



## CITY OF PATASKALA PLANNING & ZONING COMMISSION

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

### STAFF REPORT

August 5, 2020

#### Planned Manufacturing Application PM-20-002

<b>Applicant:</b>	R. Ryan Badger (ADR & Associates)
<b>Owner:</b>	Howard Emswieler
<b>Location:</b>	11558 Refugee Road and 3000-3007 Etna Parkway (PID: 064-152862-00.000 and 064-152862-00.001)
<b>Acreage:</b>	8.5-acres
<b>Zoning:</b>	PM – Planned Manufacturing
<b>Request:</b>	Requesting approval of a Planned Manufacturing District application to allow for a race car manufacturing facility pursuant to Section 1253.07 of the Pataskala Code

#### Description of the Request:

The applicant is seeking approval of a Planned Manufacturing District application to allow for a race car manufacturing facility (NAICS 336999) to be constructed on 8.5-acres of the total 98.24-acre properties located at 11558 Refugee Road and 3000-3007 Etna Parkway (PID: 064-152862-00.000 and 064-152862-00.001)

#### Staff Summary:

Overall, the current properties are approximately 98-acres spanning both sides of Etna Parkway and located in the Pataskala Corporate Park. The properties have frontage on Etna Parkway to the east/west and Refugee Road SW to the south. The only structure on the property is an approximately 10,7000 square foot barn along the property line bordering Refugee Road SW that is to remain. The property is vacant and used as agricultural land.

The Applicant is proposing to split approximately 8.5-acres on the north east corner of Refugee Road and Etna Parkway in order to construct a new building to house “Meyer Shank Racing”, a race car manufacturing facility.

The applicant previously received approval for a Planned Manufacturing application (PM-20-001) on March 5, 2020 to construct the building on the west side of Etna Parkway. It was determined that the property on the west side is located in the Joint Economic Development District (JEDD) which holds a higher tax rate. Because the project relies on a favorable tax rate, the applicant chose to relocate to the east side of Etna Parkway thereby avoiding the JEDD.

The following outlines the applicant’s Planned Manufacturing application:

#### General

- Proposed size of lot where the structure will be placed is 8.5-acres.

- 750-feet of frontage along Etna Parkway.
  - 415-feet of frontage along Refugee Road SW.
- 35,882-square foot building.
- Proposed detention basin to be located to the rear of proposed building.
- Existing barn to remain on the property.
- Utilities provided by central water and septic system

#### Setbacks

- Primary Structure / Parking Lot
  - Front (West): 117.6-feet / 40.6-feet
  - Side (North): 125-feet / 15-feet
  - Rear (East): 216.5-feet / 355.5-feet
  - Side (South) setback: 388.7-feet / 388.7-feet

#### Height

- The proposed building would have a maximum height of 27 feet.

#### Access

- The proposed plan has two (2) entrances from Etna Parkway:
  - Northern entrance is 20 feet wide
  - Southern entrance is 36 feet wide

#### Parking Lot

- 34 Parking spaces (32 standard spaces, 2 handicap spaces).
  - Section 1291.16 requires any Industrial or manufacturing, compounding, assembling, warehousing, etc. to provide one (1) parking space per 750-square feet of gross floor area for the first 3,000-square feet of floor area plus one (1) per 2,000-square feet thereafter.
  - 21 total parking spaces required.
- The parking lot will be paved in light duty asphalt.
- An access drive around the north side of the building into a maneuvering area for trucks to get into the garage bays will be paved in concrete as will the main drive.
- One (1) 14-foot wide loading dock at rear (east) of the building.
- Interior landscaping of parking area four (4) shade trees across four (4) islands with a total of 700-square feet of vegetated ground cover.

#### Landscaping

- L2 landscaping along west frontage of Etna Parkway, and along the parking lot on the southern frontage along Refugee Road SW, just to the north of the existing barn.
  - L2 Standard consists of a continuous three (3)-foot high shrub, berm, or masonry wall with one (1) tree per 30-lineal feet.

#### Signage

- Per Page 2 of the submitted plans, all signs shall meet the requirements of Chapter 1295 of the Pataskala Code.

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

#### Planning and Zoning Staff

Per the City of Pataskala Comprehensive Plan (2006), The Future Land Use Map designates this property as Heavy Industrial. The proposed use would be in line with the comprehensive plan.

The Applicant is proposing to use a portion of the overall acreage to build a race car manufacturing facility, which would fall under the NAICS designation number 336999 – All Other Transportation Equipment Manufacturing. Pursuant to Section 1253.03(16) of the Pataskala Code, this is a permitted use within the PM – Planned Manufacturing district.

#### *Chapter 1121 – Improvement Requirements*

- 1121.13 – Driveways and curb cuts shall be located not less than three (3) feet from the side lot line.
  - The curb cut for the northern most access extends beyond the side lot line. This will need to be revised on future plans.

#### *Chapter 1283 – Landscaping and Screening*

- 1283.07(B): The following landscaping standards along property lines for the PM – Planned Manufacturing district:
  - Front: L2
  - Side: L2 if abutting similar use; L5 if abutting residential use or district, L3 if abutting any district other than residential.
  - Rear: L2 if abutting similar use; L5 if abutting residential use or district, L3 if abutting any district other than residential.
    - L2 type landscaping shall be required along both frontages, side, and rear property lines.
    - The Applicant has requested a variance (VA-20-014 to be heard by the Board of Zoning Appeals August 11, 2020) from this section to allow for only L2 along the frontage of Etna Parkway, and half of the frontage of Refugee Road SW.
- 1283.06(8)(d): Protection shall be provided for all landscaped areas from potential damage by adjacent development, parking, or storage area.
  - Parking lot along west side shall have either a curb or wheel stops.
- 1283.06(13): Any trash or waste disposal unit shall be screening on four (4) sides by a continuous planting, hedge, fence, or wall with an opacity of 100%. Average height of the screening shall be one (1) foot more than the height of the enclosed structure.
  - Dumpster on northeast corner of building is within a proposed 14-foot by 14-foot enclosure. Details of the height and type of screening need to be provided.
- 1283.06(15): Mechanical equipment located on the ground in industrial zoning districts shall be screened from the street or any abutting zones by walls, fences, or vegetation tall enough to screen the equipment.
  - Opaque shrub screen proposed around utility locations, what is the height of the proposed screening?

#### *Chapter 1291 – Parking and Loading*

- 1291.03: Any nonresidential parking area with ten (10) or more off-street parking spaces shall be illuminated during periods of darkness to provide an average intensity of ½ foot candles of light as

measured at the parking surface area. All outdoor lighting shall be of constant intensity, and be directed, reflected, or shielded so as not to be of excessive brightness or cause glare.

- 34 parking spaces provided; lighting required. Provision for two (2) light poles is included and proposed building is to have wall-mounted lighting. Where will these wall lights be placed? Include details on the proposed types of lights.
- 1291.07(B): All handicap spaces shall have the minimum dimensions of 11-feet wide and 19-feet deep, with a five (5)-foot wide access aisle on one side. This access aisle shall also be connected to an accessible route to the appropriate accessible entrance of a building or facility. This access aisle shall have a slope of 1:50 maximum in all directions and shall either blend with the accessible route or have an adjoining entrance ramp with a minimum width of 3 feet and a slope not to exceed 1:20.
  - Width of handicap space not identified; length is compliant at 20-feet. Width of access aisle not identified. Details of slope -or- entrance ramp not included.
- 1291.07(C): All handicap spaces shall be designated by signs consistent with the most current edition of the Ohio Manual of Uniform Traffic Control Devices.
- 1291.13(B)(1): All surface parking with more than 10 spaces shall provide curbed interior landscaping complying with one or a mix of 1291.13(B)(1)(a) and 1291.13(B)(1)(b).
  - Appears Applicant has gone with 1291.13(B)(1)(a) which requires interior landscaping at a rate of 20-square feet per stall and at least one (1) tree per 200-square feet of landscaped area. The tree/landscaped areas must be curbed.

#### Chapter 1295 – Signs

- No signs have been proposed at this time; however, all signage shall meet the requirements of Chapter 1295 of the Pataskala Code.

As mentioned above, the Applicant is currently pursuing a variance from Section 1283.07(B) of the Pataskala Code to forgo the requirement to install L2-type landscaping along the north, east, and half of the south property lines. The Board of Zoning Appeals will meet to hear variance application VA-20-014 on August 11, 2020.

#### City Engineer

The current driveway spacing does not currently meet the minimum 400-foot spacing requirement for a minor arterial at 45 mph. Full comments are attached.

#### Public Service Director

The construction plans will need to clarify if the proposed “detention pond” will be a detention basin (dry) or a retention pond (wet) and will need to indicate where the pond will outlet. The original comments from February 21, 2020 are still applicable. Full comments are attached.

#### SWLCWSD

The SWLCWSD deferred to the Health Department regarding the proposed septic system.

#### Licking County Health Department

The design for the proposed septic system has been approved. When central sewer becomes available, the septic system must be abandoned, and the building connected to the sewerage system. Full comments are attached.

#### West Licking Joint Fire District

The Fire District has no comments at this time; however, comments will be provided after the submittal of construction plans. Full comments are attached.

#### Other Departments and Agencies

No other comments received.

#### **Performance Standards of the PM District**

Section 1253.06 outlines four performance standards that must be met for any lot located within the PM – Planned Manufacturing District. The proposed facility will meet three of the four requirements due to the lots inability to connect to public sewer. The nearest sewer line capable of servicing the site is over a mile away and the extension of the sewer is not financially feasible to meet the requirements of the SWLCWSD. Therefore, the facility will be served by a septic system.

#### **Site Design Approval**

Section 1253.07 states that the Planning and Zoning Commission will review the application and provide a recommendation to the Planning Director. The Planning Commission shall recommend approval if the requirements of the Code have been met.

#### **Surrounding Area:**

Direction	Zoning	Land Use
North	PM – Planned Manufacturing	Farm
East	PM – Planned Manufacturing	Farm
South	Etna Township	Farm Single-family home
West	PM – Planned Manufacturing	Farm

#### **Department and Agency Review**

- Zoning Inspector – No comments
- City Engineer – See attached
- Police Department – No comments
- Public Service Director – See attached
- West Licking Joint Fire District – See attached
- Health Department – See attached
- Southwest Licking Schools – No comments
- SWLCSWD – See attached

**Modifications:**

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

1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, and the West Licking Joint Fire District.
2. The applicant shall receive all necessary permits from the City of Pataskala and the Licking County Building Department.

**Resolution:**

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

"I move to approve a Planned Manufacturing District Application pursuant to Section 1253.07 of the Pataskala Code for application PM-20-002 ("with the following modifications" if modifications are to be placed on the approval)."

**From:** [Scott Haines](#)  
**To:** [Jack Kuntzman](#)  
**Cc:** [Alan Haines](#); [Jim Roberts](#); [Scott Fulton](#); [Lisa Paxton](#)  
**Subject:** RE: Pataskala PZC Review Memo for 08-05-2020  
**Date:** Tuesday, July 28, 2020 8:17:33 PM

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Jack

Hull & Associates have reviewed the agenda items for the August PZC Meeting and offer the following comments.

FP-20-002

1. We have no additional engineering comments.
  - a. I would note that not all comments from our review in January have been addressed with this submittal. I will refer to Alan to ensure the comments provided to the developer/engineer have been addressed. I am available tomorrow morning from 8-8:30 and 9:30-12 to discuss with Alan and/or yourself if needed.

PM20-002

1. The Current Driveway spacing does not currently meet section 1117.30 which references the Licking County Access Management and Per section 8.10. The minimum spacing for a driveways on a minor arterial at 45 mph is 400'.

Thank You

**Scott R. Haines, P.E., CPESC**

Senior Project Manager

**HULL | Newark, Ohio**

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-973-9070

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[web](#) | [directions to offices](#)

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

**Sent:** Wednesday, July 8, 2020 11:53 AM

**To:** Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Perkins, Kasey (Southwest Licking Local Schools) <kperkins@laca.org>; Chris Gilcher <cgilcher@swlcws.com>; Greg Chumney <gchumney@lickingcohealth.org>; Alan Haines <ahaines@ci.pataskala.oh.us>

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

**Subject:** Pataskala PZC Review Memo for 08-05-2020

**Importance:** High

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the August 5, 2020 Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**FP-20-002:** Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

**PM-20-002:** Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, CJ Gilcher, Greg Chumney, Alan Haines

Please review the applications, and if you have any comments or concerns regarding them have them submitted to me by at least July 24<sup>th</sup>. They will be included in the Staff Report that is given to the Commission members.

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

Here is a link to download the review memo: [https://pataskala-my.sharepoint.com/:f/g/personal/jkuntzman\\_ci\\_pataskala\\_oh\\_us/EkX2uLY9DcxAJEI0OuP0tF4BGzsSN3434wFm9NxI7Gwawh?](https://pataskala-my.sharepoint.com/:f/g/personal/jkuntzman_ci_pataskala_oh_us/EkX2uLY9DcxAJEI0OuP0tF4BGzsSN3434wFm9NxI7Gwawh?)

[e=n0BvKb](#)

**JACK R. KUNTZMAN**

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316



**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** PZC 8-5-20 - PSD Review Comments  
**Date:** Friday, July 24, 2020 1:44:04 PM

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Jack,

My comments are as follows:

1. FP-20-002
  - a. Engineering plans are approved.
  - b. No further comments at this time.
2. PM-20-002
  - a. My comments from 2-21-20 will apply to the construction plans once submitted.
  - b. Also note for the construction plans:
    - i. Clarify whether the stormwater basin will be:
      1. A detention basin (dry)
      2. Or retention pond (wet)
    - ii. Identify where the pond will outlet to.

Let me know if questions.

Regards,

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

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

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

**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** PZC - March 4th Meeting Review Comments  
**Date:** Friday, February 21, 2020 5:13:13 PM

---

Jack,

Good afternoon. I have the following comments regarding the applications for the March 4<sup>th</sup> PZC meeting:

1. PM-20-001

- a. Existing retention basin
  - i. Some discussions were had regarding future maintenance of the existing pond. Where did this land?
- b. Proposed detention basin
  - i. Show pond elevation detail in plans as depicted in the Stormwater Management Report
  - ii. Show pond overflow location, detail, and elevation (include rip-rap protection on overflow).
  - iii. Recommend rip-rap at outlets to proposed pond
  - iv. Show detail of headwall, tie-in, rip-rap, profile elevations, and normal pool of proposed outlet pipe at existing basin.
    - 1. Invert of outlet pipe shall be 0.25' above normal pool of existing pond
- b. Show proposed site grading plan
- c. Show erosion control plan
- d. Show pavement detail for driveway approach where it is located within the public right-of-way.
- e. Inspection
  - i. Inspection, and inspection fees, will be required on the following items
    - 1. Erosion control
    - 2. Detention basin, outlet structure, outlet pipe and headwall at existing pond.
  - ii. Provide Cost estimate for above inspection items for review
  - iii. An inspection fee deposit totaling 10% of the cost of the above items will be required.
  - iv. Coordinate with the City for inspection of these items prior to installation
- g. Provide revised plans for review.

1. REP-20-001

- a. No Comment

Let me know if questions.

Regards,

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

621 W. Broad Street  
Suite 2B



## *Southwest Licking Community Water & Sewer District*

Mailing: P.O.Box 215  
Etna, Ohio 43018

Administrative Office: 69 Zellers Lane  
Pataskala, Ohio 43062

Phone: 740.927.0410  
Fax: 740.927.4700  
Website: [www.swlcws.com](http://www.swlcws.com)

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July 20, 2020

To: Jack Kuntzman, City of Pataskala Planner

From: CJ Gilcher

Re: Michael Shank Racing Planned Manufacturing District Application PM-20-002

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The District has reviewed the Planned Manufacturing District Application for the Michael Shank Racing Project and has the following comments:

### General

Please see the attached email from Chad Brown, Director of Environmental Health with the Licking County Health Department regarding the onsite sewage treatment system requirements per OAC 3701-29-06(I).

This concludes our comments at this time. If you have any questions, please feel free to contact me at phone number or email below.

Thanks,

*Christopher Gilcher*

CJ Gilcher  
Utilities Superintendent  
614-348-6627  
[cgilcher@swlcws.com](mailto:cgilcher@swlcws.com)

*Attachment*

## Chris Gilcher

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**From:** Chad Brown <cbrown@lickingcohealth.org>  
**Sent:** Tuesday, February 25, 2020 4:58 PM  
**To:** kbiconstruction@aol.com; rob.klinger@shaicommercial.com  
**Cc:** Chris Gilcher  
**Subject:** Meyer Shank Racing Project

Good afternoon gentlemen. I wanted to reach out to you regarding the Meyer Shank Racing project that involves a new building being built in the city of Pataskala. Our office has worked with you to review a design plan for an on lot sewage treatment system (STS) to serve the building due to the fact that the sanitary sewerage system operated by the Southwest Licking Community Water and Sewer District (SWLCWSD) is not currently accessible to the property. However, in speaking with CJ Gilcher with SWLCWSD today, he indicated that the district intends to extend the sanitary sewerage system so that it is accessible to the property, possibly in the next 6 months. Once the sanitary sewerage system becomes accessible to the property, the STS must be abandoned, and the structure(s) on the property will be required to connect to the public system pursuant to Ohio Administrative Code (OAC) Rule 3701-29-06(I).

OAC 3701-29-06(I) states: *"A STS shall not be sited, permitted, or installed where a sanitary sewerage system is accessible, unless otherwise excepted by law. Whenever a sanitary sewerage system becomes accessible to a dwelling or structure served by a STS, the dwelling and/or structures shall be connected to the sanitary sewerage system and the STS abandoned in accordance with rule 3701-29-21 of the Administrative Code."*

I wanted to make you aware of this issue prior to the STS being installed. The STS can be installed prior to the property becoming accessible to the sanitary sewerage system operated by SWLCWSD, but it will be required to be abandoned once the property becomes accessible to the sanitary sewerage system.

If you have any questions or concerns, feel free to contact me.

Thanks  
Chad

Chad Brown, RS, MPH  
Director of Environmental Health  
Deputy Health Commissioner  
Licking County Health Department  
[www.lickingcohealth.org](http://www.lickingcohealth.org)  
740-349-6487



Find LCHD on Social Media:



**From:** [Chad Brown](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** FW: Pataskala PZC Review Memo for 08-05-2020  
**Date:** Wednesday, July 08, 2020 5:27:38 PM  
**Attachments:** [image003.png](#)  
**Importance:** High

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Good afternoon Jack. Our office does not have any comments on the Broadmoore project. We have been approached about a septic system for the Meyer Shank Racing facility, and the design plan for the system has been approved.

Thanks  
Chad

Chad Brown, RS, MPH  
Health Commissioner  
Licking County Health Department  
[www.lickingcohealth.org](http://www.lickingcohealth.org)  
740-349-6487



Find LCHD on Social Media:



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**From:** Greg Chumney <[gchumney@lickingcohealth.org](mailto:gchumney@lickingcohealth.org)>  
**Sent:** Wednesday, July 8, 2020 4:35 PM  
**To:** Chad Brown <[cbrown@lickingcohealth.org](mailto:cbrown@lickingcohealth.org)>  
**Subject:** FW: Pataskala PZC Review Memo for 08-05-2020  
**Importance:** High

Not sure if we have to process anything on this?

Thanks,

Greg Chumney, RS, MPH  
Environmental Health Program Manager  
Licking County Health Department  
[www.lickingcohealth.org](http://www.lickingcohealth.org)  
740-349-6493



Find LCHD on Social Media:



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**Sent:** Wednesday, July 8, 2020 11:53 AM  
**To:** Steven Blake <[sblake@ci.pataskala.oh.us](mailto:sblake@ci.pataskala.oh.us)>; Jim Roberts <[jroberts@hullinc.com](mailto:jroberts@hullinc.com)>; Scott Haines <[shaines@hullinc.com](mailto:shaines@hullinc.com)>; Bruce Brooks <[bbrooks@pataskalapolice.net](mailto:bbrooks@pataskalapolice.net)>; Doug White <[DWhite@westlickingfire.org](mailto:DWhite@westlickingfire.org)>; Philip Wagner <[pwagner@lhschools.org](mailto:pwagner@lhschools.org)>; Perkins, Kasey (Southwest Licking Local Schools) <[kperkins@laca.org](mailto:kperkins@laca.org)>; Chris Gilcher <[cgilcher@swlcws.com](mailto:cgilcher@swlcws.com)>; Greg Chumney <[gchumney@lickingcohealth.org](mailto:gchumney@lickingcohealth.org)>; Alan Haines <[ahaines@ci.pataskala.oh.us](mailto:ahaines@ci.pataskala.oh.us)>

**Cc:** Scott Fulton <[sfulton@ci.pataskala.oh.us](mailto:sfulton@ci.pataskala.oh.us)>  
**Subject:** Pataskala PZC Review Memo for 08-05-2020  
**Importance:** High

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**JACK R. KUNTZMAN**  
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Phone: 740-964-1316

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# WEST LICKING JOINT FIRE DISTRICT

[www.westlickingfire.org](http://www.westlickingfire.org)

## District Headquarters

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

July 29, 2020

Subject: Myers Shank Racing

To whom it may concern,

The West Licking Joint Fire District has reviewed the preliminary plans for Myers Shank Racing application number VA-20-014 and based on the information provided we don't have any comments at this time however we will have future comments after construction plans are provided.

Sincerely

Doug White

[dwhite@westlickingfire.org](mailto:dwhite@westlickingfire.org)

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

[Westlickingfire.org](http://Westlickingfire.org)





## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

621 West Broad Street, Suite 2A

Pataskala, Ohio 43062

### PLANNED MANUFACTURING DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1253)

Property Information		
Address: 11558 Refugee Rd. & 3000-3007 Etna Pkwy., Pataskala, OH 43062		
Parcel Number: 064-152862-00.001 & 064-152862-00.000		
Zoning: PM	Acres: 8.50 Pr. Lot Split (39.56 & 58.72 Comb. Total ACO)	
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 type="checkbox"/> South West Licking	<input checked="" type="checkbox"/> On Site

Staff Use
Application Number: PM-20-002
Fee: \$1,000
Filing Date: 7-2-20
Hearing Date: 8-5-20
Receipt Number: 21365

Applicant Information		
Name: R. Ryan Badger (ADR & Associates, Ltd.)		
Address: 88 W. Church St.		
City: Newark	State: OH	Zip: 43055
Phone: 740-345-1921	Email: rbadger@adrinnovation.com	

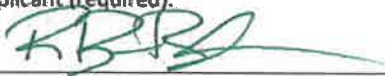
Property Owner Information		
Name: Emswiler, Howard P & Rosemary A Trustees		
Address: 13167 Morse Rd. SW		
City: Pataskala	State: OH	Zip: 43062
Phone: N/A	Email: N/A	

Documents
<input checked="" type="checkbox"/> Application
<input type="checkbox"/> Fee
<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Deed
<input type="checkbox"/> Area Map

Planned Manufacturing District Information N/A
Describe the Project:
This project includes a new +/-35,000 SF building with associated parking and access drives for both pedestrian vehicles and truck use.
The proposed development will also include on-site storm water management, public water, and on-site sewer.



<b>Documents to Submit</b>
<b>Planned Manufacturing District Application:</b> Submit 1 copy of the application.
<b>Site Plan:</b> Submit 14 copies of a development plan including the following: <ul style="list-style-type: none"> <li>• All proposed structures including square footage, dimensions, setbacks, entrances, service and pedestrian areas.</li> <li>• All property lines and dimensions of the lot.</li> <li>• All points of ingress and egress onto public roadways, traffic flow patterns, traffic control points and traffic safety measures.</li> <li>• A traffic study of the affected area according to Ohio Department of Transportation standards if applicable.</li> <li>• A parking layout including vehicular and pedestrian routes.</li> <li>• All proposed landscaping including type, size, materials, locations and berms in accordance with Section 1253.05(I).</li> <li>• The use of land and location of structures on adjacent property within 100 feet of the property line.</li> <li>• Location and screening of dumpsters.</li> <li>• Location, dimensions and design of all signage and lighting.</li> <li>• The proposed use of all parts of the lot and structures.</li> </ul>
<b>Building Elevations:</b> Submit 14 copies of a site plan to scale of the subject property indicating the following: <ul style="list-style-type: none"> <li>• Location and dimensions (length, width, height) of all proposed buildings and structures.</li> <li>• Total square footage of each structure.</li> <li>• The proposed use of all parts of the structures.</li> <li>• Location and screening of dumpsters.</li> </ul>
<b>Deed:</b> Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at <a href="http://www.lcountyt.com/rec">www.lcountyt.com/rec</a> .
<b>Area Map:</b> Submit 1 copy of an area map from the Licking County Engineer's office showing the property and surrounding area. Area maps can be obtained at <a href="http://www.lcountyt.com/taxparcelviewer/default">www.lcountyt.com/taxparcelviewer/default</a> .

<b>Signatures</b>	
I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Planned Manufacturing District request.	
<b>Applicant (required):</b> 	<b>Date:</b> 07/02/2020
<b>Property Owner (required):</b> Howard P Emek Trust - Rosemary a Emek trust	<b>Date:</b> 7-9-2020

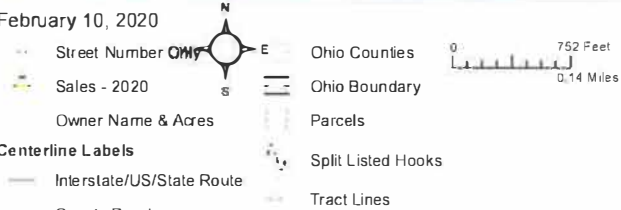
A horizontal scale bar with tick marks. The top part is labeled '0' at the left end and '500 Feet' at the right end. Below the bar, the label '0.09 Miles' is centered.

[illegible]

# OnTrac Property Map



February 10, 2020



LICKING COUNTY TAX MAP



**PROPERTY LOCATION:**

SITUATED IN THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, AND BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1N, RANGE 15W, OF THE UNITED STATES MILITARY LANDS.

BEING A SURVEY OF ALL LANDS CONVEYED TO DAVID N. PHILLIPS, AS RECORDED IN INSTRUMENT NO. 2001-01-120001340, AND A 70 ACRE PARCEL CONVEYED TO HOWARD P. EMSWILER, TRUSTEE OF THE HOWARD P. EMSWILER REVOCABLE TRUST, AS RECORDED IN INSTRUMENT NO. 2005-01120001340, IN THE LICKING COUNTY DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON THE CENTERLINE OF REFUGEE ROAD, AS BEING S 85°52'00" W, AND IS AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY BY S.A. ENGLAND & ASSOCIATES, UNDER THE DIRECT SUPERVISION OF SCOTT A. ENGLAND, P.S., OHIO REGISTERED SURVEYOR #S-7452, IN APRIL OF 2005.

**PREPARED FOR:**

**DAVID N. PHILLIPS  
PATASKALA, OHIO**

**PREPARED BY:**

**S.A. ENGLAND & ASSOCIATES  
Engineering & Surveying  
P.O. Box 1770/5179 Walnut Road  
Buckeye Lake, Ohio 43008  
740-928-8680 FAX 740-928-9565  
WWW.SURVEYOHIO.COM**



I Hereby Certify That An Actual Survey Of The Premises Was Made And That This Plat Is Correct To The Best Of My Knowledge.

Dated: 5/14/05

Scott A. England, P.S.  
Ohio Registered Surveyor #7452

ROBINSON FAMILY FARM LTD  
O.R. 865 PAGE 2-4

OSBORN FAMILY FARM LTD  
O.R. 464 PAGE 785

# Plat of Survey

City of Pataskala, County of Licking, State of Ohio, part Quarter Township 4, Township 1N, Range 15W, United States Military Lands.

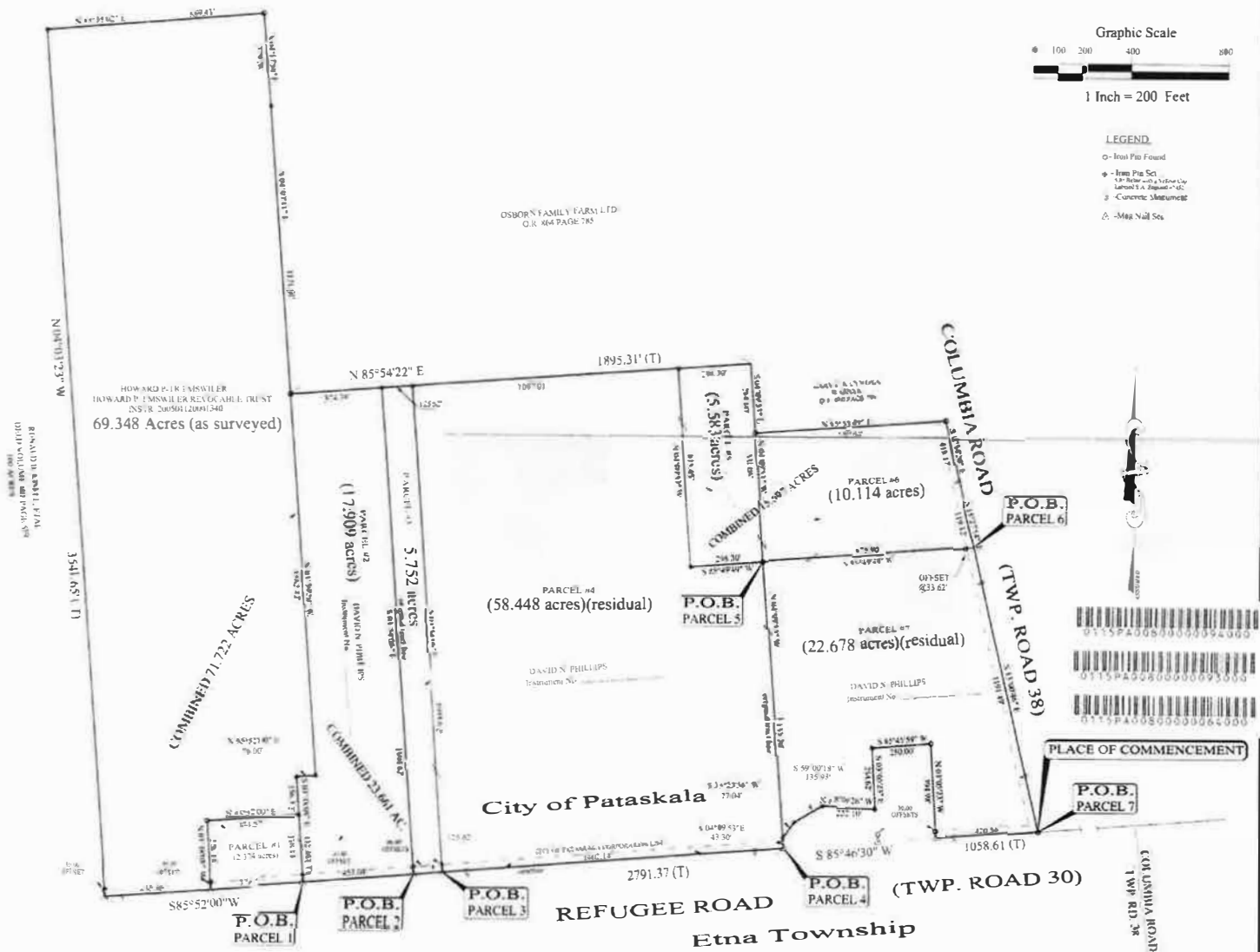
Graphic Scale



1 Inch = 200 Feet

**LEGEND**

- Iron Pin Found
- Iron Pin Set
- Iron Pin with Yellow Uv Labeled 1/4" Diameter x 1/2"
- Concrete Monument
- Map Nail Set



6

Instr: 200507140021372 07/14/2005  
Pages: 3 F: \$36.00 10:11AM  
Bryan A. Long T20050018404  
Licking County Recorder BXHAYES TI

## GENERAL WARRANTY DEED

**Arnold E. Shaheen, Jr., Trustee**, of Licking County, Ohio, for valuable consideration paid, grants with general warranty covenants to **Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust U/A dated December 27, 1978 as amended**, whose tax mailing address is 13167 Morse Road, Pataskala, OH 43062, the following real property:

**Being an undivided one-half interest in the following described real estate:**

*Situated in the State of Ohio, County of Licking, City of Pataskala and being further described on the attached Exhibit "A", incorporated herein by reference.*

Prior Deed Reference: Instrument No. 200507140021371, Recorder's Office, Licking County, Ohio.

Also known as: Combination of 2.374 acres and 69.348 acres (as surveyed), Refugee Road, Pataskala, OH 43062

Auditor's Parcel Numbers: #Part of Parent Parcel 64-152862-00.000 and 64-152862-00.001

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 6<sup>th</sup> day of July, 2005.

TRANSFERRED 13  
Date July 13, 2005  
[Signature]  
Licking County Auditor TH  
State of Ohio  
County of Licking SS:

[Signature]  
Arnold E. Shaheen, Jr., Trustee  
SEC.319.202 COMPLIED WITH  
J. TERRY EVANS, AUDITOR  
BY TH EVM.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of July, 2005 by Arnold E. Shaheen, Jr., Trustee, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said person.

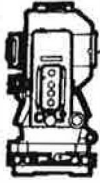


LORI A. MANGES  
Notary Public, State of Ohio  
My Comm. Expires April 10, 2007

[Signature]  
NOTARY

This Document Has Been Prepared By:

W. Scott Hayes  
195 E. Broad Street\*PO Box 958\*Pataskala, Ohio 43062-0958\*(740) 927-2927\*(800) 536-8678\*Fax:(740) 927-3060  
www.hayesoffices.com



## S.A. ENGLAND & ASSOCIATES

Professional Land Surveying  
5179 Walnut Road • P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

**Exhibit "A"**  
**Legal Description**  
**71.722 Acres (combined parcels)**  
**Howard P. Emswiler Revocable Trust**

Page 1 of 2

Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of Quarter Township 4, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a combined 70 Acre parcel (69.348 Acres by new survey) conveyed to Howard P. Emswiler, Trustee, Howard P. Emswiler Revocable Trust, as recorded in Instrument No. 2005-01120001340, and a 2.374 Acre parcel conveyed to Howard P. Emswiler, Trustee, Howard P. Emswiler Revocable Trust, as recorded in Instrument No. 2005-                    , in the Licking County Deed Records, and being further described as follows;

Commencing at an iron pin found on the South Corporation Line of the City of Pataskala marking the intersection of the centerlines of Refugee Road (Twp. Road 30) and Columbia Road (Twp. Road 38), and being on the North line of Etna Township;

Thence, S 85°46'30"W 1058.61 feet with the centerline of Refugee Road and said Corporation Line, to a mag nail set;

Thence, S 85°52'00" W 1528.45 feet continuing with the centerline of Refugee Road and said Corporation Line, to a mag nail set marking the Southeast corner of said 2.374 acre parcel of which this description is a part, also being on the South line of an original 20.000 acre parcel conveyed to David N. Phillips, a recorded in Instrument No. 2001-05230018045, and being the **PRINCIPLE PLACE OF BEGINNING** of the 71.722 Acre parcel herein to be described;

Thence, S 85°52'00" W 810.53 feet continuing with the centerline of Refugee Road and said Corporation Line, the same being the South line of said 2.374 acre parcel and continuing along the South line of said 70 acre parcel, to a mag nail set marking the Southwest corner thereof, and being the Southeast corner of a 100 acre parcel conveyed to Ronald B. Kissell, ETAL, as recorded in Deed Volume 801, Page 559;

Thence, N 04°03'23" W 3541.65 feet leaving said Corporation Line and the centerline of Refugee Road with the West line of said 70 acre parcel of which this description is a part, the same being the East line of said parcel conveyed to Kissell, ETAL, to an iron pin set on the boundary of a parcel conveyed to Robinson Family Farm, Ltd., as recorded in O.R. 865, Page 219, and passing over an iron pin set at 30.00 feet;

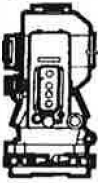
Thence with the boundary of said 70 acre parcel of which this description is a part, the same being the boundary of said parcel conveyed to Robinson Family Farm, Ltd., with the following two (2) courses and distances:

- 1) N 85°35'02" E 889.41 feet to a 1" o.d. iron pipe found;
- 2) S 04°17'58" E 379.26 feet to an iron pin set marking the Northwest corner of a parcel conveyed to Osborn Family Farm, Ltd., as recorded in O.R. Volume 864, Page 785;

Thence, S 04°07'11" E 1171.91 feet continuing with the boundary of said 70 acre parcel of which this description is a part, the same being the West line of said parcel conveyed to Osborn Family Farm, Ltd., to a 1" o.d. iron pipe found marking the Southwest corner thereof, and being the Northwest corner of said 20.000 acre parcel conveyed to Phillips;

Thence continuing with the boundary of said 70 acre parcel of which this description is a part, the same being the boundary of said 20.000 acre parcel conveyed to Phillips, with the following three (3) courses and distances:

- 3) S 03°59'20" E 1562.42 feet to an iron pin set;
- 4) S 85°52'00" W 78.00 feet to an iron pin set;
- 5) S 03°48'08" E 156.32 feet to an iron pin set marking the Northeast corner of said 2.374 acre parcel of which this description is a part;



## S.A. ENGLAND & ASSOCIATES

Professional Land Surveying  
5179 Walnut Road • P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

### Exhibit "A"

Page 2 of 2

Thence, **S 03°48'08" E 276.14 feet** with the East line of said 2.374 Acre parcel of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 246.14 feet, and containing **71.722 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the centerline of Refugee Road (Twp. Road 30), as being **S 85°52'00" W**, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

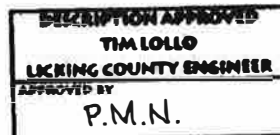
The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 1997, and March of 2005.

Dated

5/25/15

0653-05LIEMS

Scott A. England P.S.  
Ohio Registered Surveyor #7452



0115PA0080000068000

0115PA00800000094000

42.110 ac

40 ac

SITUATED IN THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, AND BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1N, RANGE 15W, OF THE UNITED STATES MILITARY LANDS.

BEING A SURVEY OF A 23.661 ACRES PARCEL, CONVEYED TO DAVID N. PHILLIPS, SUCCESSOR TRUSTEE OF THE DAVID N. PHILLIPS TRUST, AS RECORDED IN INSTRUMENT NO. 2005-07140021375, AND PART OF A 54.648 ACRES PARCEL (PER TAX DUPLICATES) CONVEYED TO DAVID N. PHILLIPS, TRUSTEE OF THE DAVID N. PHILLIPS TRUST, AS RECORDED IN INSTRUMENT NO. 2001-08230011044, IN THIS LICKING COUNTY DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON THE CENTERLINE OF REFUGEE ROAD, AS BEING S 85°52'00" W, AND IS AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY BY S.A. ENGLAND & ASSOCIATES, UNDER THE DIRECT SUPERVISION OF SCOTT A. ENGLAND, P.S., OHIO REGISTERED SURVEYOR #5-7452, IN APRIL OF 2005, AND OCTOBER OF 2007.

PREPARED FOR:  
DAVID N. PHILLIPS  
PATASKALA, OHIO

PREPARED BY:  
S.A. ENGLAND & ASSOCIATES  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
740-928-8680 FAX 740-928-9565  
WWW.SURVEYOHIO.COM



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated: 10/15/07

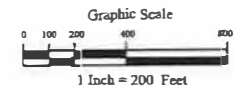
Scott A. England, P.S.  
Ohio Registered Surveyor #5-7452

ANDERSON FAMILY FARM LTD  
O.S. 663 PAGE 219

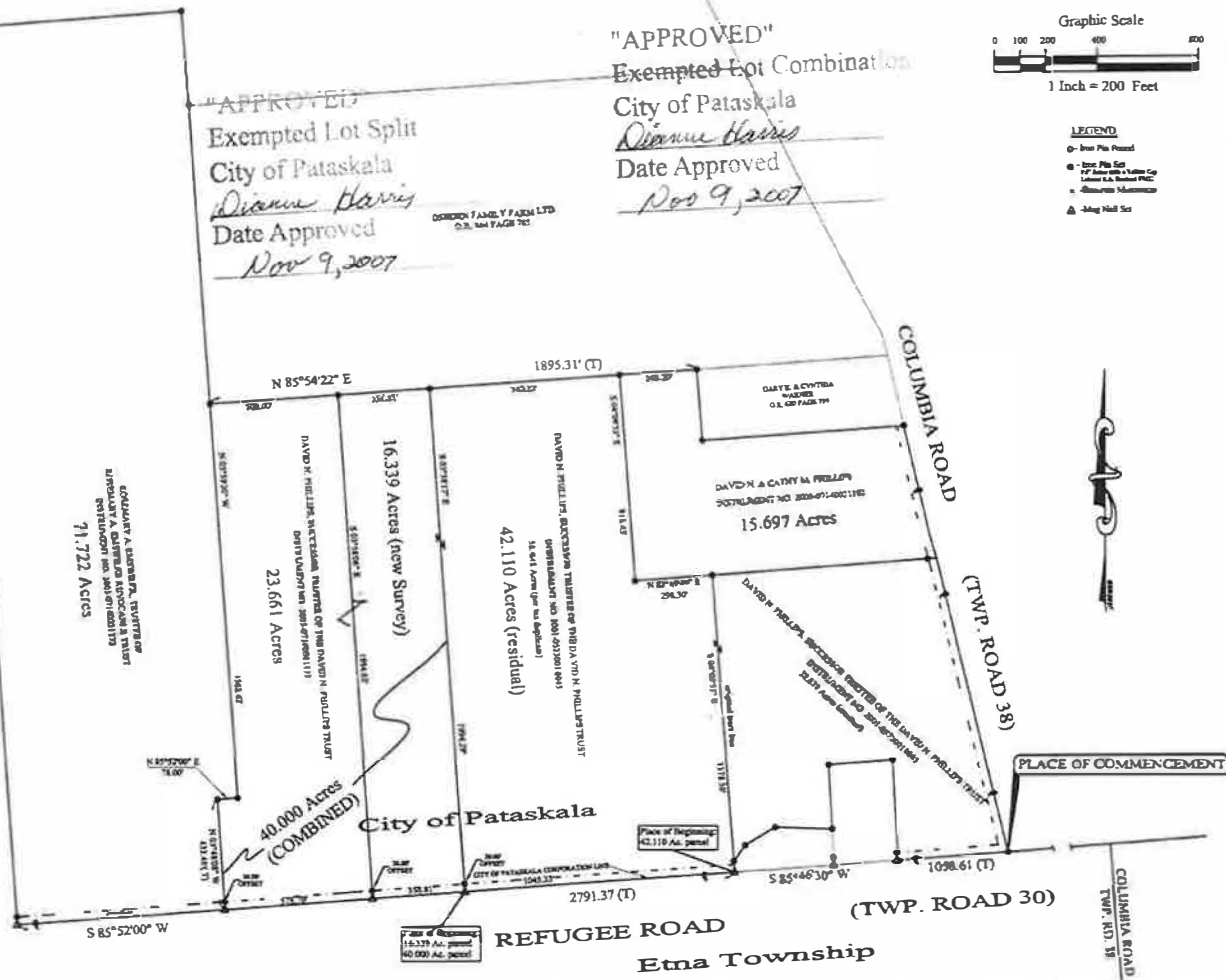
# Plat of Survey

City of Pataskala, County of Licking, State of Ohio, part Quarter Township 4, Township 1N, Range 15W, United States Military Lands.

"APPROVED"  
Exempted Lot Combination  
City of Pataskala  
Dianne Harris  
Date Approved  
Nov 9, 2007



- LEGEND
- Q - Iron Pin Found
  - - Iron Pin Set
  - - 1/2" Aluminum Survey Cap
  - - Concrete Monument
  - Δ - Metal Nail Set





5

GENERAL WARRANTY DEED

David N. Phillips, Successor Trustee of the David N. Phillips Trust dated February 19, 2001 and David N. Phillips, Successor Trustee of the Peggy A. Phillips Trust dated February 19, 2001, of Licking County, Ohio, for valuable consideration paid, grants with general warranty covenants to Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust U/A dated December 27, 1978, as amended, whose tax mailing address is 13167 Morse Road, Pataskala, OH 43062, the following real property:

BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the State of Ohio, County of Licking, City of Pataskala and being further described on the attached Exhibit "A", incorporated herein by reference.

The Grantees, their heirs, and assigns do hereby acknowledge and agree that this conveyance is subject to the covenant and agreement of the grantees, their heirs, and assigns that this exempted lot combination does not create an additional building site or new access to a public roadway in as much as the 23.661 acre parcel is an existing building site and has access to a public roadway; the combination of the 23.661 acres and the 16.339 acres is an addition of acreage to the existing parcel.

Prior Deed Reference: Instrument No. 200507140021375 and Instrument No. 200712070031203, Recorder's Office, Licking County, Ohio. Also known as: Combination of 23.661 acres and 16.339 acres (as surveyed), 11558 Refugee Road, Pataskala, OH 43062 Auditor's Parcel Numbers: #064-152862-00.000 & Part of 064-152856-00.000

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 27 day of November, 2007.

Exempted Lot Combination

City of Pataskala

Deanne C. Harris  
Date Approved Residing Director

Nov. 20, 2007

State of Ohio

County of Licking SS:

The foregoing instrument was acknowledged before me this 27 day of November, 2007 by David N. Phillips, Successor Trustee of the David N. Phillips Trust dated February 19, 2001 and the Peggy A. Phillips Trust dated February 19, 2001, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said person.

David N. Phillips Successor Trustee of the David N. Phillips Trust dated February 19, 2001 and David N. Phillips, Successor Trustee of the Peggy A. Phillips Trust dated February 19, 2001

NOTARY



This Document Has Been Prepared By:

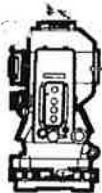
William C. Hayes

195 E. Broad Street PO Box 958 Pataskala, Ohio 43062-0958 (740) 927-2927 (800) 536-0878 Fax (740) 927-3060 www.hayesoffices.com

DESCRIPTION APPROVED  
TIM LORIO  
LICKING COUNTY ENGINEER  
AJL

SERENA FRYE  
Notary Public, State of Ohio  
Commission Expires 03-12-10

TRANSFERRED  
Date December 7, 2007  
Licking County Auditor  
BY MW 550 00  
SEC. 319.202 COMPLIED WITH  
J. TERRY EVANS, AUDITOR



## S.A. ENGLAND & ASSOCIATES

Professional Land Surveying  
5179 Walnut Road • P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

### Exhibit "A" Legal Description

40.000 Acres (combined parcels)  
23.661 Ac. & 16.339 Acre parcels

Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of Quarter Township 4, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a combination of an original 23.661 Acre parcel conveyed to David N. Phillips, Successor of Trustee of the David N. Phillips, Trust, as recorded in Instrument No. Instrument No. 2005-07140021375, and a 16.339 Acre parcel conveyed to David N. Phillips, Successor of Trustee of the David N. Phillips Trust, as recorded in Instrument No. 2007-  
\_\_\_\_\_, in the Licking County Deed Records, and being further described as follows;

Commencing at an iron pin found on the South Corporation Line of the City of Pataskala marking the intersection of the centerlines of Refugee Road (Twp. Road 30) and Columbia Road (Twp. Road 38), and being on the North line of Etna Township;

Thence, S 85°46'30" W 1058.61 feet with the centerline of Refugee Road and said Corporation Line, to a mag nail set marking the Southeast corner of said original 70.26 acre parcel conveyed to Phillips of which the 16.338 Acre parcel is a part;

Thence, S 85°52'00" W 1045.33 feet continuing with the centerline of Refugee Road and said Corporation Line, to a mag nail set marking the Southeast corner of said 16.339 acre parcel of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the 40.000 Acre parcel herein to be described;

Thence, S 85°52'00" W 935.51 feet continuing with the centerline of Refugee Road and said Corporation Line, the same being the South line of said 16.339 acre parcel and continuing along the South line of said 23.661 acre parcel, to a mag nail set marking the Southwest corner thereof, and being the Southeast corner of a 71.722 Acre parcel conveyed to Rosemary A. Emswiler, Trustee of Rosemary A. Emswiler Revocable Trust, as recorded in Instrument No. 2005-7140021372;

Thence leaving said Corporation Line and the centerline of Refugee Road with the West line of said 23.661 acre parcel, the same being the East line of said 71.722 acre parcel conveyed to Emswiler, with the following three (3) courses and distances:

- 1) N 03°48'08" W 432.46 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) N 85°52'00" E 78.00 feet to an iron pin set;
- 3) N 03°59'20" W 1562.42 feet to a 1" o.d. iron pipe found marking the Northwest corner thereof, and being the Southwest corner of a parcel conveyed to Osborn Family Farm, Ltd., as recorded in O.R. Volume 864, Page 785;

Thence, N 85°54'22" E 856.81 feet with the North line of said 23.661 acre residual and continuing along the North line of said 16.339 acre parcel of which this description is a part, the same being the South line of said parcel conveyed to Osborn Family Farm, Ltd., to an iron pin set, and passing over an iron pin set marking the Northwest corner of said 16.339 acre parcel at 500.00 feet;

Thence, S 03°58'17 E 1994.29 feet with the East line of said 16.339 Acre parcel of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 1964.29 feet, and containing 40.000 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the centerline of Refugee Road (Twp. Road 30), as being S 85°52'00" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from September of 1997 to October of 2007.

Dated 10/15/17

0653-07LI(combined)

Scott A. England P.S.  
Ohio Registered Surveyor #7452



0115PA00800000094000



**SURVEY INFORMATION**

SURVEY INFORMATION BASED ON FIELD OBSERVATION BY SMART SERVICES, INC. IN NEWARK, OHIO

FOR MORE INFORMATION CONTACT:  
SMART SERVICES, INC.  
80 W CHURCH STREET  
NEWARK, OH 43055  
(740) 345-4700

**CONTROL POINTS**

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
CNPT #1	718736.473	1910695.949	1073.75	5/8" REBAR W/ CAP
CNPT #2	719273.482	1910731.322	1081.03	5/8" REBAR W/ CAP

HORIZONTAL CONTROL IS BASED ON STATE PLANE OHIO (SOUTH ZONE) NAD83(2011) GRID COORDINATES DETERMINED FROM GPS RTK STATIC OBSERVATIONS IN OCTOBER 2019.

VERTICAL CONTROL IS BASED ON NAVD88(GEOGRID 12B) BASED ON GPS RTK STATIC OBSERVATIONS IN OCTOBER 2019.

UTILITY LOCATIONS ARE BASE ON FIELD OBSERVATION AND RECORD PLANS AS REQUESTED BY O.U.P.S. TICKET #'s A928202064-00A (MARKINGS) & A928202070-00A (PLANS)

ROSEMARY A. EMSWILER, TRUSTEE OF THE  
ROSEMARY A. EMSWILER REVOCABLE TRUST  
INST. #200507140021372  
58.723 AC. TOTAL  
(PM - PLANNED MANUFACTURING)

ROSEMARY A EMSWILLER  
INST. # 200507140021372  
39.56 AC TOTAL  
(PM - PLANNED MANUFACTURING)

WY FARMVIEW REFUGEE LLC  
INST. # 201111230022569  
64.76 AC TOTAL  
(M1 - LIGHT MANUFACTURING)

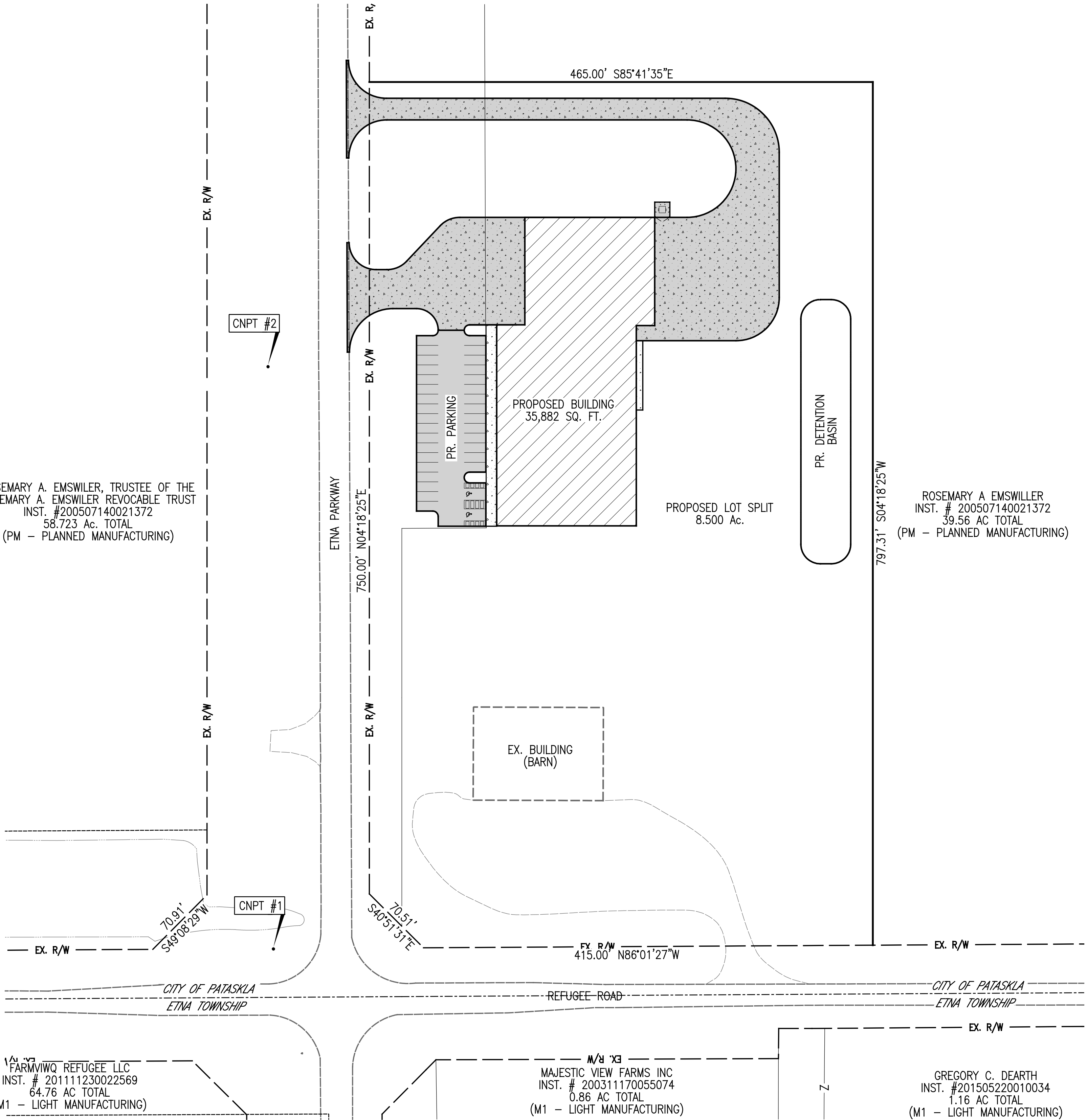
MAJESTIC VIEW FARMS INC  
INST. # 200311170055074  
0.86 AC TOTAL  
(M1 - LIGHT MANUFACTURING)

GREGORY C. DEARTH  
INST. #201505220010034  
1.16 AC TOTAL  
(M1 - LIGHT MANUFACTURING)

# MEYER SHANK RACING

## SITE & ZONING COMPLIANCE PLAN

SITUATED IN THE CITY OF PATASKALA,  
LICKING COUNTY, OHIO



### INDEX OF SHEETS

SITE PLAN	1
DEVELOPMENT PLAN	2
ARCHITECTURAL ELEVATIONS	3



Newark Office:  
88 West Church Street  
Newark, OH 43055  
(740) 345-1921 (ph)  
(740) 345-4994 (fax)  
www.adrinnovation.com

0

60

120

HORIZONTAL  
SCALE IN FEET

DRAWN  
BLW

CHECKED  
RRB

REVIEWED  
RSB

ADR

88 West Church Street - Newark, OH 43055 - (740) 345-1921

REVISIONS

-

A

-

A

-

A

SITE PLAN

MEYER SHANK RACING  
SITE & ZONING COMPLIANCE PLAN  
CITY OF PATASKALA, OH

JULY 6, 2020  
JOB #320202

1

3

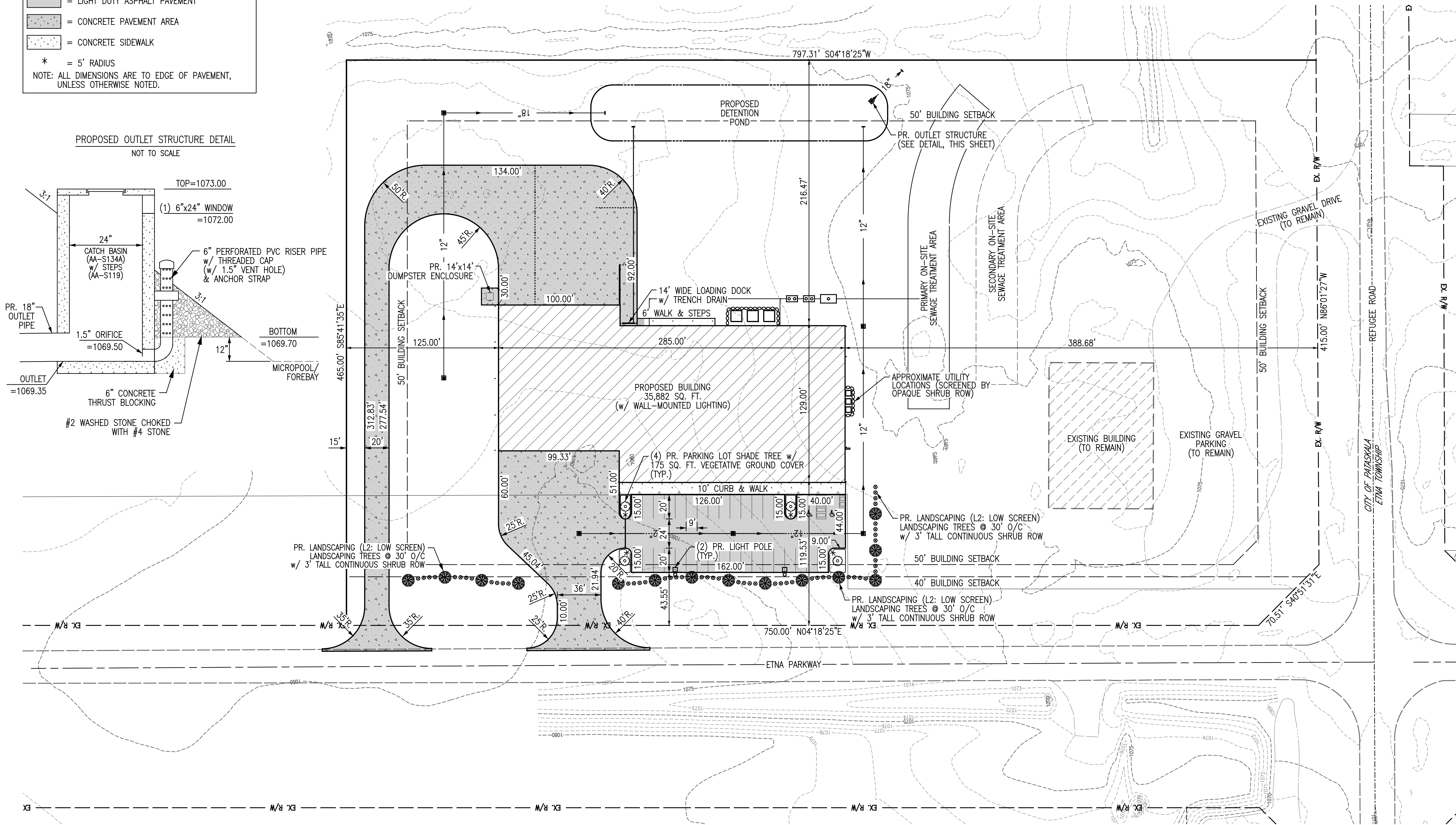
Recycled Paper

<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <div style="border-left: 1px solid black; border-right: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> </div> <div style="margin-top: 5px;">2 3</div> </div> <div> <div style="text-align: center;"> <p><b>MEYER SHANK RACING</b></p> <p><b>SITE &amp; ZONING COMPLIANCE PLAN</b></p> <p><b>CITY OF PATASKALA, OH</b></p> </div> <div style="margin-top: 10px;"> <p>JULY 6, 2020</p> <p>JOB #320202</p> </div> </div> </div>	<h2 style="margin: 0;">DEVELOPMENT PLAN</h2>		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center; margin-bottom: 10px;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">1</td> <td style="width: 10%; text-align: center;">-</td> <td style="width: 80%;"></td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">-</td> <td></td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">-</td> <td></td> </tr> </table> </div> <div style="width: 50%; text-align: right;"> <div style="display: flex; justify-content: space-between; margin-bottom: 5px;"> <div> <p><b>ADP</b></p> <p style="font-size: 8px; margin: 0;">ARCHITECTURAL DESIGN PARTNERS, LLC</p> </div> <div> <p>88 West Church Street • Newark, OH 43055 • (740) 345-1921</p> </div> </div> </div> </div>		1	-		2	-		3	-	
	1	-											
2	-												
3	-												
<p><b>DRAWN</b></p> <p><b>EWJ</b></p>	<p><b>CHECKED</b></p> <p><b>RRB</b></p>	<p><b>REVIEWED</b></p> <p><b>RSB</b></p>	<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="width: 40%;"> </div> <div style="width: 50%;"> <div style="display: flex; align-items: center; justify-content: space-between; margin-bottom: 5px;"> <div>0</div> <div>40</div> <div>80</div> </div> </div> </div> <p style="text-align: center; margin-top: 5px;"><b>HORIZONTAL SCALE IN FEET</b></p>										

NOTE: ALL DIMENSIONS ARE TO EDGE OF PAVEMENT,  
UNLESS OTHERWISE NOTED.

Diagram illustrating the cross-section of a catch basin structure, showing dimensions and components:

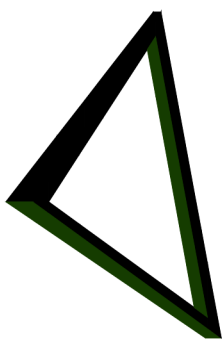
- TOP** = 1073.00
- (1) 6"x24" WINDOW** = 1072.00
- 6" PERFORATED PVC RISER PIPE w/ THREADED CAP (w/ 1.5" VENT HOLE) & ANCHOR STRAP**
- CATCH BASIN (AA-S134A) w/ STEPS (AA-S119)**
- 24"** (Width of Catch Basin)
- PR. 18" OUTLET PIPE**
- 1.5" ORIFICE** = 1069.50
- 6" CONCRETE THRUST BLOCKING**
- #2 WASHED STONE CHOKED WITH #4 STONE**
- 3:1** (Slope Ratio)
- 12"** (Height of Micropool/Forebay)
- BOTTOM** = 1069.70
- MICROPOOL/FOREBAY**
- OUTLET** = 1069.35



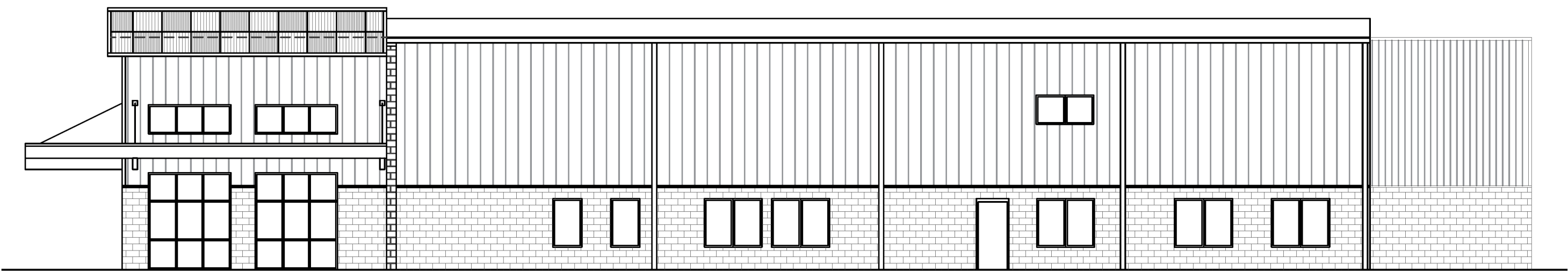
PLANNED MANUFACTURING DISTRICT (PM)  
BUILDING SETBACKS: 50' FRONT  
50' SIDE  
50' REAR  
PARKING SETBACK: 40' FRONT

1283.07 APPLICATION OF LANDSCAPING STANDARDS:  
THE PROPOSED DEVELOPMENT WILL INCLUDE "L2" LANDSCAPING  
FOR THE LENGTH OF THE BUILDING ALONG ETNA PARKWAY &  
REFUGEE ROAD. THE REQUESTED DIVERGENCE IS FOR NON  
INSTALLATION OF THE "L2" LANDSCAPING REQUIREMENT ALONG  
THE REAR AND SIDE YARD DUE TO THE PROXIMITY OF THE  
NEAREST DEVELOPMENT.

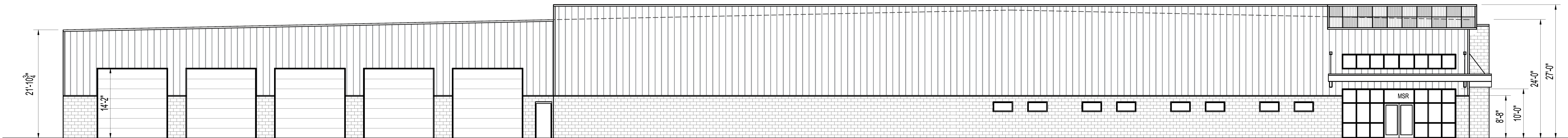
ARCHITECTURAL ELEVATIONS



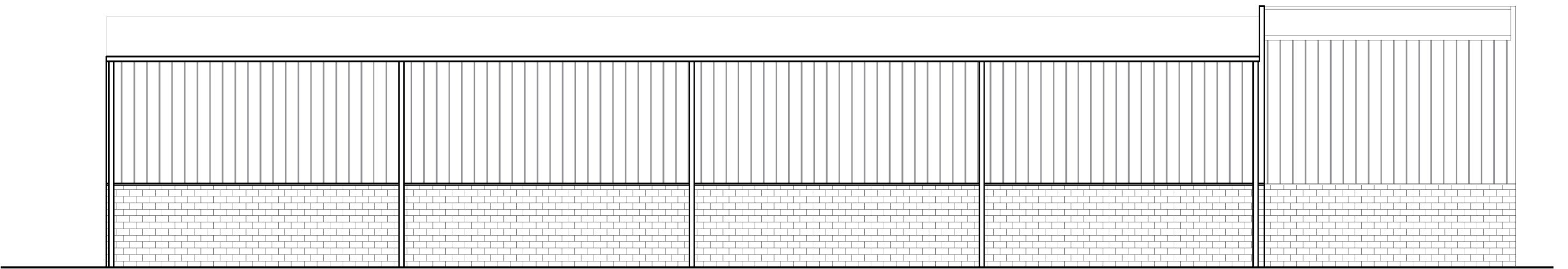
PROJECT  
ARCHITECTURE LTD.  
Programming, Planning, Architectural Solutions



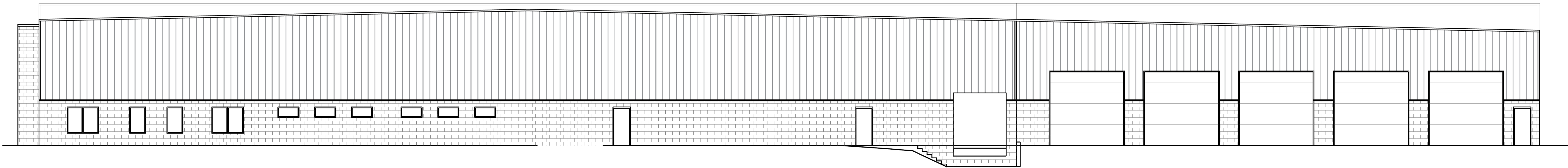
NORTH ELEVATION 1  
3/32" = 1'-0" A3.1



WEST ELEVATION 2  
3/32" = 1'-0" A3.1



SOUTH ELEVATION 3  
3/32" = 1'-0" A3.1



EAST ELEVATION 4  
3/32" = 1'-0" A3.1

PRINTED 7/2/2020 10:00:12 AM P:\ADP\2020\320202 MSR Etna Pkwy-East Side Site\dgn\Site Zoning & Compliance Plans\03\_Elevations.dgn

DRAWN  
BLW  
CHECKED  
RFB  
REVIEWED  
RSB



REVISIONS	
1	-
2	-
3	-

ARCHITECTURAL  
ELEVATIONS

MEYER SHANK RACING  
SITE & ZONING COMPLIANCE PLAN  
CITY OF PATASKALA, OH

JULY 1, 2020  
JOB #320202

3  
3