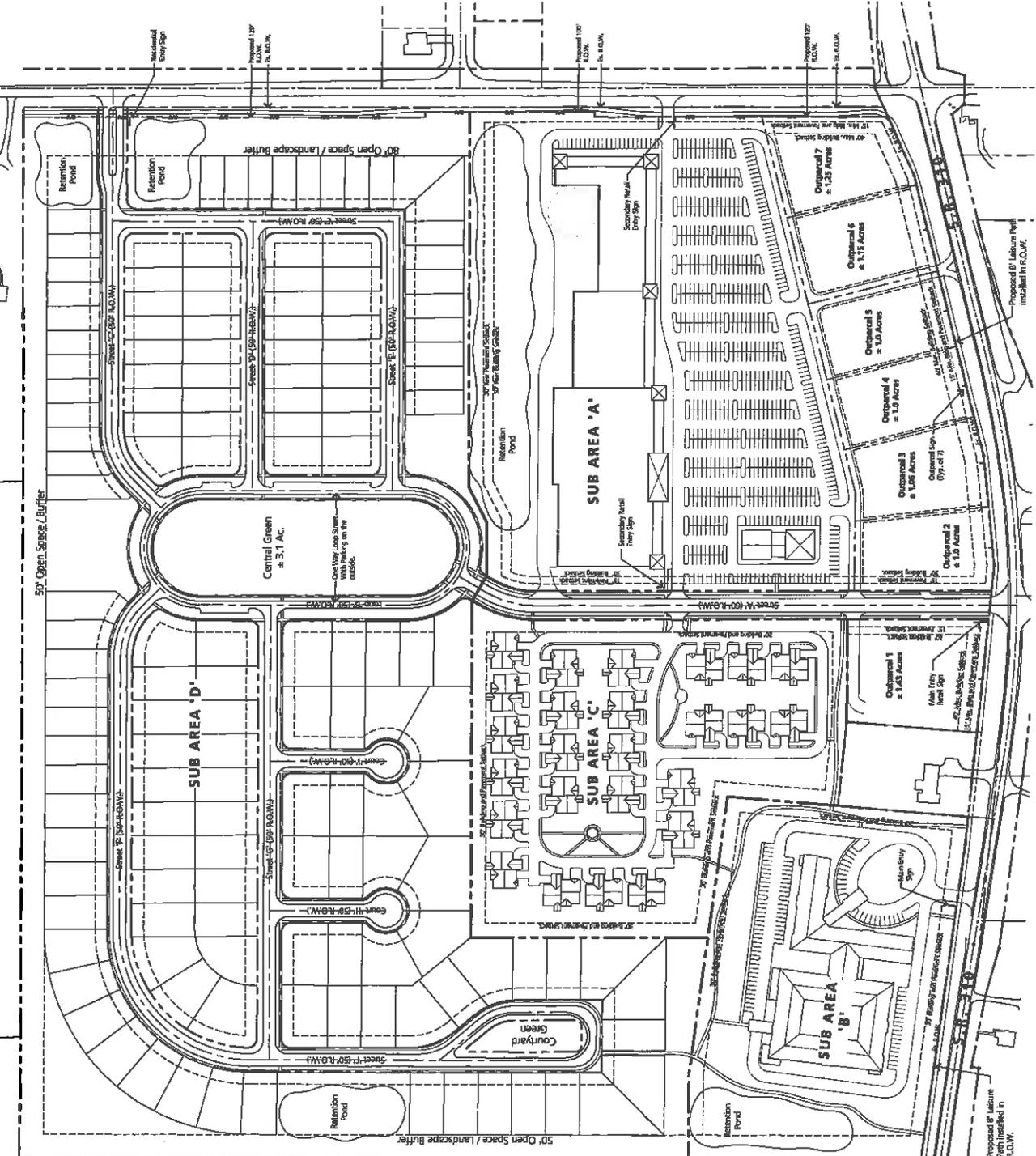
Maximum Lots Permitted: 135
 North of Central Green
 South of Central Green
 50' Min. Lot Width

Total Open Space: ± 25.90 Acres

Single Family Typical Lot Diagrams:



Note: This plan shows the conceptual lot layout and is provided to illustrate the desired layout and quality of the project. Final layout, retail and outcrop footprints, parking, retail and outcrop footprints, grading, and landscaping are subject to engineering, and instant identification.



Proposed 6' Leisure Path installed in R.O.W.

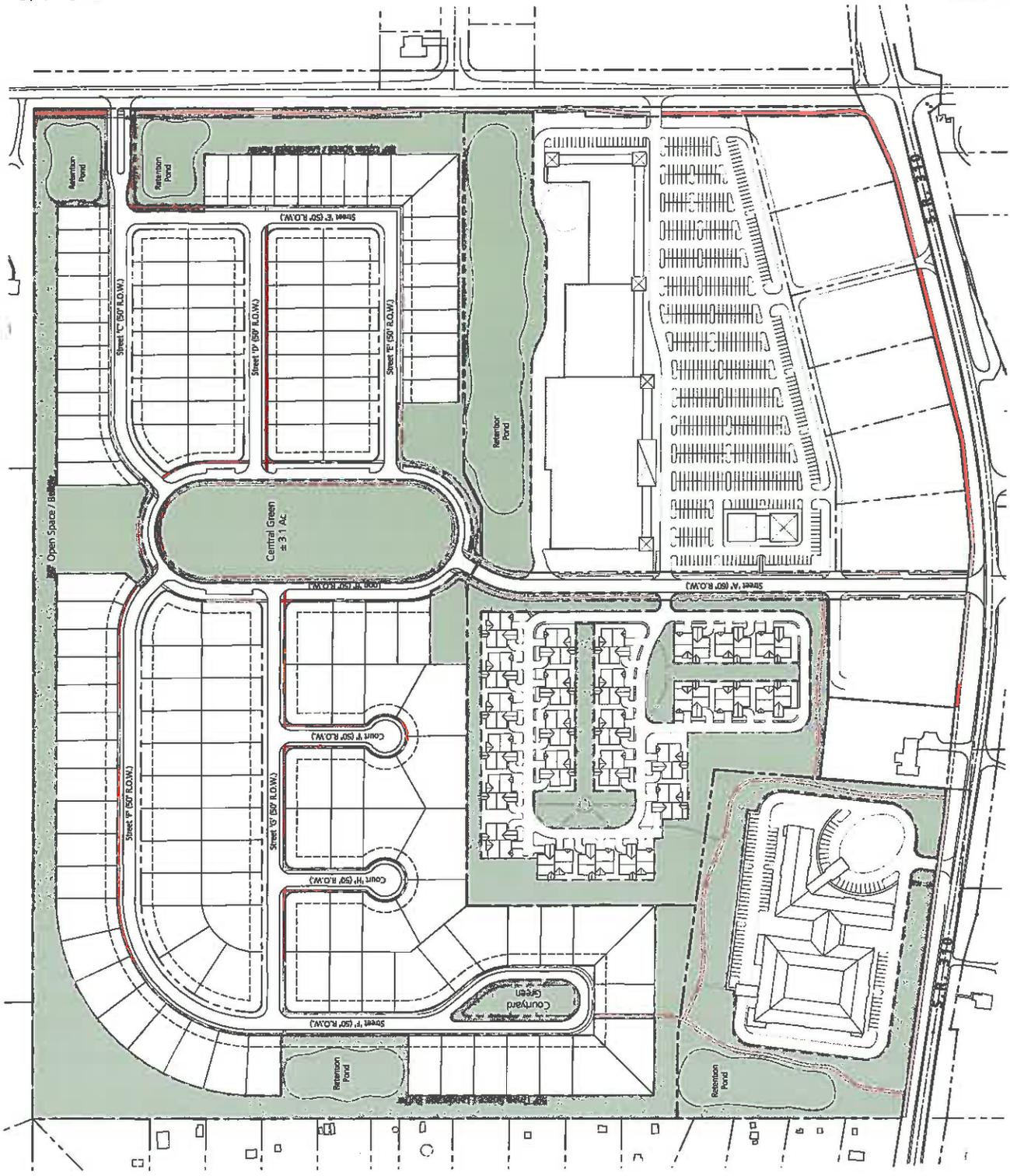
Proposed 6' Leisure Path installed in R.O.W.

Open Space / Sidewalk Data:

Total Site Acreage ± 95.35 Acres
Open Space / Landscape Buffer ± 25.90 Acres (27%)

Note: Sidewalk layout shown is conceptual in nature and indicates the intent for pedestrian circulation throughout the development. Exact location for sidewalks may change with final street and site layout. Final sidewalk layout to be submitted for approval with the Final Development Plan.

Note: The plan as shown is conceptual in nature and is provided to illustrate the desired layout and quality of this project. Final layout, retail and outdoor furnishings, parking, and landscaping are subject to change based upon final zoning approval, engineering, and tenant identification.





G2
Planning + Design
7300 Old Mill Road
Suite 200
Hill Country, TX 78626
737.425.7777

Jobs
Henderson
A HILL COMPANY

HAZELTON CROSSING

Exhibit 'F' - Illustrative Master Plan



Preliminary Development Plan Data:

Total Site Acreage:	± 95.35 Acres
Sub-Area 'A':	± 25.10 Acres
Proposed Use -	Retail / Commercial
Maximum Density -	10,000 s.f. / Acre
Shown on Plan:	163,000 s.f.
Retail Storefront -	720
Parking Spaces -	7
Retail Outplacements -	
Sub-Area 'B':	± 8.4 Acres
Proposed Use -	Assisted Living
Total Beds -	TBD
Sub-Area 'C':	± 10.5 Acres
Proposed Use -	Condominium
Maximum Density -	5 D.U. / Acre
Shown on Plan:	Duplex Condominium Units - 50
Sub-Area 'D':	± 51.35 Acres
Proposed Use -	Single-Family
Maximum Lots Permitted:	135
North of Central Green	60' Min. Lot Width
South of Central Green	50' Min. Lot Width
Total Open Space -	± 25.00 Acres

Note: The plan as shown is conceptual in nature and is provided to illustrate the desired layout and quality of the project. Final layout, retail and outdoor footprints, parking, and landscaping are subject to change based upon final zoning approval, engineering, and tenant identification.





G2
Landscape Architecture
Landscape Architecture
Planning + Design
7210 E. Grand Avenue
Suite 1000
Denver, CO 80231
303.755.2200
www.g2landscape.com

Jobs
Henderson
A KELL COMPANY

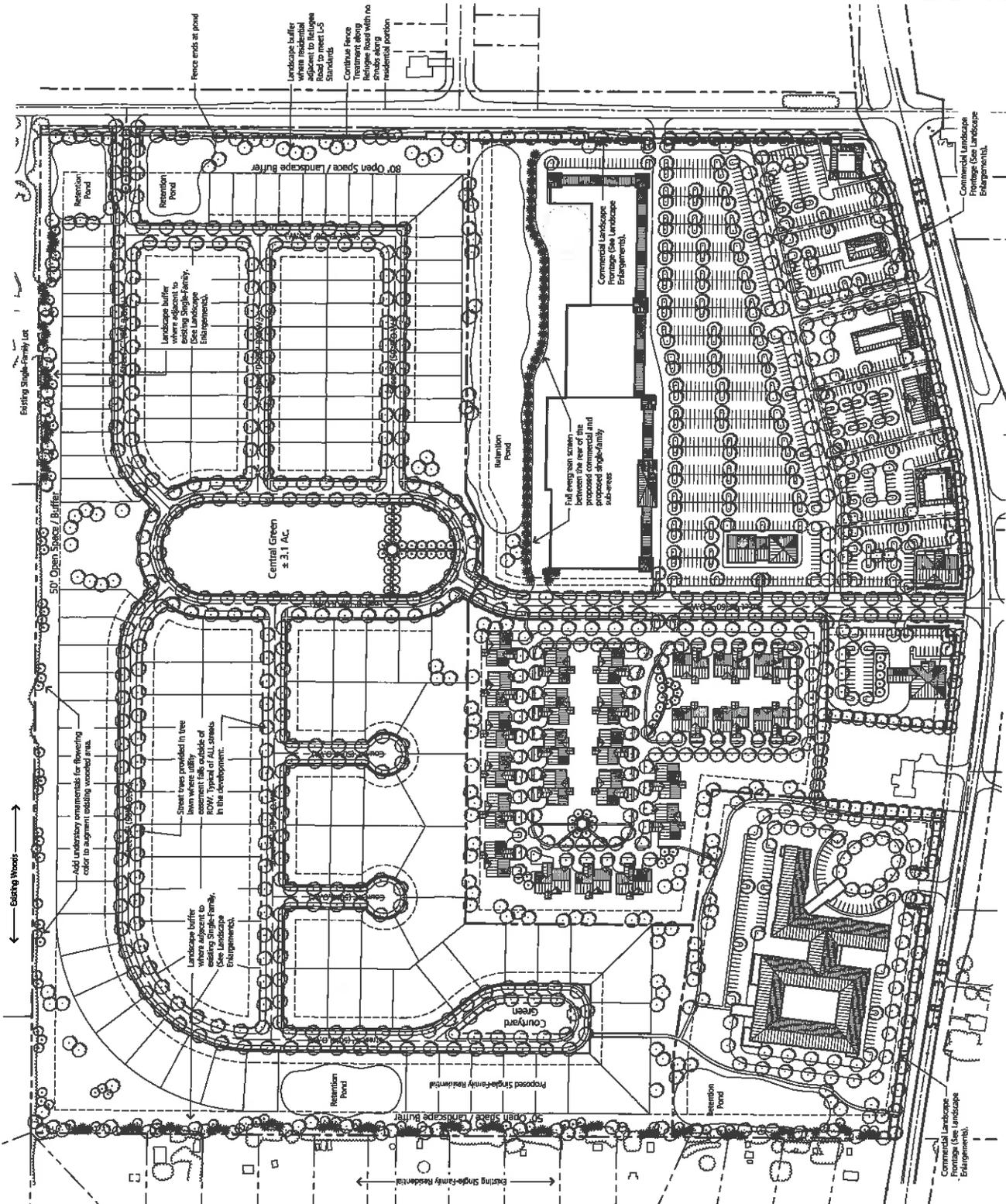
HAZELTON CROSSING

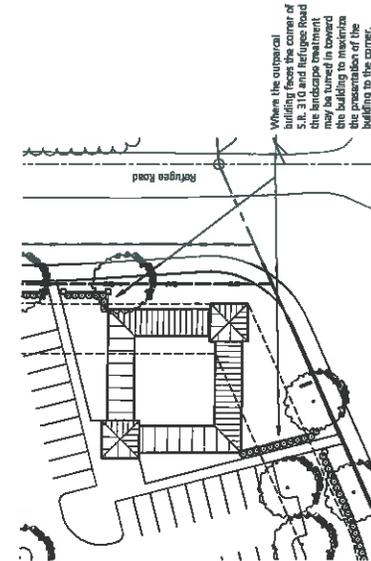
Exhibit 'G' - Conceptual Landscape / Buffer Plan



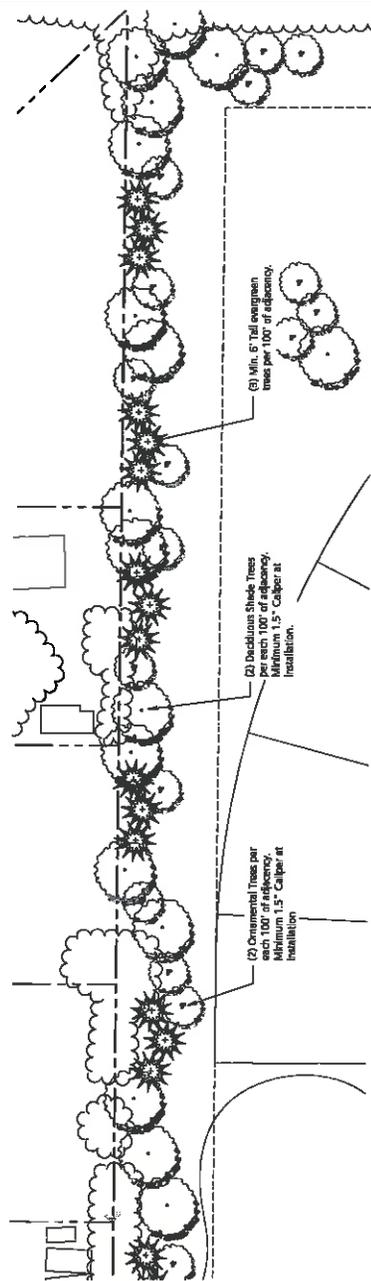
CLIENT: SOUTHCOTE CORPORATION

Note: The plan as shown is conceptual in nature and is provided to illustrate the desired layout and quality of the project. Final layout, retail and outparcels, footprints, parking, and landscaping are subject to change based upon final zoning approval, engineering, and tenant identification.

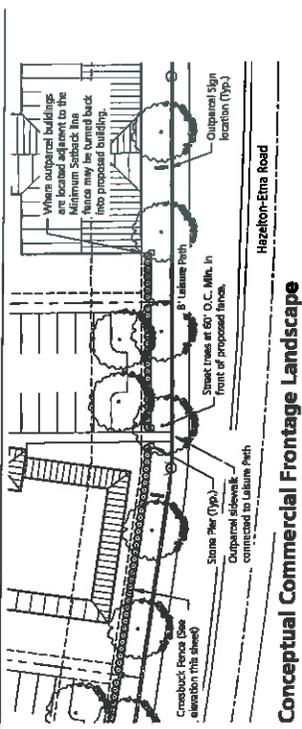




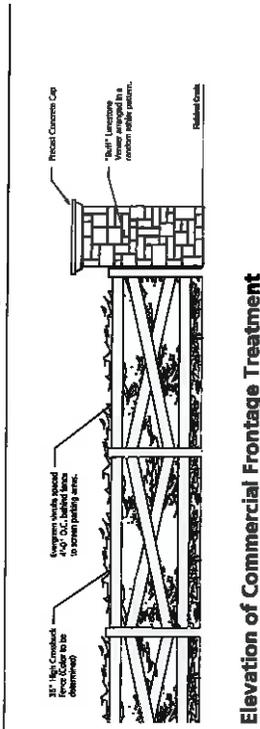
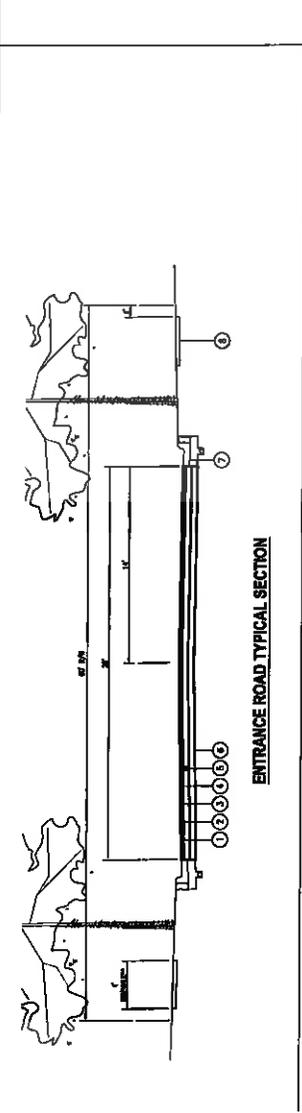
S.R. 310 & Refugee Road Corner Treatment



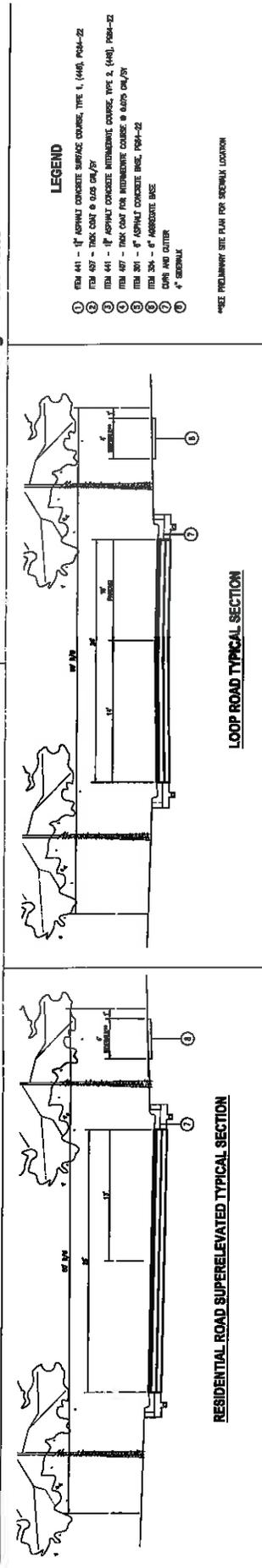
Adjacent Single-Family Buffer Treatment



Conceptual Commercial Frontage Landscape

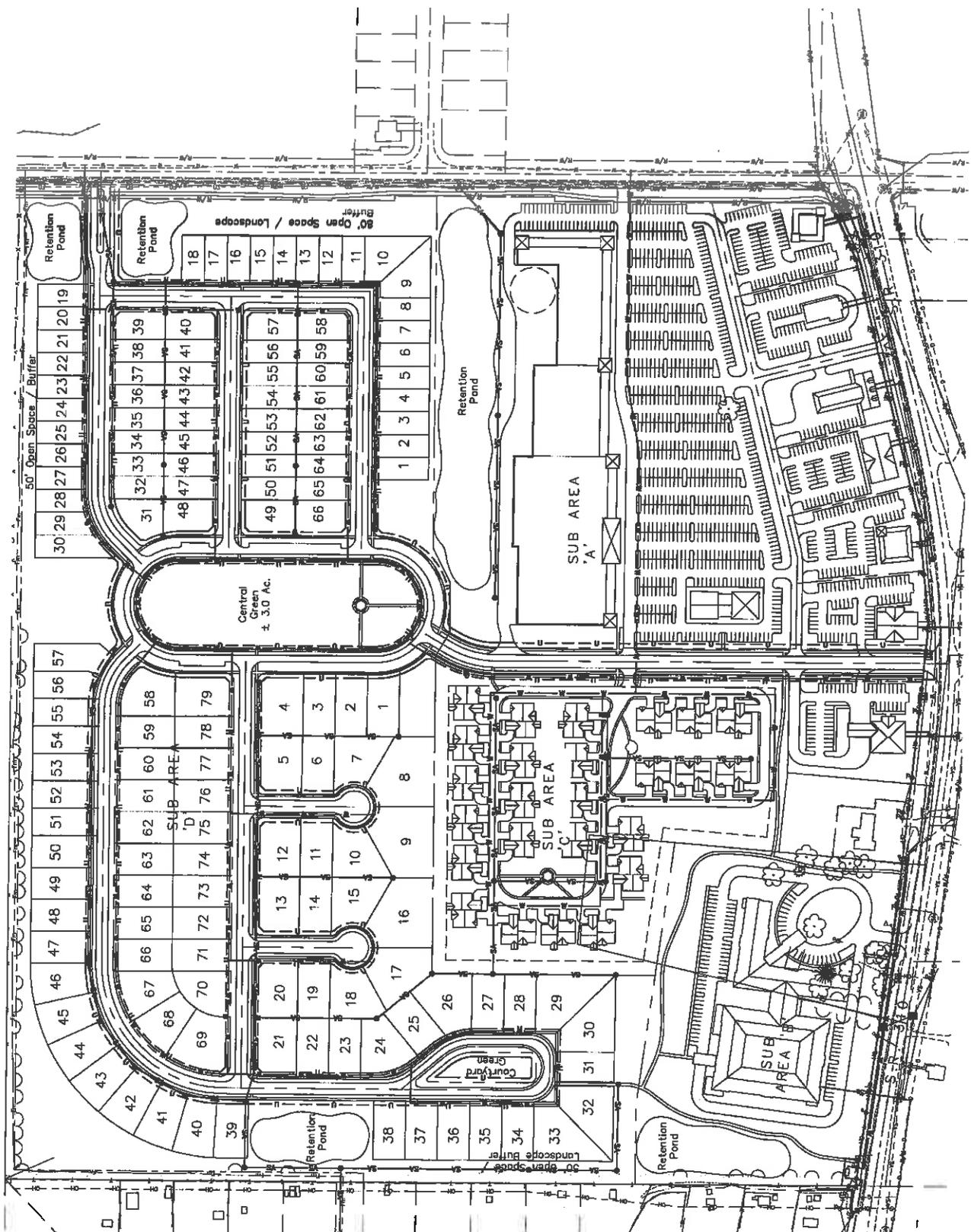


Elevation of Commercial Frontage Treatment



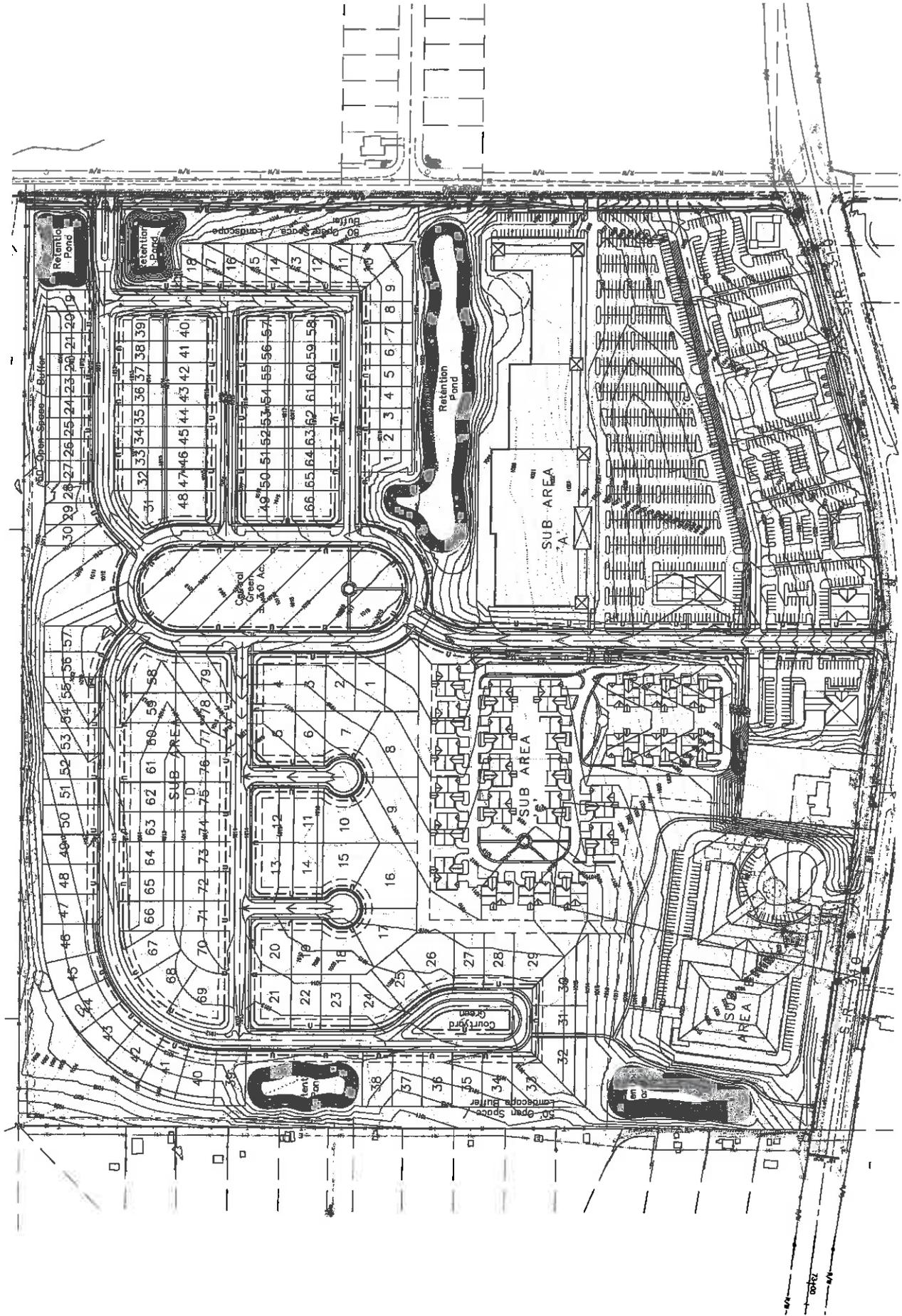
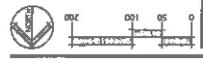
- LEGEND**
- ① 18" - 18" Concrete Creekside Fence @ 100' O.C.
 - ② 18" - 18" Concrete Creekside Fence @ 100' O.C.
 - ③ 18" - 18" Concrete Creekside Fence @ 100' O.C.
 - ④ 18" - 18" Concrete Creekside Fence @ 100' O.C.
 - ⑤ 18" - 18" Concrete Creekside Fence @ 100' O.C.
 - ⑥ 18" - 18" Concrete Creekside Fence @ 100' O.C.
 - ⑦ 18" - 18" Concrete Creekside Fence @ 100' O.C.
 - ⑧ 18" - 18" Concrete Creekside Fence @ 100' O.C.

*SEE PRELIMINARY SITE PLAN FOR SEVERAL LOCATIONS



LEGEND

- Cable TV - Existing
- Electric Line - Existing
- Fire Sprinkler Line - Existing
- Gas Line - Existing
- Sewer Line - Existing
- Storm Drainage Line - Existing
- Storm Drainage Line - Proposed
- Water Line - Existing
- Water Line - Proposed
- Storm Drainage Line - Existing
- Storm Drainage Line - Proposed





Memorandum

RE: Hazelton Crossing (Formerly Osborn Site) | Phase I Environmental Site Assessment Summary

February 5, 2016

Jobs Henderson & Associates, Inc. (JHA) has reviewed a Phase I Environmental Site Assessment (ESA) Report that was completed on February 2, 2006 by BBC&M Engineering for the Osborn Site in Pataskala, Licking County, Ohio. The approximately 95 acre site is located on the northeast quadrant of the intersection of State Route 310 and Refugee Road. The property currently exists as an agricultural field planted in row crops and contains a homestead on a parcel separate from this site. Below is the Executive Summary from the Phase I ESA Report explaining that there was one identified "recognized environmental condition" (REC) connected to the site. This one REC is a leaking underground storage tank on an adjacent property to the west and based on the report however, the listing has been issued a No Further Action (NFA) status and potential impacts to the site are low.

Executive Summary from the referenced Phase I ESA:

"BBC&M Engineering (BBCM) has conducted the Phase I Environmental Site Assessment (ESA) for the Osborn Site located in the northeastern quadrant of the intersection of State Route 310 (Hazelton Etna Road) and Refugee Road in Pataskala, Licking County, Ohio (the "Property"). The Property is a vacant agricultural field approximately 92.55 acres in size. The approximate location of the Property is indicated on the Vicinity Map and United States Geologic Survey (USGS) map (Appendix A). According to aerial photographs, historical maps, and an interview with the Property owner, the Property was historically used for agricultural purposes.

The Phase I ESA was completed in general accordance with the scope and limitations set forth in the American Society for Testing and Material (ASTM) Designation E 1527-00: "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The Phase I ESA investigation has revealed the following potential "recognized environmental conditions" in connection with the Site:

- One Leaking Underground Storage Tank (LUST) listing is adjacent to the west of the Property. The listing has been issued a No Further Action (NFA) status. Based on the NFA status of the listing, it is believed that potential for the listing to impact the Property is low.

Additional information about the above-referenced conditions included in the text of this report. Depending on the level of comfort desired, the incident field at the Bureau of Underground Storage Tanks could be reviewed and/or a Limited Phase II ESA could be performed to further investigate the LUST listing."

The full-text Phase I ESA Report for this site shall be submitted with the rezoning text for reference. Please contact JHA if you have any questions about interpreting this report or about the site by emailing jhaynal@hullinc.com or calling (740) 344-5451.

Respectfully,

Jobs Henderson & Associates, Inc.

A handwritten signature in blue ink that reads "Jaclyn Haynal".

Jaclyn Haynal
Environmental Scientist

F:\Clients\Active\SGT\SGT004\Env\2016-02-04_MEMO_Phase I ESA Summary.docx



Memorandum

RE: Hazelton Crossing | Traffic Study

February 5, 2016

2006 Trip Generation

The previous Traffic Study that was performed in 2006 by JHA determined the site generated traffic based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, seventh edition. The following results were obtained.

Land Use 220, Apartment was used to analyze the residential apartments. The complex is proposed to house 18 – four unit buildings, 14 – eight unit buildings, and 4 – sixteen unit buildings for a total of 248 units. Applying the fitted curve equation yields 154 trips during the PM peak hour, with 65% entering and 35% exiting.

Land Use 230, Residential Condominium/Townhouse was used to analyze the residential condominiums. The complex is proposed to house 50 buildings, with each building containing two units for a total of 100 units. Applying the fitted curve equation yields 60 trips during PM peak hour, with 67% entering and 33% exiting.

Land Use 820, Shopping Center was well suited to the commercial retail development. The shopping center, including out lots is approximately 275,500 feet. Applying the fitted curve equation yields 1,222 trips during the PM peak hour, with 48% entering and 52% exiting.

The total number of trips generated by the site as a whole would therefore be 1,436 trips during the PM peak hour.

Proposed Trip Generation

JHA used the Institute of Transportation Engineers (ITE) Trip Generation Manual, eighth edition, to determine the site generated traffic for the new site layout.

Land Use 210, Single-Family Detached Housing was used to analyze Sub-Area D. The area is proposed to have 79 – 70'x130' lots, and 66 – 50'x110' lots for a total of 145 lots. Applying the fitted curve equation yields 147 trips during the PM peak hour.

Land Use 230, Residential Condominium/Townhouse was used to analyze the residential condominiums. The complex is proposed to house 50 buildings, with each building containing two units for a total of 100 units. Applying the fitted curve equation yields 60 trips during PM peak hour.

Land Use 820, Shopping Center was used to analyze the commercial retail development. The shopping center, including out lots is approximately 205,000 square feet. Applying the fitted curve equation yields 1,029 trips during the PM peak hour.

The trips generated for the Assisted Living Facility were estimated using data gathered from similar existing facilities that are already in operation. The data yields an estimate of 65 trips during the PM peak hour.

The total number of trips generated by the site as a whole would therefore be 1,301 trips during the PM peak hour.

Based on the trip generation calculations, the proposed development is estimated to produce approximately 135 fewer trips, or 10% lower than the previous study that was completed in 2006. It is JHA's engineering judgement that the roadway improvements recommended in the 2006 traffic impact study will not increase with the proposed site layout.

The full text of the previously performed Traffic Impact Study (TIS) shall be submitted with the rezoning text for reference. Please contact JHA if you have any questions about interpreting this report or about the site by emailing jderwacter@hullinc.com or calling (740) 344-5451.

Sincerely,

Jobs Henderson & Associates, Inc.

A handwritten signature in cursive script that reads "Susan Derwacter".

Susan J. Derwacter, PE
Director of Public Works and Transportation



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:	
Parcel Number: 064-152964-00.000 / 064-152964-00.001	
Zoning: PUD	Acres: 95.35
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking
<input type="checkbox"/> On Site	
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking
<input type="checkbox"/> On Site	

Staff Use
Application Number: ZON-16-001
Fee: \$2600 #32021 \$2500 #32022
Filing Date: 2-5-16
Hearing Date: 3-2-16

Applicant Information		
Name: Robert O'Neill		
Address: PO Box 397		
City: Newark	State: Ohio	Zip: 43058
Phone: 740-522-2151	Email: robert@southgatecorporation.com	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Preliminary Plan
<input checked="" type="checkbox"/> Supplementary Info
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Address List
<input checked="" type="checkbox"/> Area Map

Owner Information		
Name: Southgate Company Limited Partnership		
Address: PO Box 397		
City: Newark	State: Ohio	Zip: 43058
Phone: 740-522-2151	Email:	

Preliminary Plan Information
Describe the Project:
The proposed development of the property is to provide four Subareas at the corner of Refugee Road and Hazelton-Etna Rd. The four Subareas would have the following:
A: Retail/ Commercial consisting of an anchor and several outparcel lots.
B: Assisted Living Facility
C: Condominium Residences
D: Single Family Residences

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.

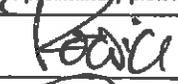
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcountv.com/rec.

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.lcountv.com/tx:parcelviewer/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:	2/5/2016
Owner:		Date:	2/5/2016

ATTACHMENT B

March 8, 2016

Robert O'Neil
Southgate Corporation
1499 West Main Street
Newark, Ohio 43058



**Planning and Zoning
Department**

RE: Zoning Application ZON-16-001

Mr. O'Neil,

Your request for an approval of a Preliminary Development Plan, pursuant to Section 1255.13 of the Pataskala Code, was given a public hearing by the Pataskala Planning and Zoning Commission on March 2, 2016.

The City of Pataskala Planning and Zoning Commission approved your request with the following modifications:

1. The applicant shall address all comments from the Engineer review by MS Consultants in conjunction with the Director of Planning.
2. The applicant shall address all comments from the West Licking Joint Fire District in conjunction with the Director of Planning.
3. The applicant shall address all comments from the Planning and Zoning Department in conjunction with the Director of Planning.
4. The applicant shall provide a complete copy of the revised preliminary plan on Mylar and a revised copy of the development text for signatures should the preliminary development plan be approved by Council.
5. The applicant shall combine parcels 064-152964-00.000 and 064-152964-00.001 into one parcel of record.

This recommendation shall be forwarded to City Council for consideration as Ordinance number 2016-4257 for a public hearing on Monday, April 18, 2016.

Keep this letter for your records as it constitutes your official notification of the decision by the City of Pataskala Planning and Zoning Commission.

Should you have any questions, please feel free to contact me by phone at 740-927-4910 or via email at lpaxton@ci.pataskala.oh.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa Paxton", is written over the typed name.

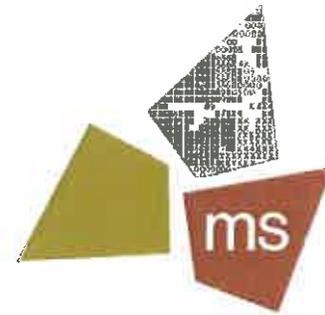
Lisa Paxton
Zoning Clerk

cc: File ZON-16-001

ms consultants, inc.

engineers, architects, planners

2221 Schrock Road
Columbus, Ohio 43229-1547
Phone: (614) 898-7100
Fax: (614) 898-7570
www.msconsultants.com



February 19, 2016

Scott Fulton, Director of Planning
City of Pataskala
621 West Broad Street, Suite 2A
Pataskala, OH 43062

Re: Hazelton Crossing
Planned Residential Development Zoning Application

Dear Mr. Fulton,

Thank you for the opportunity to serve the City of Pataskala in reviewing this zoning application for this significant proposed development. We have reviewed the application and offer the following comments from an engineering point of view. Please note we did not review the architectural or aesthetic signage components of the submittal.

- Per City of Pataskala Code 1255.10 (B)(1), a minimum of 35% of the land developed in any Planned Development District shall be reserved for common open space and recreational facilities with no more than 10% of the open space requirement used for stormwater detention, retention or stormwater quality structures. The open space provided is 25.9 acres. Based on a parcel size of 91.198 acres (Exhibit B-1), the required open space shall be 31.919 acres. Please also provide the percentage of open space that is planned for stormwater purposes.
- Per 1255.10(i), please provide calculations determining the amount of impervious area per use. For residential properties, the amount of impervious surface coverage shall not exceed 50%. For commercial area, it shall not exceed 80%.
- While it is noted that landscaping has been added to screen the commercial buildings from the residential, 1255.10(j) requires parking areas serving non-residential uses shall provide 100% opaque screens a minimum of 7 feet in height when abutting residential areas. This includes the multifamily housing to the north of the commercial subplot.
- Provide locations for trash handling areas on the master plan.
- Per 1255.17(a)(3)(E)(5), provide a list of utility providers for the site.
- Are existing off-site utilities sized properly to serve the site, or will additional extensions/improvements be required (1255.17(a)(3)(F)(3))? Provide documentation.
- Exhibit D does not provide for the number of acres dedicated to streets and open space/common areas, the square footage for the retail developments, and the estimated total population, size, employment or other measurements of the scale of the project at each phase and at build out.

- A typical section for the boulevard access point (Exhibit H) for the residential subdivision onto Refugee Road is not provided and should be submitted.
- For Exhibit H, the distance between the back of curb and edge of sidewalk shall be a minimum of 5 feet.
- We offer the following comments for Exhibit I:
 - A 10 foot minimum (out-to-out) pipe separation between water and sanitary is required.
 - A 10 foot separation between all sanitary sewer and top of banks of stormwater ponds shall be required.
 - How will sanitary sewer service be provided to the outlot in the main parking lot of the main commercial building?
 - The sanitary sewer extending west in Subarea C appears to be under houses. Provide a minimum of 10 feet of separation between the sewer main and the buildings (base separation on depth of sewer).
 - Consider the location of the sewer laterals with respect to residential parcels 30 and 31. Are sewer laterals permitted to extend directly to the manhole by the utility provider? Are they permitted to cross a neighboring property? The terminal manholes may need to be extended to accommodate sewer to these parcels.
 - Loop the water main back onto itself in the cul-de-sacs to prevent dead end mains and stagnant water.
- Exhibit F should include a tree count. Per Code, one tree per 10 parking spaces is required.
- What is the finished floor elevation of the main commercial building? Will the building be "towering" over the residential dwellings (dwelling appear to be at an elevation of 1020 and the commercial building at 1027?)
- The location of the 8 foot leisure path fronting Hazelton-Etna Road and Refugee Road with respect to the ROW shall be reviewed as part of the Final Development Plan.
- Exhibit D states that the maximum density of the condominiums will not exceed 5 dwelling units per acre. Page 15 of the zoning write up provides for a maximum density of 6 dwelling units per acre. Please clarify.
- Per Page 19 of the zoning write-up, it is stated that the number of single family detached dwellings will not exceed three dwelling units per acre, but a lot size of 50 feet by 110 feet (0.126 acres, 8 lots/acre) is proposed for much of the site. Does this meet the requirements? Also, "Dwelling Size and Distribution" for the single family homes states "condominium".
- Per City of Pataskala Code 1113.06, the following items were to be included in the Preliminary Plan submittal, but were not:
 - The date of survey (1113.06d).
 - Location of all proposed public and private utilities. Storm sewers and private utilities are not shown (1113.06n).
 - The lot number and approximate dimensions of each lot (1113.06o).
 - The width of sidewalks and spacing of street lighting (1113.06q).
- In addition, per 1113.07(f), calculations which develop the water and sanitary sewer demand rates for the site were to be provided.
- Proposed utility easements not shown. Utility easements shall be at least 20 feet in width centered along rear or sidelot lines where necessary for utilities (1117.18).

- The site is located in Flood Zone "X": Areas to be determined to be outside of the 500-year floodplain (outside the 1% and 0.2% annual chance floodplains).
- Per 1119.03(b)(3) of the City of Pataskala Code, a stormwater management plan for the site shall be prepared to meet the requirements of Section 1119.05 with a maintenance agreement prepared to meet the requirements of Section 1119.09.
- Per 1121.02 of the City's Code, all improvements, extensions, or upgrades required as part of the development shall not begin (with the exception of survey) prior to the developer furnishing the City (or utility purveyor) with a surety as described in Section 1113.14(a) and (b).
- Details of the roadway composition cross-section shall be based on a geotechnical engineering recommendation and a review by the City Engineer. The cross-section shown in Exhibit H is not approved.
- Plans shall be submitted to the Southwest Licking Community Water and Sewer District for review and approval.
- Plans shall be submitted to the fire department for review and approval.
- The developer shall extend the necessary improvements to the boundary of the subdivision as required by the owner of the utility and/or the City of Pataskala.
- Access management requirements shall be as set forth in Article 8 of the "Licking County Access Management and Congestion Prevention Regulations in Licking County" and as required by the City of Pataskala and ODOT (1117.30).
- Without seeing the 2006 Traffic Impact Study we did not assess the following: sufficiency of turn lane lengths, what form a traffic control is appropriate based on warrants (signal/stop) and whether the traffic analyses are meeting level of service criteria. However, from the review of the site drawings and the summary letter from Jobes and Henderson about the Traffic Study, we have the below comments regarding traffic impacts:
 - As stated in the Traffic Study letter, we verified that the trips generated by the site are lower than that in the 2006 report. There have been 10 years since the previous study was completed, we would recommend a new Traffic Impact Study be completed, as well as traffic signal warrant studies (as needed).
 - The proposed right-in/right-out location on SR 310 may not offer sufficient distance away from Refugee Road to provide the full length of northbound right turn lane as required by ODOT's L&D Manual. Depending on the traffic volumes, it could be beneficial to move this right-in/right-out location to between Outlots 4 and 5.
 - Verify that the 60' +/- spacing between existing edge of 45mph Refugee Road & proposed retention pond is sufficient for clear zone purposes.
 - Connection from the proposed Assisting Living subplot to rest of site would be desirable. This would be a benefit for a number of reasons: Assisted Living could access shopping center without having to turn onto SR 310; assisted living would have access to "Street A" which could be controlled by a signal. It is more desirable to allow senior citizens and guests to turn out onto SR 310 with signal control. Also, in cases of emergency, it would be beneficial to have more than one access in the case that one is blocked.
 - Depending on traffic volumes, a couple of locations may have difficulty providing ample space for back-to-back left turn lanes.

- First intersection on Street 'A' is about 300' west of SR 310. (eastbound left turn @ on-site intersection, westbound left turn @ SR 310)
- Access point on Refugee Road is approximately 425 feet west of SR 310. At 45mph, 175 feet is minimum left turn lane length. Projected volumes will likely result in higher volumes for the eastbound left turn @ site access and the westbound left turn @ SR 310
- Pages 23- 25, Item Number 4 of the zoning write-up – are these deviations from the zoning code acceptable to the City?
 - For Item 4(d), encouraging the use of green infrastructure practices such as permeable pavement, pavers, and bioretention/rain gardens may reduce the need/size of stormwater detention/retention facilities needed.
 - For Item 4(f), again, encourage the use of green infrastructure. Your code (Section 1255.10(9)(4)) encourages the use of pervious surfaces and may be applied as a proportional offset to meet the total area of pervious cover requirement up to 30%.
 - For Item 4(i)(j) and (k), a new Traffic Impact Study should be conducted to verify the appropriateness of any full access curb cuts to S.R. 310 and Refugee Road.

Thank you again for this opportunity to serve the City of Pataskala. If you have any questions, please feel free to call.

Sincerely,



Joshua Martin, P.E.
Project Manager

BIV/VSC

cc: MDK

K:\Project Managers\66\JCM\26 -Site Civil\Pataskala\Pataskala-Hazelton Crossing Prelim Zoning review.docx

From: [Williams, Harold](#)
To: [Scott, Fulton](#)
Subject: Zoning Issues
Date: Thursday, February 11, 2016 11:24:56 AM

Good Morning Scott!

I rec'd you care package of plans yesterday and had a chance to review them in the afternoon, along with Inspector Singleton this morning.

Hazelton Crossing

- Sub Area B - will need to have a secondary access for resident safety.
- Sub Area C - will need to have a secondary access for resident safety.
 - (It appears the best way to resolve this situation would be to connect them with area for "emergency access") (does not have to be open for public use)
 - All residential streets need to be marked and posted with "No Parking" signage on the fire hydrant side of the street.
 - May have other issues when we receive the prints which describe the water lines and protection.

Broadmoore Commons

- Still express the concerns with the lack of secondary access and a single access with their projected traffic flow is unsatisfactory. The attached document with a projected traffic study supports the need for a secondary access. This concern is for the safety of the residents and possible congestion or blockage which could impede police, Fire and EMS Responders. Even activity with utilities working in the area would creat issues with the residents.

Ravine at Hazelwood – Part 3

- Everything appears to be resolve and is satisfactory per the plans.

6500 Taylor Road

- No issues at this time

The TRC meeting scheduled for February 17th, will have FPO Singleton, who should be able to address any issues which may be encountered. Should you have any questions, please feel to contact the office at 740.927.8600.

Yours in Service,

Chief Harold R. Williams



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

HAZELTON CROSSING REVIEW

Subarea A – Retail Commercial

- Building setbacks must be included.
- Maximum height for tenants under 30,000 square feet must be included
- Maximum height for tenants over 30,000 square feet must be included with the setback provisions removed.
- Location of trash area shown on plans.
- Provisions for landscaping must be included in the development text and further indicated on the site plan.
- The proposed leisure path shall be three (3) feet from the edge of the right-of-way
- Four sided architecture shall be required.
- All building and parking lot lighting shall be downcast.
- All lighting proposals must receive approval from the City.
- Streets must be named
- Landscaping requirements shall be addressed in the development text
- Two secondary signs are shown on the site plan.
- A sign location is missing on Outparcel 7.
- Master sign plan must be submitted.
- City will review all signage for compliance. The landlord approval would be written into the lease.
- Time frame of when signs would be removed.
- 30 foot maximum outparcel setback
- Maximum of two wall signs for outparcels except corner parcel.
- Plans for traffic signals, turn lanes, etc. must be submitted

Subarea B – Assisted Living Facility

- Building maximum height must be specifically identified in the development text.
- Location and specifications of the trash area must be included on the site plan and in the development text.
- Specifics of the path area must be included in the development text.
- Signage specifics must be included in the development text.
- The maximum number of beds shall be determined and included on the site plans and in the development text.
- Streets must be named.
- Landscaping requirements shall be addressed in the development text.
- Parking located to the side or rear.

Subarea C – Multi-Family Condominiums

- Streets must be named.
- Landscaping requirements shall be addressed in the development text
- Building setbacks must be included in the development text and shown on the site plan.
- Any signage? Specifications must be included.
- Trash area specifications need more detail
- This area shall only be used for condominiums

Subarea D – Single-Family Homes

- Streets must be named.
- Specifics of what will be placed in the park area
- Area of streets must be shown on the site plan and included in the development text
- Trash area specifications need more detail
- Fence along path from Subarea B to Subarea D?
- Street trees are not permitted in the City. The landscaping plan must be included in the development text and on the site plan to address this.
- Signage specifics