

CITY OF PATASKALA PLANNING & ZONING COMMISSION

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

STAFF REPORT

March 3, 2021

Planned Manufacturing Application PM-21-002

Applicant: Red Rock Investment Partners, LLC

Owner: Amanda Reeves, Red Chip Farms, Inc. and Howard P Emswiler, Trustee

Location: 7409 Mink Street, 0 Mink Street (PID 063-140508-00.000), 0 Mink Street (PID

063-140724-00.000) and 0 Etna Parkway (PID 064-152898-00.001).

Acreage: 179.2-acres total

Zoning: PM – Planned Manufacturing

Request: Requesting approval of a Planned Manufacturing application pursuant to

Section 1253.07 of the Pataskala Code to allow for the construction of two

industrial buildings and associated site improvements

Description of the Request:

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

Staff Summary:

The project site is comprised of four (4) properties totaling 179.2 acres. The first property, owned by Amanda Reeves, is 1.62 acres in size and contains a 1,694 square foot single-family home and a 1,260 square foot garage both constructed in 1919. The second and third properties, both owned by Red Chip Farms, Inc., are 108.24 acres and 43.29 acres respectively and are currently being used for agriculture. The fourth parcel, owned by Howard P. Emswiler, Trustee, is 26.05 acres and is also being used for agriculture.

The applicant is requesting approval of the Planned Manufacturing application to allow for the construction of two warehouse/distribution buildings along with associated site improvements. Approval of a Planned Manufacturing application is required for construction within a PM – Planned Manufacturing district pursuant to Section 1253.07. Approval of a Transportation Corridor Overlay District application is also required pursuant to Section 1259.03 of the Pataskala Code.

Below is a general summary of the proposed project:

Buildings

- Building A
 - General: Easternmost building, with entrances on the east and west side of the building.
 - O Dimensions: 650 feet x 1,680 feet
 - Square Footage: 1,092,000 square feet
 - o Height: 49 feet, 4 inches

- Planned to be constructed first
- Building B
 - o General: Westernmost building, with entrances on the north and south sides of the building
 - O Dimensions: 650 feet x 1,512 feet
 - Square Footage: 982,800 square feet
 - o Height: 49 feet, 4 inches
 - Planned to be constructed second.

Setbacks

- Building A (50-foot minimum per PM Planned Manufacturing)
 - o Front (North Access Road): 300 + feet
 - Side (East): 600 + feet
 - o Side (West): 1,600 + feet
 - o Rear (South): 400 + feet
- Building B (50-foot minimum per PM Planned Manufacturing)
 - o Front (Mink Street): 250 + feet to 300 + feet
 - o Front (North Access Road): 100 + feet
 - Side (South): 350 + feet to 400 + feet

Access

- Building A
 - Two access points onto the North Access Road
- Building B
 - o Two access points onto the North Access Road
 - One access onto Mink Street
- North Access Road
 - Proposed 60 feet of right-of-way
 - o Connection to Mink Street with plans to connect to Etna Parkway.
 - o Could be public or private depending on acquiring property from AEP along Etna Parkway
 - Variance for lot frontage to be heard by the BZA on March 9, 2021
- Access/Roadway improvements to be installed, per code, following completion of the regional traffic study.

Parking

- Building A
 - o Required: 549 parking spaces
 - Provided: 500 parking spaces (620 parking spaces with future additions)
 - 15 ADA spaces
 - Additional spaces to be provided based upon need of future tenant(s).
- Building B
 - o Required: 494 parking spaces
 - o Provided: 500 parking spaces
 - 13 ADA spaces
- Parking lot lighting will meet the requirements of Section 1291.03 of the Pataskala Code.

Loading

- Building A
 - Located on north and south side of building
 - Variance for loading spaces on the front of the building (north side) to be heard by the BZA on March 9, 2021
 - Required: 110 loading spaces
 - o Provided: 259 loading spaces
- Building B
 - Located on west and east side of building
 - Variance for loading spaces on the front of the building (west side) to be heard by the BZA on March 9, 2021
 - Required: 99 loading spaces
 - Provided: 233 loading spaces

Pedestrian Access

- Sidewalks provided along south side of North Access Road
- Path or fee-in-lieu along Mink Street

Signage

- Development
 - o Height: 10 feet
 - Size: 160 square feet (Sign face)
 - o Screen printed aluminum sign with ground mounted LED up-lights.
 - o Location: Not specified on the plans. Plans will need to be revised to indicate location.
- Building
 - None proposed at this time as the buildings are speculative.

Trash

- Waste disposal facilities will be located on the southern side of Building A and the eastern side of Building B
- The project will use trash compactors, not dumpsters, so the units will not be screened, but will be located behind the buildings.
 - Variance for screening of the trash compactors to be heard by the BZA on March 9, 2021

Landscaping

- Building A
 - Combination of three-foot mounding and L2 landscaping along North Access Road
 - o Combination of three-foot mounding and L2 landscaping along eastern property line
 - Combination of three to four-foot mounding and L2 and L3 landscaping along southern property line
 - Parking lot landscaping provided pursuant to 1259.05(G)(4)
 - Code compliant landscaping provided adjacent to building
- Building B
 - o Combination of three-foot mounding and L2 landscaping along North Access Road

- Combination of four to six-foot mounding and L2 and L3 landscaping along eastern property line
- Combination of three-foot mounding and L2 landscaping along southern property line
- Combination of three-foot mounding and L2 landscaping along Minsk Street
- Street trees to be provided along Mink Street
- Parking lot landscaping provided pursuant to 1259.05(G)(4)
- Code compliant landscaping provided adjacent to building
- North Access Road
 - Street Trees provided along North Access Road
- Tree Removal/Replacement

Removed: 104 treesReplaced: 342 trees

Staff Review:

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

Planning and Zoning:

The site plan indicates encroachment onto the SWLCWSD and AEP properties. The respective property owners are aware of this and discussions are currently underway for use/purchase of the properties; however, a final agreement has not yet been reached Due to the limited time for due diligence allotted by the property owners indicated in the application, the applicant needed to move forward with their proposal to receive the necessary approvals. There are also ongoing discussions with the City about whether the North Access Road will be public or private. These items will need to be finalized before construction can commence.

The applicant is currently in the process of preparing a traffic study for the project which, upon completion, will be incorporated into a multi-jurisdictional regional traffic study. Due to the multiple projects proposed in the immediate area this will provide a better idea of what improvements are necessary, costs, and the responsible parties. If each project were to conduct their own individual study, without taking into account the other projects, it would not provide the full scope of what improvements are necessary. The Public Service Director mentioned the regional traffic study in his comments.

Due the fluid nature of the project and the time constraints imposed; staff is recommending that the provisions in Section 1255.14(c) for Planned Development Districts be included as a condition. This will allow staff to have the ability to work with the developer moving forward to address the items outlined above. Section 1255.14(c) has been attached to the staff report.

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

Public Service Director

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

City Engineer:

The engineer has requested additional labeling of features on the site plan in addition to clarification on the encroachment onto the SWLCWSD property.

SWLCWSD

The Water and Sewer District states that water and sewer utilities are available to the site via Mink Street. Additionally, the District has indicated that formal permission has not been granted to utilize their property/easements however, they have begun discussions. Full comments are attached.

West Licking Joint Fire District

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

Other Departments and Agencies:

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	PM – Planned Manufacturing	Fire Station Agriculture AEP Lay Down Yard
East	R-87 – Medium-Low Density Residential PM – Planned Manufacturing	Single-Family Home Agriculture
South	PDD – Planned Development District R-87 – Medium-Low Density Residential PM – Planned Manufacturing	Single-Family Homes Agriculture
West	GB – General Business	Single-Family Homes Agriculture

Department and Agency Review

- Zoning Inspector No comments
- City Engineer See attached
- SWLCWSD See attached
- Police Department No comments
- Public Service Director See attached
- West Licking Joint Fire District See attached
- Licking Heights School District No comments
- South West Licking School District No comments

Conditions:

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

- 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
- 2. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, SWLCWSD and the West Licking Joint Fire District.
- 3. The Applicant shall supply Planning and Zoning Department with a set of mylar plans upon approval of the Zoning Permit.
- 4. The use of properties not under the ownership of Red Rock Investment Partners, Inc. shall not be permitted until such time as formal permission is granted by those having control of the properties.
- 5. As determined by the City Administrator, minor revisions to the plan, including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code, shall be approved by the City Administrator or their designee.

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 Application PM-21-002 pursuant to Section 1253.07 of the Pataskala Code ("with the following conditions" if conditions are to be placed on the approval)."

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

- (1) Administrative approval. The Director of Planning, in administering approved final development plans may authorize minor design modifications, subject to the limitation of subsections (c)(2) or (3) below, that are required to correct any undetected errors and/or that are consistent with the purpose of the approved final development plan.
- Such administrative modifications shall not allow increases in intensity of development or additions to the list of permitted or conditional uses. Such modifications shall be limited to:
 - A. Minor adjustments in lot lines provided no additional lots are created.
 - B. Minor adjustments in location of building footprints and parking lots provided the perimeter setbacks, yards and buffers remain in compliance.
 - C. Minor adjustments in building heights.D. Substitution of landscaping materials.
 - E. Redesigning and/or relocating stormwater management facilities.

F. Redesigning and/or relocating mounds.

- G. Minor modifications to the design of signs, including the sign face, and sign lighting, provided the color palette, maximum sign area and maximum sign height, approved in the final development plan are not exceeded.
- H. Minor changes in building material that are similar to and have the same general appearance as the material approved on the final development plan.
- (3) The Director of Planning shall report any administrative approved modifications to the Planning and Zoning Commission.
- (d) <u>Planning and Zoning Commission.</u> Modifications other than those listed in part (c)(1), or (c)(2) above shall be submitted to the Planning and Zoning Commission. If during their review they determine that the modifications are compatible with the surrounding development and that they are not requirements that are necessary to ensure consistency with the preliminary development plan, the Planning and Zoning Commission may approve such change.
- (e) Zoning and Building Permits. Following the approval of the final development plan, and recording of the final subdivision plat if applicable, the applicant may proceed with the application process for certificate of zoning compliance and building permit process, consistent with approval as granted, including any conditions and modifications made by the Planning and Zoning Commission.
 - (1) After approval of the final development plan, the applicant shall obtain a certificate of zoning compliance and building permits, prior to construction of any structures.
 - (2) However, a certificate of zoning compliance shall not be issued until the appropriate final plat has been recorded and the City has accepted any applicable land areas that are to be dedicated to the City, including streets and utility improvements. No zoning certificate of occupancy shall be granted prior to the City's acceptance of public infrastructure serving that



February 19, 2021

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

RE: Red Chip Farms – 1st Review 13167 Morse Road Pataskala, OH 43062

Dear Mr. Fulton:

Please find below our comment disposition for the Transportation Corridor Overlay District (TCOD) and Planned Manufacturing (PM) Applications for the Red Chip Farms proposed development, submitted by Hull & Associates, Inc. The engineering design review was performed in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

<u>TCOD-21-001 & PM-21-002 Red Rock Investments – Red Chip Farms Development</u> General:

- The planned building entrances should be shown and labeled for each building
- Ingress and egress points onto public roadways shall be labeled
- Label proposed stormwater outfall locations for the proposed ponds.

Sheet 3:

- Label the existing utility easement on the south side of the property
- Building B, the future loop road along Mink Street encroaches within the 40' parking setback.
- Building A, the loop roads encroach onto the SWLWSD 1.50 acre Parcel. Has an agreement been discussed with SWLCWSD, CJ Gilcher, for these proposed improvements? Additionally, future and proposed site plan conflicts with required setbacks.

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

Sincerely,

Benjamin J. Miller, P.E.

Team Leader – Civil Department

Shawn L. Goodwin, P.E. Regional Services Director From: Chris Gilcher

To: Jack Kuntzman; Steven Blake; Jim Roberts; Scott Haines; Scott Fulton; Bruce Brooks; Doug White; Philip

Wagner; Perkins, Kasey (Southwest Licking Local Schools); Alan Haines

Subject: RE: Planning and Zoning Commission Review Memo for 03-03-2021lanning and Zoning Commission Review

Memo for 03-03-2021

Date: Thursday, February 18, 2021 8:05:44 AM

Attachments: image001.png

Emswiler Easement - Water Tower Site.pdf Emswiler Easement - Mink Street.pdf Bonner Easement - Mink Street.pdf

<u>CAUTION:</u> This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Jack,

Please see the District's comments below:

ZON-21-002 – Water and sanitary utilities are available along Cleveland Rd.

PM-21-001 – No comments.

TCOD-21-001 – Water and sanitary sewer utilities are available along Mink St. The proposed site plan show encroachment on a District owned property (063-140508-00.001) and a District controlled utility easements (see attached). At this time, the District Board of Trustees has not approved the sale or transfer of the property located within the proposed project limits. The District is willing to continue discussions with the development group regarding the property and existing easements.

PM-21-002 – Water and sanitary sewer utilities are available along Mink St. The proposed site plan show encroachment on a District owned property (063-140508-00.001) and a District controlled utility easements (see attached). At this time, the District Board of Trustees has not approved the sale or transfer of the property located within the proposed project limits. The District is willing to continue discussions with the development group regarding the property and existing easements.

If you have any questions, please feel free to contact me at any time.

Thanks,

CJ Gilcher Utilities Superintendent 8718 Gale Road Hebron, Ohio 43025

Ph: 740-928-2178 Cell: 614-348-6627



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

Sent: Wednesday, February 10, 2021 3:21 PM

To: Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Scott Fulton <sfulton@ci.pataskala.oh.us>; 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>; Alan Haines <ahaines@ci.pataskala.oh.us>

Subject: Planning and Zoning Commission Review Memo for 03-03-2021lanning and Zoning

Commission Review Memo for 03-03-2021

Importance: High

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the <u>March 3</u>, <u>2021</u> Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

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

PM-21-001: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

***TCOD-21-001:** Steven Blake, Bruce Brooks, Doug White, Philip Wagner, Kasey Perkins, CJ Gilcher, Alan Haines

***PM-21-002:** Steven Blake, Bruce Brooks, Doug White, Philip Wagner, Kasey Perkins, CJ Gilcher, Alan Haines

*NOTE: These applications are for four (4) properties, but one (1) overall project. They require both TCOD and PM approvals, but the site plans/landscape plans/sign plan/etc. for each application are the same. Jim Roberts/Scott Haines, you will not be reviewing this one, it will go to Structurepoint.

Please review the applications, and if you have any comments or concerns regarding them have them submitted to me by at least <u>February 22, 2021</u>. 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_oh_us/EkgvOtW4JyZNhq1x1xVXmJUB9Gmr2glbBnQyx7UfvUuPcQ?e=dQ0o5j

JACK R. KUNTZMAN
City Planner
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062
Phone: 740-964-1316

Instr: 200501270002607 01/27/200
Pages: 4 F:\$44.00 9:53AP
Bryan A. Long T2005000234:

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **Bonner C. and Ola D. Linn** (hereinafter collectively referred to as "GRANTORS"), for and in consideration of the payment of the sum of **Three Thousand Four Hundred Forty Dollars and Zero Cents (\$3,440.00)** and for other valuable consideration paid to them by the SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT, a regional water and sewer district established under Ohio Revised Code 6119 (hereinafter "GRANTEE"), do hereby GRANT, BARGAIN, SELL, CONVEY, and RELEASE to the GRANTEE, its successors and assigns forever, a Temporary Construction Easement and an exclusive and perpetual Permanent Easement in, across, through, over and under the real estate hereinafter described situated in the State of Ohio, County of Licking, Township of Etna, for the purpose of constructing, maintaining, operating, inspecting, repairing, renewing, removing and replacing water and/or sanitary sewer facilities and appurtenances thereto, together with a right of access to said easement areas for said purpose.

The easements granted herein are described on Exhibit A attached hereto and incorporated herein. The temporary construction easement described on Exhibit A is **0.00** acres more or less, and the permanent easement described on Exhibit A is **0.36** acres more or less.

The granting of the easements does not preclude the use of said easement areas for storm sewer, gas, telephone, electric or television cable facilities which uses, in the judgment of GRANTEE, do not reasonably interfere with GRANTEE'S use of said easement areas.

The GRANTEE shall have the right hereunder, at all times, to enter upon the easement areas to do all things necessary for the purpose of constructing, maintaining, operating, inspecting, repairing, removing and replacing said water and/or sanitary sewer facilities and appurtenances in, over, across or under said easements. Further, in connection with said constructing, inspecting, repairing, renewing, removing and replacing of said water and/or sanitary sewer facilities and appurtenances, GRANTORS agree not to build, construct or place on the permanent easement area any building or other structure which would interfere with GRANTEE'S use of said easement area.

In consideration of the conveyance by GRANTORS of these easements, GRANTEE hereby agrees that it shall permanently maintain, operate, repair, replace or reconstruct the water and/or sanitary sewer facilities and appurtenances referred to herein and in connection with such maintenance, repair, operation, replacement or reconstruction to replace, if necessary, any grass, fence, tile drains and/or driveways disturbed by reason of or in connection with such maintenance, repair, operation, replacement or reconstruction so that said premises will return to substantially the same condition in which they were found prior to the commencement of work except that GRANTEE shall not be required to replace any trees, landscaping or planting so damaged or removed.

TRANSFER NOT NECESSARY

Licking County Auditor

This Deed of Easement is executed, granted and delivered by GRANTORS, for themselves and their successors and assigns, and accepted by GRANTEE, for itself and its successors and assigns.

TO HAVE AND TO HOLD said premises unto said GRANTEE, the SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT, its successors and assigns forever, for the uses and purposes hereinabove described.

IN WITNESS WHE	REOF, the undersigned 5.	d have set their hands this <u>IBH</u> day of
Signed and acknowledged		GRANTORS:
in the presence of: Muhay A Ja		Borrer C. Linn Print Name: 13 ONNER C. LINA Ola D. Linn Print Name: OLA D. LINN
STATE OF OHIO	} } ss:	
COUNTY OF LICKING	}	
County, personally appeared	Bonner C. and Ola l	before me, a Notary Public in and for said Linn, the GRANTORS in the foregoing be their voluntary act and deed.
Witness my official	signature and seal on the	e day last above mentioned.
		NOTARY PUBLIC My Comm expired 10 8000
		OTALK MINING
After recording return to:	The Southwest Licki P.O.Box 215, Etna, ((740) 927-0410	ng Community Water and Sewer District Dhio 43018
Prepared	by Southu	ter & Sewer District



EXHIBIT "A" PERMANENT EASEMENT

Situated in the State of Ohio, County of Licking, being located in Lot 2 and 3, Quarter Township 3, Township 1 North, Range 15 West, Refugee Lands and being part of the Bonner C. and Ola D. Linn 27.75 acre tract, of record in Instrument Number 200208260031824, all references being to records in the Recorder's Office, Licking County, Ohio.

PERMANENT EASEMENT

Being a strip of land twenty (20) feet in width across said Bonner C. and Ola D. Linn 27.75 acre tract, said strip to lie adjacent to, Easterly from and parallel with the Easterly right-of-way line of Mink Street (County Road 41, being 60 feet in width) and to extend from the Northerly line of the Sean and Barbara Brogan 40 acre tract, of record in Instrument Number 199711060006101, Northerly to the Southerly line of the Howard P. and Rosemary A. Emswiler, Trustees 32.75 acre tract (Parcel 3), of record in Instrument Number 199911100046335.

GGC Engineers

Thomas D. Sibbalds

Registered Surveyor Number 5908



GAHANNA



CUYAHOGA FALLS

G.G.C. ENGINEERS, INC. 104 Mill Street, Gahanna, Ohio OFFICE (614) 475-0293 FAX (614) 471-7320

EXHIBIT "A" PERMANENT & TEMPORARY **EASEMENT** SCALE: LICKING COUNTY 1" = 200' RECORDERS OFFICE Howard P. & Rosemary Emswiler, Trustees 32.75 Acre I.N. 199911100046335 20° Permonent Bonner C. & Ola D. Linn 27.75 Acre I.N. 200208260031824 Sean & Barbara Brogan 40 Acre I.N. 199711060006101 GGC Engineers Thomas D. Sibbalds Registered Surveyor No. S-5908 Date JOB NO. 04500

Instr:200501110001134 01/11/2005 Pages:5 F:\$52.00 1:19PM Bryan A. Long 720050000925

SOUTHWEST LICKING COMMUNITY WATER & SEWER DISTRICT

Mailing Address: P.O. Box 215 Etna, Ohio 43018 Street Address: 69 Zellers Lane Pataskala, Ohio 43062

(740) 927-0410 Fax (740) 927-4700

Michael A. Frommer, P.E. General Manager

District Board of Trustees

Mary Lou Fairall
Harrison Township Representative

Melvin Hite City of Pataskala Representative

Richard Lord Etna Township Representative

This document has been prepared by the Southwest Licking Community Water and Sewer District.

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A dated December 27, 1978, as amended and Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust U/A dated December 27, 1978, as amended (hereinafter collectively referred to as "GRANTORS"), for and in consideration of the payment of the sum of Four Thousand Six Hundred Eight Dollars and Zero Cents (\$4,608.00) and for other valuable consideration paid to them by the SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT, a regional water and sewer district established under Ohio Revised Code 6119 (hereinafter "GRANTEE"), do hereby GRANT, BARGAIN, SELL, CONVEY, and RELEASE to the GRANTEE, its successors and assigns forever, a Temporary Construction Easement and an exclusive and perpetual Permanent Easement in, across, through, over and under the real estate hereinafter described situated in the State of Ohio, County of Licking, Township of Etna, for the purpose of constructing, maintaining, operating, inspecting, repairing, renewing, removing and replacing water and/or sanitary sewer facilities and appurtenances thereto, together with a right of access to said easement areas for said purpose.

The easements granted herein are described on Exhibit A attached hereto and incorporated herein. The temporary construction easement described on Exhibit A is <u>0.31</u> acres more or less, and the permanent easement described on Exhibit A is <u>1.09</u> acres more or less.

The granting of the easements does not preclude the use of said easement areas for storm sewer, gas, telephone, electric or television cable facilities which uses, in the judgment of GRANTEE, do not reasonably interfere with GRANTEE'S use of said easement areas.

The GRANTEE shall have the right hereunder, at all times, to enter upon the easement areas to do all things necessary for the purpose of constructing, maintaining, operating, inspecting, repairing, removing and replacing said water and/or sanitary sewer facilities and appurtenances in, over, across or under said easements. Further, in connection with said constructing, inspecting, repairing, renewing, removing and replacing of said water and/or sanitary sewer facilities and appurtenances, GRANTORS agree not to build, construct or place on the permanent easement area any building or other structure which would interfere with GRANTEE'S use of said easement area.

In consideration of the conveyance by GRANTORS of these easements, GRANTEE hereby agrees that it shall permanently maintain, operate, repair, replace or reconstruct the water and/or sanitary sewer facilities and appurtenances referred to herein and in connection with such maintenance, repair, operation, replacement or reconstruction to replace, if necessary, any grass, fence, tile drains and/or driveways disturbed by reason of or in connection with such maintenance, repair, operation, replacement or reconstruction so that said premises will return to substantially the same condition in which they were found prior to the commencement of work except that GRANTEE shall not be required to replace any trees, landscaping or planting so damaged or removed.

This Deed of Easement is executed, granted and delivered by GRANTORS, for themselves and their successors and assigns, and accepted by GRANTEE, for itself and its successors and assigns.

TO HAVE AND TO HOLD said premises unto said GRANTEE, the SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT, its successors and assigns forever, for the uses and purposes hereinabove described.

in witness whe	REOF, the undersigned $\frac{1}{2}$.	d have set their hands this <u>IO+h</u> day of
Signed and acknowledged in the presence of:		GRANTORS:
(Witness) Print Name: LIM2014	J. SHORER	Howard P. Emswiler, Trustee Print Name: HOWARD-P-EMSWILER-TRUSTEE
<u>Katherijn</u> L. (Witness) Print Name: <u>Katherij</u> n	Hellen L. Killen	Rosemary A. Emswiler, Trustee Print Name: Rosemany A Emswiter - Truste
STATE OF OHIO	}	,
COUNTY OF LICKING	} ss: }	
Trustee, the GRANTORS i	in the foregoing docume	c, the fore me, a Notary Public in and for said to the forest to the for
Witness my official s	signature and seal on the	e day last above mentioned.
		Katherin d. Kritini NOTARY PUBLIC My conn expires 10/18/06
After recording return to:	The Southwest Lickin P.O.Box 215, Etna, O (740) 927-0410	ng Community Water and Sewer District Phio 43018
		TRANSFER NOT NECESSARY Date / March 1 2005 Licking County Auditor



EXHIBIT "A" PERMANENT AND TEMPORARY EASEMENT

Situated in the State of Ohio, County of Licking, City of Pataskala (formerly Etna Township), being located in Lot 3, Quarter Township 3, Township 1 North, Range 15 West, Refugee Lands and being part of the Howard P. and Rosemary A. Emswiler, Trustee 32.75 acre tract (Parcel 3) and 23.5 acre tract (Parcel 2), of record in Instrument Number 199911100046335, all references being to records in the Recorder's Office. Licking County, Ohio.

PERMANENT EASEMENTS

Being a strip of land thirty five (35) feet in width across said Howard P. and Rosemary A. Emswiler, Trustee 32.75 acre tract, said strip to lie adjacent to, Easterly from and parallel with the Easterly right-of-way line of Mink Street (County Road 41, being 60 feet in width) and to extend from the Northerly line of the Bonner C. and Ola D. Linn 27.75 acre tract, of record in Instrument Number 200208260031824, Northerly to the Southerly line of the Board of Trustees of West Licking Joint Fire District tract, of record in Official Record 089-0296.

TEMPORARY EASEMENTS

TOGETHER WITH, the right to use, only during the period of construction, an additional strip of land ten (10) feet in width, said strip to lie Easterly from, adjacent to and parallel with, the above described Permanent Easement.

annananana,

GGC Engineers

ByThomas D. Sibbalds

Registered Surveyor Number 5908

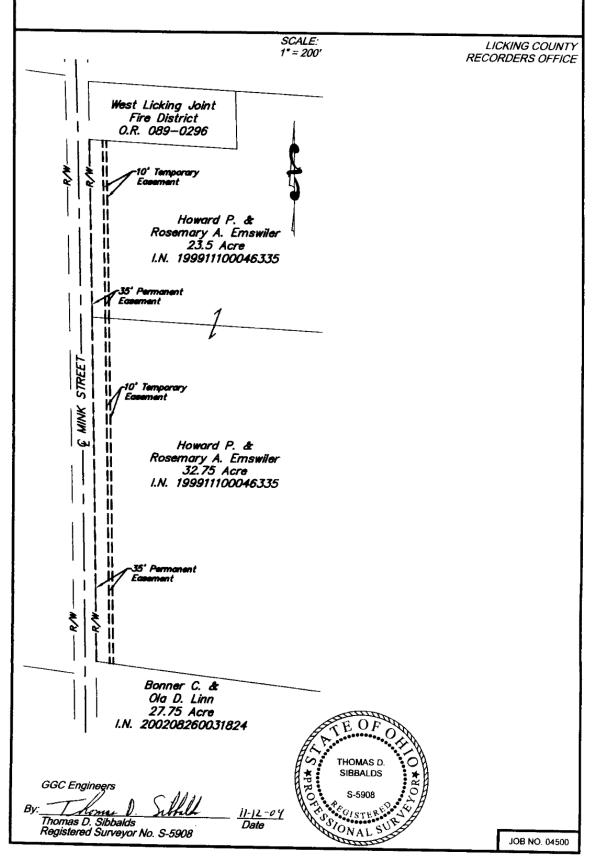
TRANSFER NOT NECESSARY

CUYAHOGA FALLS

☐ 104 Mill Street • Gahanna, OH 43230 • Phone: 614.471.7310 • Fax: 614.471.7320 ☐ 2104 Front Street • Cuyahoga Falls, OH 44221 • Phone: 330.922.1701 • Fax: 330.922.1722 ☐ 1701 Mentor Avenue, Suite 5 • Painesville, OH 44077 • Phone: 440.336.6006 • Fax: 440.350.9577 e-mail: ggceng@rrohio.com

G.G.C. ENGINEERS, INC. 104 Mill Street, Gahanna, Ohio OFFICE (614) 475-0293 FAX (614) 471-7320

EXHIBIT "A" PERMANENT & TEMPORARY EASEMENT



Instr:200503170007808 03/17/2005
Pages:7 F:368.00 1239M
Bryan A. Long T2005008983
Lioking County Recorder MEP SMLCMS

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A Dated December 27, 1978, as amended, and Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust U/A Dated December 27, 1978, as amended (hereinafter collectively referred to as "GRANTOR"), for good and valuable consideration paid to it by the SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT, a regional water and sewer district established under Ohio Revised Code Chapter 6119, (hereinafter "GRANTEE"), does hereby GRANT, BARGAIN, SELL, CONVEY and RELEASE to the GRANTEE, its successors and assigns forever, a perpetual Permanent Easement in, across, through, over and under the real estate hereinafter described situated in the State of Ohio, County of Licking, City of Pataskala, for the purpose of ingress and egress and constructing, maintaining, operating, inspecting, repairing, renewing, removing and replacing a water line and appurtenances thereto, together with a right of access to said easement areas for said purpose.

The easements granted herein are described on Exhibit A attached hereto and incorporated herein. The permanent easement described on Exhibit A-1 is 0.918 acres more or less.

The granting of these easements does not preclude the use of said easement areas for storm sewer, gas, telephone, electric or television cable facilities which uses, in the judgment of GRANTEE, do not reasonably interfere with GRANTEE's use of said easement areas. Further, GRANTOR and/or GRANTOR's successors shall be permitted to utilize the ingress-egress easement area for access to the remainder of GRANTOR's property, provided that GRANTOR's and/or GRANTOR's successor's use shall be limited to typical non-construction traffic that will not damage the surface of the driveway.

The GRANTEE shall have the right hereunder, at all times, to enter upon the easement area to do all things necessary for the purpose of constructing, maintaining, operating, inspecting, repairing, renewing, removing and replacing said water line and appurtenances in, over, across or under said easement. Further, in connection with said constructing, inspecting, repairing, renewing, removing and replacing of said water line and appurtenances, GRANTOR agrees not to build, construct or place on the permanent easement area any building or other structure which would interfere with GRANTEE's use of said easement area. GRANTOR shall construct within ninety (90) days of the date of the date of execution of this Deed of Easement a twelve-foot wide gravel driveway for approximately one thousand six hundred fifty (1,650) lineal feet from County Road 41 (Mink Street) to the PREMISES consisting of six inches (6") of #2 limestone base and six inches (6") of #304 limestone topping. In the event inclement weather prevents the construction of such driveway within ninety days, a reasonable extension of the deadline shall be granted to GRANTEE. GRANTOR shall install at the same time as the road is

installed a gate at the end of such gravel driveway at the Mink Street entrance in a location to be approved by the GRANTEE. GRANTOR shall purchase the materials and install the driveway at no additional cost to GRANTEE. GRANTOR and GRANTEE agree that GRANTOR or his successor may develop the land surrounding such PREMISES at some time in the future. The GRANTEE agrees to maintain such ingress and egress easement. The GRANTEE agrees that the ingress and egress easement and the utility easement may be relocated subject to an acceptable alternative being offered by the GRANTOR or his successor to GRANTEE at the time such surrounding land is developed. The location of the ingress-egress easement, if relocated, and the relocation of utilities if necessary shall be subject to the approval of the GRANTEE, which such approval shall not be unreasonably withheld. If such easement is relocated, GRANTOR or his successor shall install a new twelve-foot gravel driveway to the PREMISES at his sole expense and if utilities have already been constructed within said easement area at the time of such relocation, such utilities shall be relocated if necessary at the GRANTOR's expense.

. • *

In consideration of the conveyance by GRANTOR of this easement, GRANTEE hereby agrees that it shall permanently maintain, operate, repair, replace or reconstruct the water line and appurtenances referred to herein and in connection with such maintenance, repair, operation, replacement, or reconstruction to replace, if necessary, any grass, fence, tile drains and/or driveways disturbed by reason of or in connection with such maintenance, repair, operation, replacement or reconstruction so that said premises will return to substantially the same condition in which they were found prior to the commencement of the work except that GRANTEE shall not be required to replace any trees, landscaping or planting so damaged or removed.

This Deed of Easement is executed, granted and delivered by GRANTOR, for itself and its successors and assigns, and accepted by GRANTEE, for itself and its successors and assigns.

TO HAVE AND TO HOLD said premises unto said GRANTEE, the SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT, its successors and assigns forever, for the uses and purposes hereinabove described.

IN WITNESS WHEREOF, the undersignment of the condition of	gned have set their hands this day of
WITNESSED BY: Ome Kuheler Without A from	SELLER: Howard P. Emswiler Trustee of the Howard P. Emswiler Revocable Trust U/A Dated December 27, 1978, as amended. By: Howard P. Emswiler, Trustee Howard P. Emswiler, Trustee
Widless	

icking County Auditor.

STATE OF OHIO	}
	}ss:
COUNTY OF LICKING	}

Before me, a Notary Public in and for said County, personally appeared the above named Howard P. Emswiler Trustee, who acknowledged that he did sign this instrument on behalf of the SELLER and the same is his voluntary act and deed.

SELLER: Rosemary A. Emswiler Trustee Rosemary A. Emswiler Revocable Trust U/A Dated December 27, 1978, as amended.

Witness Michael By: Rosemary A. Emswiler, Trustee

Rosemary A. Emswiler, Trustee

STATE OF OHIO }
COUNTY OF LICKING }

Before me, a Notary Public in and for said County, personally appeared the above named Rosemary A. Emswiler, who acknowledged that she did sign this instrument on behalf of the SELLER and the same is her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 15th day of 1700 rch, 2005.



AMY K. SCHULZE Notary Public, State of Ohio My Commission Expires May 29, 2008 Orner & Whelepte Ochose NOTARY PUBLIC

WITNESSED BY:

PURCHASER: Southwest Licking Community Water and Sewer District

BY: Mulon Hite, Treasurer

Witness Mary Alica Snider

PREPARED BY SOUTHWEST LICKING COMMUNITY WATER ESEWER

STATE OF OHIO }
ss
COUNTY OF LICKING }

Mile as Treesupefore me, a Notary Public in and for said County, personally appeared the above named Mary Lou Fairall, President and authorized representative of the Purchaser, who acknowledged that she did sign this instrument and the same is her voluntary act and deed.

OTLANIA (TP)

AMY K. SCHULZE Notary Public, State of Ohio My Commission Expires May 29, 2008

ame Kuhala NEE Ochage

TREASURER'S CERTIFICATE

I, Melvin Hite, duly appointed and acting Treasurer of the Southwest Licking Community Water and Sewer District, do hereby certify that the funds necessary to perform the obligations under the attached agreement have been lawfully appropriated or authorized or directed for such purpose of complying with the terms and conditions thereof, and are on deposit or in the process of collection to the credit of the appropriate fund.

Melvin Hite, Treasurer

This instrument prepared by: Bobbie Corley O'Keefe, Esq., 500 South Front Street, Suite 860, Columbus, Ohio 43215 (614) 228-0061

After recording return to: Bobbie Corley O'Keefe, Esq., 500 South Front Street, Suite 860, Columbus, Ohio 43215 (614) 228-0061

Easement Emswiler Water 022805

Exhibit A

1.500 Acre Tract & Ingress / Egress Easement of Utility Easement

Situated in the State of Ohio, County of Licking, City of Pataskala, being in Lot 3, Quarter 3 and Quarter 4, Township 1, Range 15, U.S. Military Lands and being a part of a 32.75 acre tract (Parcel 3), parcel # 44-140520-00.000, conveyed to *Howard P. Emswiler Trustee* in instrument 199911100046335 and *Rosemary A Emswiler Trustee* in instrument 199911100046336, all records being of the Recorder's Office, Licking County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning for reference at the intersection of the northerly line of said Lot 3 and the centerline of County Road 41 (Mink Street) and being the northwesterly corner of a 1.5 acre tract conveyed to the Board of Trust of West Licking Joint Fire District in Official Record Volume 89, page 296;

Thence, with the center of said County Road 41, South 05 degrees 00 minutes 00 seconds East, 1504.15 feet to a Mag nail set at a southwesterly corner of said 32.75 acre tract, the northwesterly corner of a 27.75 acre tract, parcel #63-140724-00.000, conveyed to Ola D. Linn et. al. in instrument 200100640019381;

Thence, with a southerly line of said 32.75 acre tract, the northerly line of said 27.75 acre tract, North 89 degrees 33 minutes 12 seconds east, 1599.37 feet to the northeasterly corner of said 27.75 acre tract and an angle point in said 32.75 acre tract and being on the dividing line between said Quarter 3 and said Quarter 4 and being THE PRINCIPAL PLACE OF BEGINNING of herein described tract;

Thence, crossing said 32.75 acre tract with the following three (3) new courses;

- 1) North 00 degrees 56 minutes 28 seconds West, 34.49 feet to a 5/8" rebar set;
- North 89 degrees 03 minutes 32 seconds East, 192.09 feet to a 5/8" rebar set;
- 3) South 00 degrees 56 minutes 28 seconds East, 340.31 feet to a 5/8" rebar set on a southerly line of said 32.75 acre tract and on the northerly line of a 27.091 acre tract, parcel # 63-140394-00.000, conveyed to *Phillip G. and Eileen M. Derolf* in Deed Volume 823, page 898;



250 E. Wilson Bridge Road, Suite 190 • Worthington, Ohio 43085

<u>& Associates, Inc.</u> Engineers · Surveyors

Also offices in Delphos and Maumee, Ohio, and Jackson, Michigan (614) 430-8612 Fax (614) 430-8614 WWW.fellerfinch.com Thence, with a southerly line of said 32.75 acre tract, the northerly line of said 27.091 acre tract, **South 89 degrees 09 minutes 03 seconds West, 192.09 feet** to a 5/8" rebar set at the base of a wood fence post and being the northwesterly corner of said 27.091 acre tract and being on the easterly line of said 27.75 acre tract and on the dividing line between said Quarter 3 and said Quarter 4;

Thence, with the easterly line of said 27.75 acre tract and the dividing line between said Quarter 3 and said Quarter 4, North 00 degrees 56 minutes 28 seconds West, 305.51 feet to THE PLACE OF BEGINNING CONTAINING 1.500 ACRES more or less, subject however to all legal easements, restrictions and rights-of-way of record and records in their respective utility offices and in particular the following 25 foot wide ingress / egress easement form the westerly line of said 1.500 acre tract to the center of said County Road 41 and being more fully described as follows:

Beginning for reference at a 5/8" rebar set at the northwesterly corner of the previously described 1.500 acre tract;

Thence, with the westerly line of said 1.500 acre tract, South 00 degrees 56 minutes 28 seconds East, 9.49 feet to THE PRINCIPAL PLACE OF BEGINNING of herein described easement;

Thence, continuing with the westerly line of said 1.500 acre tract, South 00 degrees 56 minutes 28 seconds East, 25.00 feet to the northeasterly corner of said 27.75 acre tract and an angle point in said 32.75 acre tract;

Thence, with the northerly line of said 27.75 acre tract, the southerly line of said 32.75 acre tract South 89 degrees 33 minutes 12 seconds West, 1599.37 feet to a Mag nail set in the center of said County Road 41 and being the northwesterly corner of said 27.75 acre tract, the southwesterly corner of said 32.75 acre tract;

Thence, with the center of said County Road 41, the westerly line of said 32.75 acre tract, North 05 degrees 00minutes 00 seconds West, 25.08 feet to a Mag nail set;

Thence, leaving the center of said County Road 41 and crossing said 32.75 acre tract with a new course, North 89 degrees 33 minutes 12 seconds East, 1601.14 feet to THE PLACE OF BEGINNING of herein described easement containing 0.918 acres more or less;

This description was based on an actual field survey done on August 23, 2004 and in accordance with the Ohio Administrative Code 4733-37. Unless otherwise noted iron pins set are 30" x 5/8" rebar with orange plastic caps inscribed "HYDE P.S. 7529". Unless otherwise noted all iron pins found are 1" O.D. pipe. Basis of bearings is the centerline of County Road 41 (Mink Street) as South 05 degrees 00 minutes 00 seconds East per Official Record Volume 420, page 958 and are for angular purposes only.

Feller,

& Associates

Engineers · Surveyors

HYDE

25,29

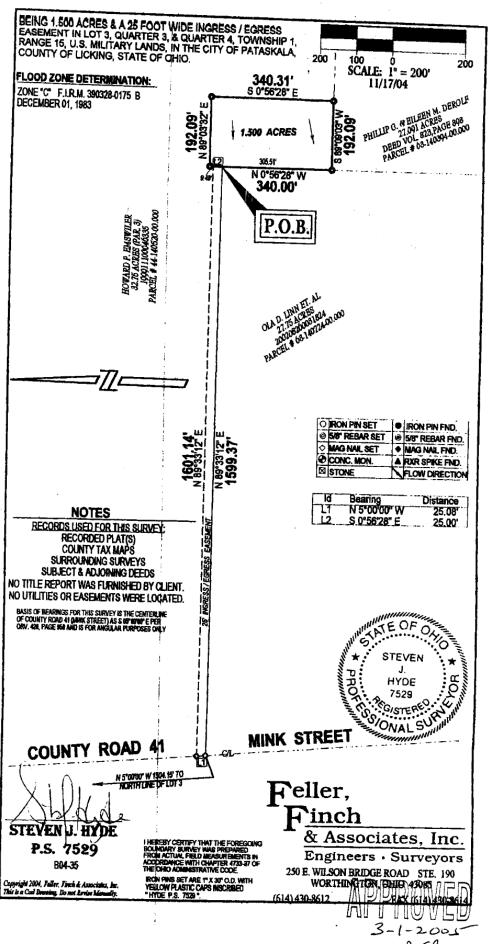
STEVEN J. HYDE P.S.

mink.doc

250 E. Wilson Bridge Road, Suite 190 • Worthington, Ohio 43085

Also offices in Delphos and Maumee, Ohio, and Jackson, Michigan (614) 430-8612

Fax (614) 430-8614 www.fellerfinch.com



From: Alan Haines
To: Jack Kuntzman

Subject: RE: Planning and Zoning Commission Review Memo for 03-03-2021lanning and Zoning Commission Review

Memo for 03-03-2021

Date: Thursday, February 18, 2021 1:34:17 PM

Jack,

My comments on the applications for the subject PZC meeting are as follows:

1. ZON-21-002

a. Depending on how this property is planned to be developed, stormwater control may need to be addressed.

2. PM-21-001

a. Stormwater controls currently in place at this site are adequate for the proposed facility.

3. TCOD-21-001

- a. Traffic studies, and coordination therefore, are currently in progress and roadway improvements, as required per code, shall be determined per the results of the pending studies.
- b. Right-of-way
 - i. Mink St.
 - 1. The target right-of-way on Mink St. is 90'; accordingly, 15' of right-of-way on the east side is requested.
 - ii. Proposed "North Access Road"
 - 1. If this is to be a public road, the preferred right-of-way width is 90'. Pending typical section and drainage, this may be reduced.

3. PM-21-001

- a. Stormwater controls, access management, and traffic improvements, in conjunction with the TCOD requirements and traffic studies, shall be addressed during engineering review.
- b. Right-of-way
 - i. Mink St.
 - 1. The target right-of-way on Mink St. is 90'; accordingly, 15' of right-of-way on the east side is requested.
 - ii. Proposed "North Access Road"
 - 1. If this is to be a public road, the preferred right-of-way width is 90'. Pending typical section and drainage, this may be reduced.

Please let me know if questions.

Regards,

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

621 W. Broad St. Suite 2B Pataskala, Ohio 43062 Office: 740-927-0145 Cell: 614-746-5365 Fax: 740-927-0228

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

Sent: Wednesday, February 10, 2021 3:21 PM

To: Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Scott Fulton <sfulton@ci.pataskala.oh.us>; 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>; Alan Haines <ahaines@ci.pataskala.oh.us>

Subject: Planning and Zoning Commission Review Memo for 03-03-2021lanning and Zoning Commission Review Memo for 03-03-2021

Importance: High

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the <u>March 3</u>, <u>2021</u> Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

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

PM-21-001: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

***TCOD-21-001:** Steven Blake, Bruce Brooks, Doug White, Philip Wagner, Kasey Perkins, CJ Gilcher, Alan Haines

***PM-21-002:** Steven Blake, Bruce Brooks, Doug White, Philip Wagner, Kasey Perkins, CJ Gilcher, Alan Haines

*NOTE: These applications are for four (4) properties, but one (1) overall project. They require both TCOD and PM approvals, but the site plans/landscape plans/sign plan/etc. for each application are the same. Jim Roberts/Scott Haines, you will not be reviewing this one, it will go to Structurepoint.

Please review the applications, and if you have any comments or concerns regarding them have them submitted to me by at least <u>February 22, 2021</u>. 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-

 $\underline{my.sharepoint.com/:f:/g/personal/jkuntzman_ci_pataskala_oh_us/EkgvOtW4JyZNhq1x1xVXmJUB9G}\\ \underline{mr2glbBnQyx7UfvUuPcQ?e=dQ0o5j}$

JACK R. KUNTZMAN
City Planner
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062

Phone: 740-964-1316



WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

851 East Broad Street Pataskala, Ohio 43062 740-927-8600 [Office] 740-964-6621 [Fax] www.westlicking fire.org February 22, 2021

Subject: Plan review for Buckeye Farms

Jack,

The West Licking Fire District has reviewed the plans for Buckeye Farms I-70 at Etna Parkway and we have the following comments.

- 1) All fire hydrants on a private system shall have the bonnet of the hydrant painted blue. This comment shall be added to the detail page of the construction plans.
- 2) Each project shall provide 1 spare "screw on "type Stortz fitting for every (5) fire hydrants installed on the water line to be used at the discretion of the Fire District. They shall be delivered to the Fire District prior to the final acceptance of the project. This comment shall be added to the detail page of the construction plans.
- 3) All fire hydrants shall have: One (1) 5" Stortz connection / Two (2) 2.5" hose connections. This comment shall be added to the detail page of the construction plans.
- 4) All private fire hydrants shall be installed every 300' and out of the collapse zone. i.e. 1 % times the height of the building.
- 5) The FDC's shall be located in a remote location determined by the Fire Code Official within 40' of a hydrant.
- 6) All threads provided for the FDC's shall be a 5" Stortz fitting with a 30 degree angle towards the ground and at a height of 36" off of finish grade. This comment shall be added to the detail page of the construction plans.
- 7) The FDC shall be marked with a red aluminum sign, 18" in height and 24" wide. The sign shall have white letters reading "FDC" that are 6" in height and 1" stroke width. This comment shall be added to the detail page of the construction plans.
- 8) The water line shall be a minimum of 6" diameter line from the 5" Stortz fitting to the sprinkler riser. This comment shall be added to the detail page of the construction plans.
- 9) All fire hydrants, PIV's and FDC's that are in areas subject to vehicular traffic, impact bollards shall be installed per the 2017 edition of the Ohio Fire Code section 312 guidelines. This comment shall be added to the detail page of the construction plans.
- 10) FDC's shall be painted fire protection red. This comment shall be added to the detail page of the construction plans.
- 11) The following requirements are in addition to NFPA 24, and the Water Department jurisdiction that work is to be performed. Installation requirements: All clamps, rods, rod couplings or turnbuckles, bolts, washers and straps used below ground level shall

WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

be stainless steel. This comment shall be added to the detail page of the construction plans.

- 12) The Fire District requires a 48 hour notice for any inspections and testing.
- 13) The Fire District's regulations can be found on our website at westlickingfire.org

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

Regards,

Doug White dwhite@westlickingfire.org
Fire Marshal
West Licking Fire District
851 E. Broad St.
Pataskala Oh 43062
Office Phone # 740-927-3046 Opt. 2
Westlickingfire.org





CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

PLANNED MANUFACTURING DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1253)

Property Information			Staff Use
Address: Etna Parkway			Application Number:
Parcel Number: 064-152898-00.001			PM-21-006
Zoning: Planned Manufacturing District - PM Acres: 43.29			Fee:
Nater Supply:			1000
	West Licking	On Site	Filing Date:
Nastewater Treatment:			2-5-21
	West Licking	On Site	Hearing Date:
			3-3-21
A			Receipt Number:
Applicant Information			21675
Name: Red Rock Investment Partners, LLC			00.013
Address: PO Box 11747	State: SC	Zip: 29211	Documents
City: Columbia		redrockdevelopments.com	Application
Phone: (803) 779-3025	Email: Juan Ker @	Tearockaeveropmento.ou	Fee
			Building Elevations
Property Owner Information			Site Plan
Name: Red Chip Farms Inc			Deed Deed
Address: 13167 Morse Road	-		
City: Pataskala	State: OH	Zip: 43062	Area Map
Phone:	Email:		
- District Info	wation		
Planned Manufacturing District Info	mation		
Describe the Project: The proposed development will construct 2 is			

Documents to Submit

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

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

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

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

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

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

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

Signatures	L L L L L L L L L L L L L L L L L L L
I certify the facts, statements and information provided on and attached to this application knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the to this Planned Manufacturing District request.	ere true and correct to the best of free property as necessary as it pertains
Applicant (required):	Date: February 3, 2021
Property Owner (required): Ped Chip gamt NC Howard P annies Ped Chip gamt NC	Date: 2-4-2021



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				Staff Use
Address: Mink Street			Application Number:	
Parcel Number: 063-140508	3-00.000			pm-21-002
Zoning: Planned Manufacturing District - PM Acres: 108.24			Fee:	
Water Supply:				
City of Pataskala	☑ South We	☑ South West Licking ☐ On Site		Filing Date:
Wastewater Treatment:			-	Hearing Date:
☐ City of Pataskala	South West Licking On Site		Hearing Date.	
Applicant Information		Z.L. 3. 1-3V-4		Receipt Number:
Name: Red Rock Investme	nt Partners, LLC			
Address: PO Box 11747				
City: Columbia		State: SC	Zip: 29211	Documents
Phone: (803) 779-3025			redrockdevelopments.com	☐ Application
Fillolle. (803) 773 3023				☐ Fee
Property Owner Inform	nation			☐ Building Elevations
Name: Red Chip Farms In-				☐ Site Plan
Address: 13167 Morse Roa				☐ Deed
City: Pataskala		State: OH	Zip: 43062	☐ Area Map
Phone:		Email:		
Planned Manufacturin	g District Inform	ation		
Describe the Project:				
The proposed development	will construct 2 industrials with trailer parking	ustrial buildings, on si stalls, and necessary	te access drive, any necessary utilities and storm water facili	associated parking areas for ties for the development.
cinproyees, a demand	- 000 theo	37-37		
34				

Documents to Submit

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

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

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

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

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

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

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

Signatures	
I certify the facts, statements and information provided on and attached to this application are knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the puto this Planned Manufacturing District request.	e true and correct to the best of my roperty as necessary as it pertains
Applicant (required):	Date:
Sha Boda O	February 3, 2021
Property Owner (required): Red Chp FARMS THE	Date: 2-4-2021
Remany & Empirele Red Chip Form Inc.	2.4-2021



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			Staff Use
Address: 7409 Mink Street			Application Number:
Parcel Number: 063-140724-00.001			Pm-21-00
Zoning: Planned Manufacturing Dist	rict - PM Acres: 1	62	Fee:
Water Supply:		П. с. с.	Filing Date:
☐ City of Pataskala	South West Licking	☐ On Site	
Wastewater Treatment: City of Pataskala	1 South West Licking	☐ On Site	Hearing Date:
Applicant Information			Receipt Number:
Name: Red Rock Investment Partn	ers, LLC		
Address: PO Box 11747			
City: Columbia	State: So		Documents
Phone: (803) 779-3025	s.com		
	ii ii		☐ Fee
Property Owner Information			☐ Building Elevations
Name: Reeves, Amanda			☐ Site Plan
Address: 7409 Mink Street			☐ Deed
City: Pataskala	State: 0	OH Zip: 43062	☐ Area Map
Phone:	Email:		
Planned Manufacturing Distri	ct Information		
Describe the Project:			
	struct 2 industrial buildir ailer parking stalls, and n	ngs, on site access drive, any o ecessary utilities and storm o	necessary associated parking areas for water facilities for the development.

Documents to Submit

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

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

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

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

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

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

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

Signatures	
I certify the facts, statements and information provided on and attached to knowledge. Also, I authorize City of Pataskala staff to conduct site visits and to this Planned Manufacturing District request.	this application are true and correct to the best of my photograph the property as necessary as it pertains
Applicant (required):	Date: February 3, 2021
Property Owner (required):	Date: 2-4-2021



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)

roperty Information			Staff Use
ddress: Mink Street			Application Number:
arcel Number: 063-140724-00.000			PM-21-002
oning: Planned Manufacturing District - PM	Acres: 26.05		Fee:
/ater Supply: ☑ City of Pataskala ☑ South W	est Licking/	☐ On Site	Filing Date:
Vastewater Treatment: ☐ City of Pataskala ☐ South W	est Licking/	☐ On Site	Hearing Date:
Applicant Information			Receipt Number:
Jame: Red Rock Investment Partners, LLC			
Address: PO Box 11747			
City: Columbia	State: SC	Zip: 29211	Documents
Phone: (803) 779-3025	Email: jbarker@r	edrockdevelopments.com	☐ Application
Holic. (665) 775 5025			☐ Fee
Property Owner Information	* 2 - 10 × 10 10 11		☐ Building Elevations
Name: Emswiler, Howard P Trustee			☐ Site Plan
Address: 13167 Morse Road			☐ Deed
City: Pataskala	State: OH	Zip: 43062	☐ Area Map
Phone:	Email:		
Planned Manufacturing District Inforn	mation		
Describe the Project:			and the deposition areas for
The proposed development will construct 2 inc employees, truck dock areas with trailer parkin	dustrial buildings, on sing stalls, and necessary	te access drive, any necessary utilities and storm water facili	ties for the development.

Documents to Submit

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

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

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

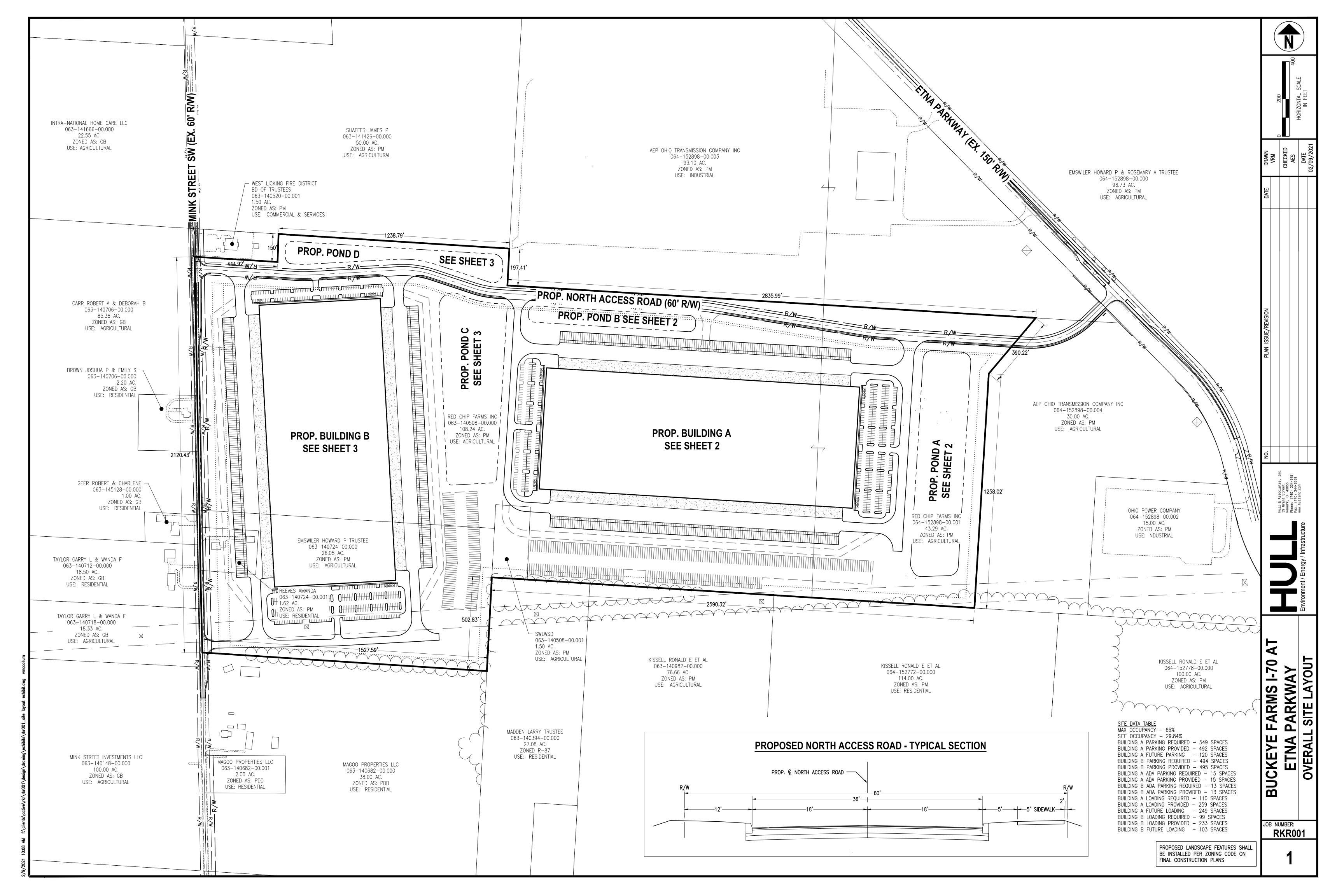
Building Elevations: Submit 14 copies of a site plan to scale of the subject property indicating the following:

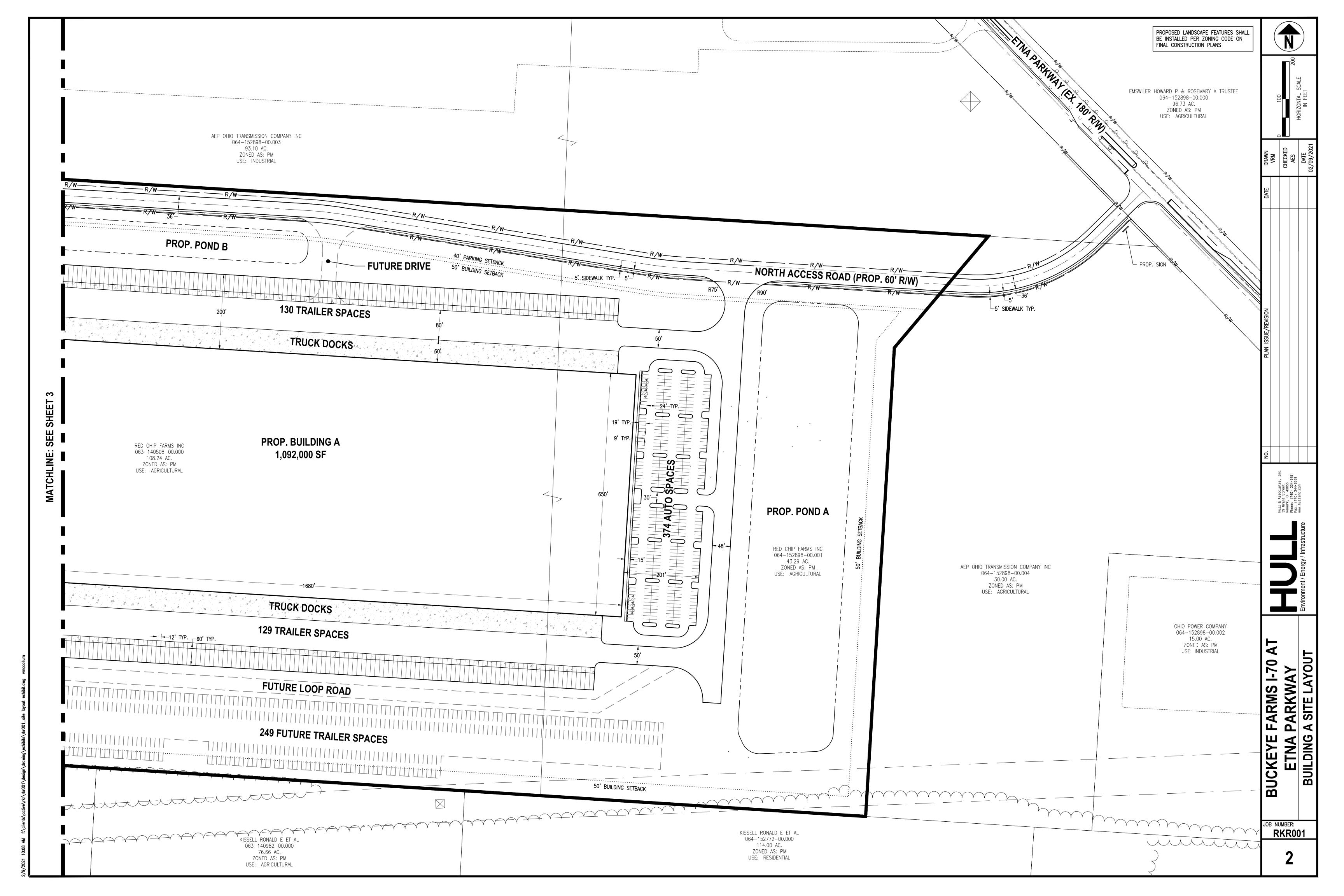
- Location and dimensions (length, width, height) of all proposed buildings and structures.
- Total square footage of each structure.
- The proposed use of all parts of the structures.
- Location and screening of dumpsters.

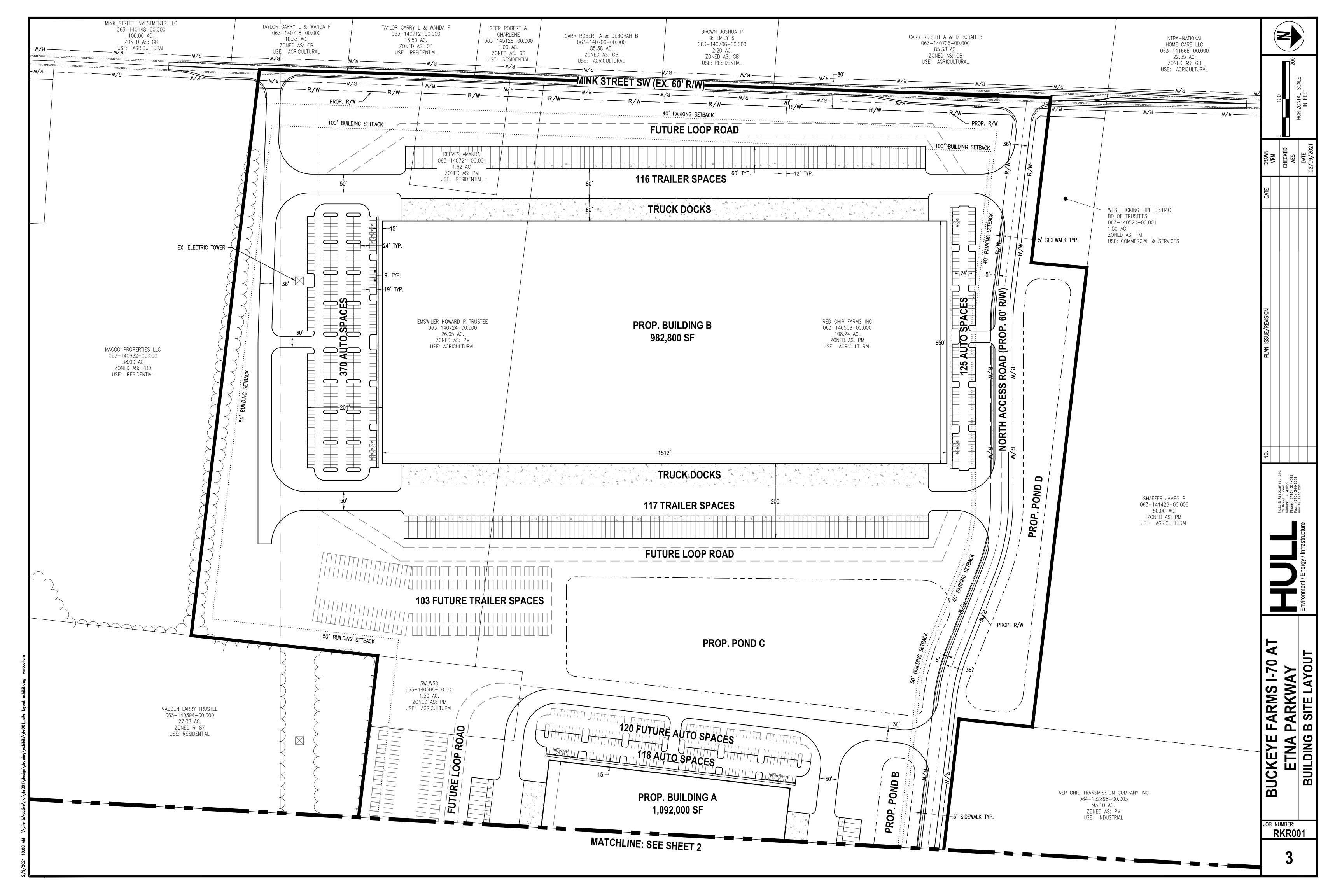
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

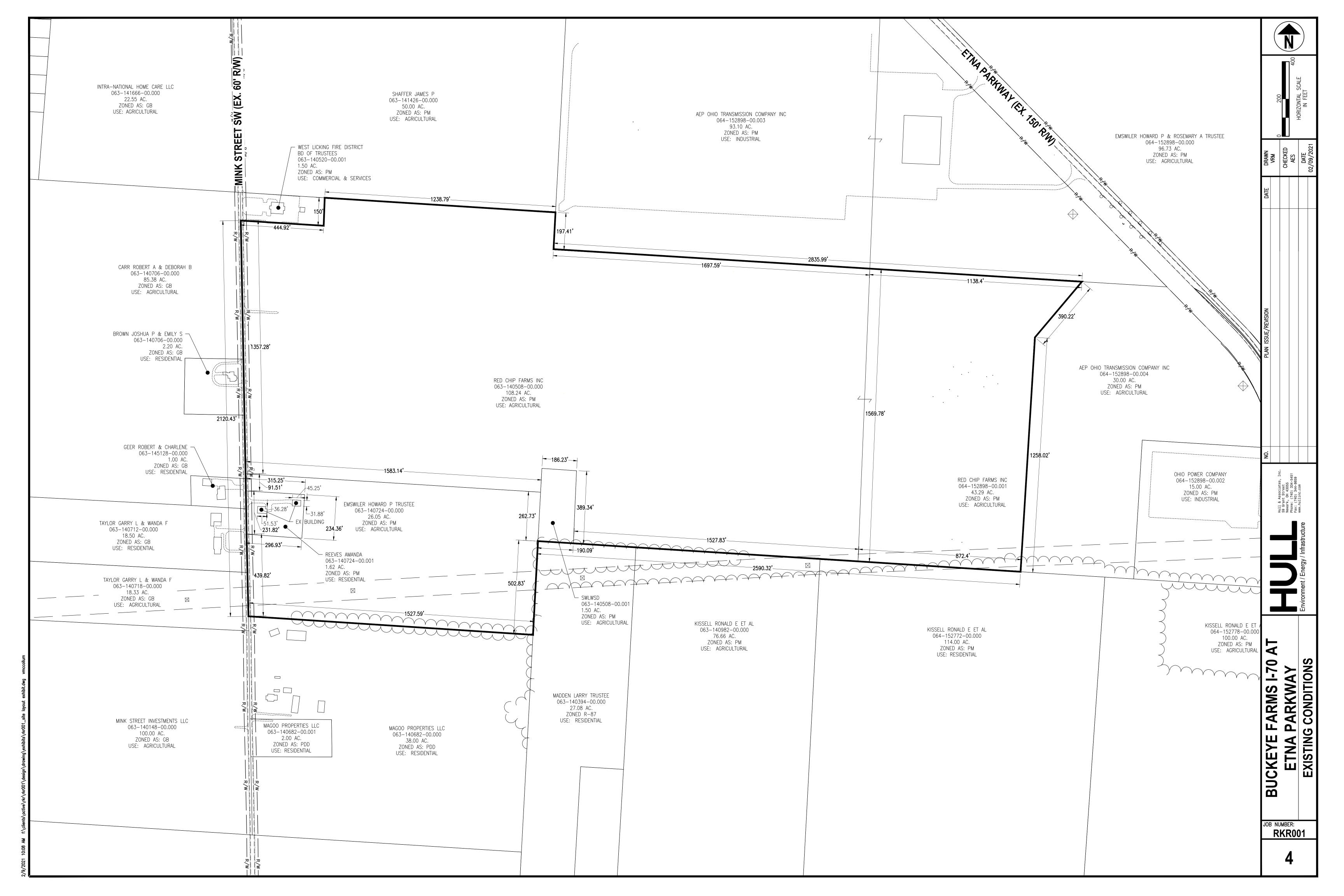
Area Map: Submit 1 copy of an area map from the Licking County Engineer's office showing the property and surrounding area. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

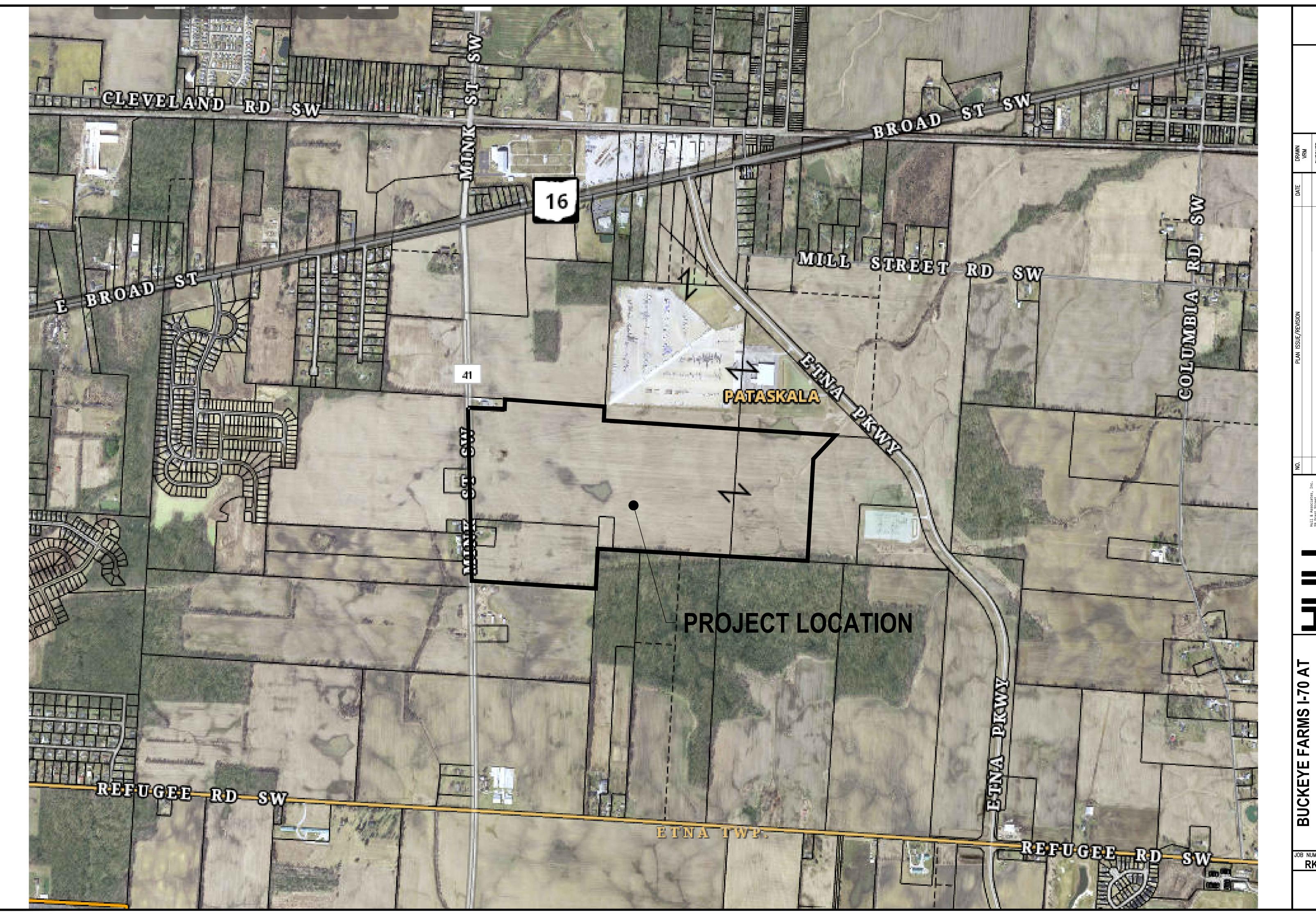
Signatures	
I certify the facts, statements and information provided on and atta knowledge. Also, I authorize City of Pataskala staff to conduct site vito this Planned Manufacturing District request.	ched to this application are true and correct to the best of my sits and photograph the property as necessary as it pertains
Applicant (required):	Date:
Che Bul. O	February 3, 2021
Property Owner (required):	Date: 1-4-2021
	3-4=2021
Roman a Empireles Krust	



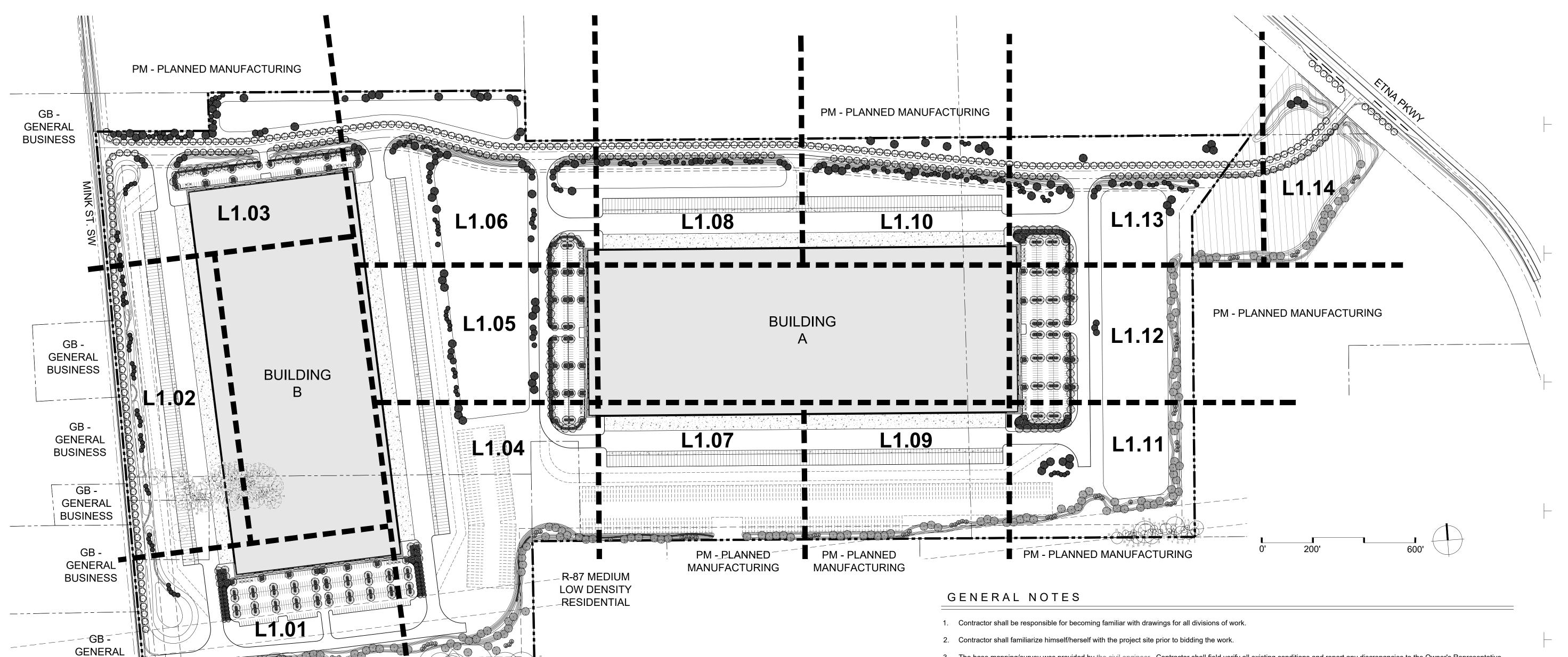








JOB NUMBER: RKR001



LANDSCAPE NOTES

BUSINESS

GB -**GENERAL**

BUSINESS

- ___ - - _ _ - - - - - - - - -

1. Stake all bed lines and tree locations for the Architect or owners review prior to installation. All planting procedures are subject to the review of the Landscape Architect and the Contractor shall correct any deficiencies found at no additional cost to the Owner

PDD - PLANNED DEVELOPMENT

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

TREE PROTECTION

Public trees will be protected against injury or damage to branches, trunks or roots from construction and excavation.

- 1. All tree pruning and removal must be done in accordance to ANSI A300 and ANSI Z133.1 standards. The
- Contractor performing the work must be a professional tree care company with certified arborist on staff and available to direct the on-site crew.
- 2. Heavy equipment will not be allowed to compact the soil over the root zone of existing trees. Restricted equipment access routes will be established before work is begun. Temporary paving materials such as plywood, lumber or rubber matting spread over the root zone may be required to prevent compaction. 3. Installation of utilities under the dripline of existing trees must be directionally bored or drilled below the root
- zone. Top of the bore or tunnel should be no higher than 3 feet deep. Open trenches within the root zone must be avoided. 4. Where grade change is required within the root zone of public trees, a sufficient residual root zone to provide for the good health of the trees should remain undisturbed and protected by either a dry well or
- retaining wall if the grade is to be raised or lowered. 5. Construction materials, excavation debris, chemicals, fuel, equipment or vehicles are not to be stockpiles,
- 6. Fires are not permitted within the dripline of any trees. 7. All existing trees designated for preservation will be protected with a good, substantial fence, frame or box not less than four feet high and as far from the tree as possible. Dripline is preferable, however, actual location will be determined by site limitations.
- 8. Fencing will be installed before commencing site preparation work. Fence must be maintained during the full construction period.
- 9. Interfering branches of trees may be removed when acceptable to the City and shall be pruned in
- accordance with these standards. 10. Any trees damaged or destroyed due to contractor negligence will be treated or removed at the contractor's expense. If damaged beyond repair, the City will require reimbursement for the value of the tree as determined by the current edition of the 'Guide for Plant Appraisal' published by the International Society of

ADDITIONAL PLANTING NOTES

Arboriculture'.

stored, dumped or parked within the dripline of public trees.

1. FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

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

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

PROJECT FOR

CHECK SET Not For Construction

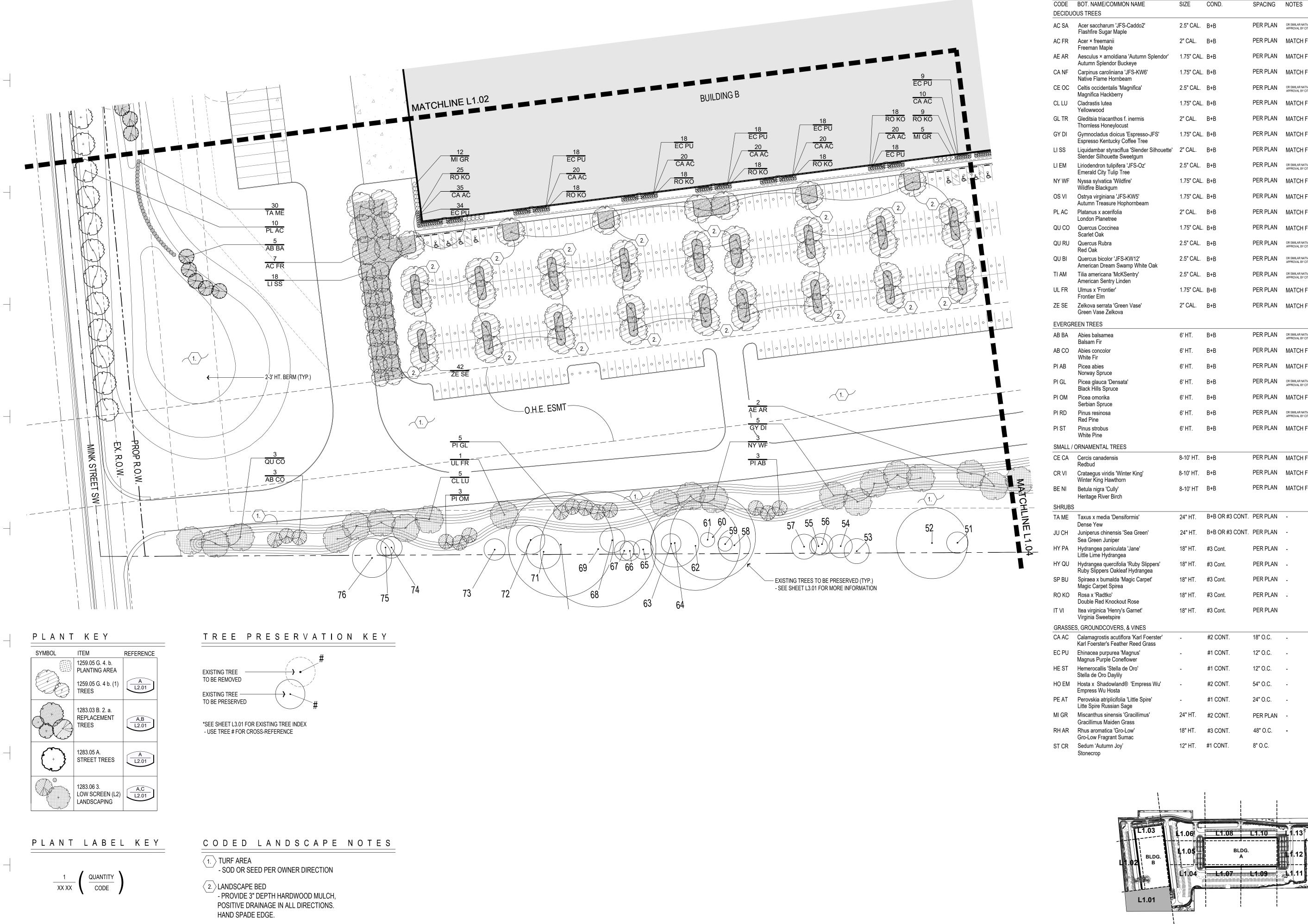
Landscape Architect G2 Planning and Design 720 E. Broad St. Suite 200 Columbus, Ohio 43215 p (614) 583-9230

REVISIONS

XX.XX.XXXX NOTES

issue date 01.27.21 PROJECT NO. 21003

SHEET INDEX



MINK ROAD LANDSCAPE PLAN

PROJECT FOR: SIZE COND. SPACING NOTES PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA PER PLAN MATCH FORM PER PLAN MATCH FORM PER PLAN MATCH FORM PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA PER PLAN MATCH FORM

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

PER PLAN MATCH FORM

PER PLAN -

PER PLAN -

PER PLAN -

PER PLAN -

PER PLAN

18" O.C. -

12" O.C. -

12" O.C. -

54" O.C. -

24" O.C. -

PER PLAN -

48" O.C. -

8" O.C.

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

PLANT LIST

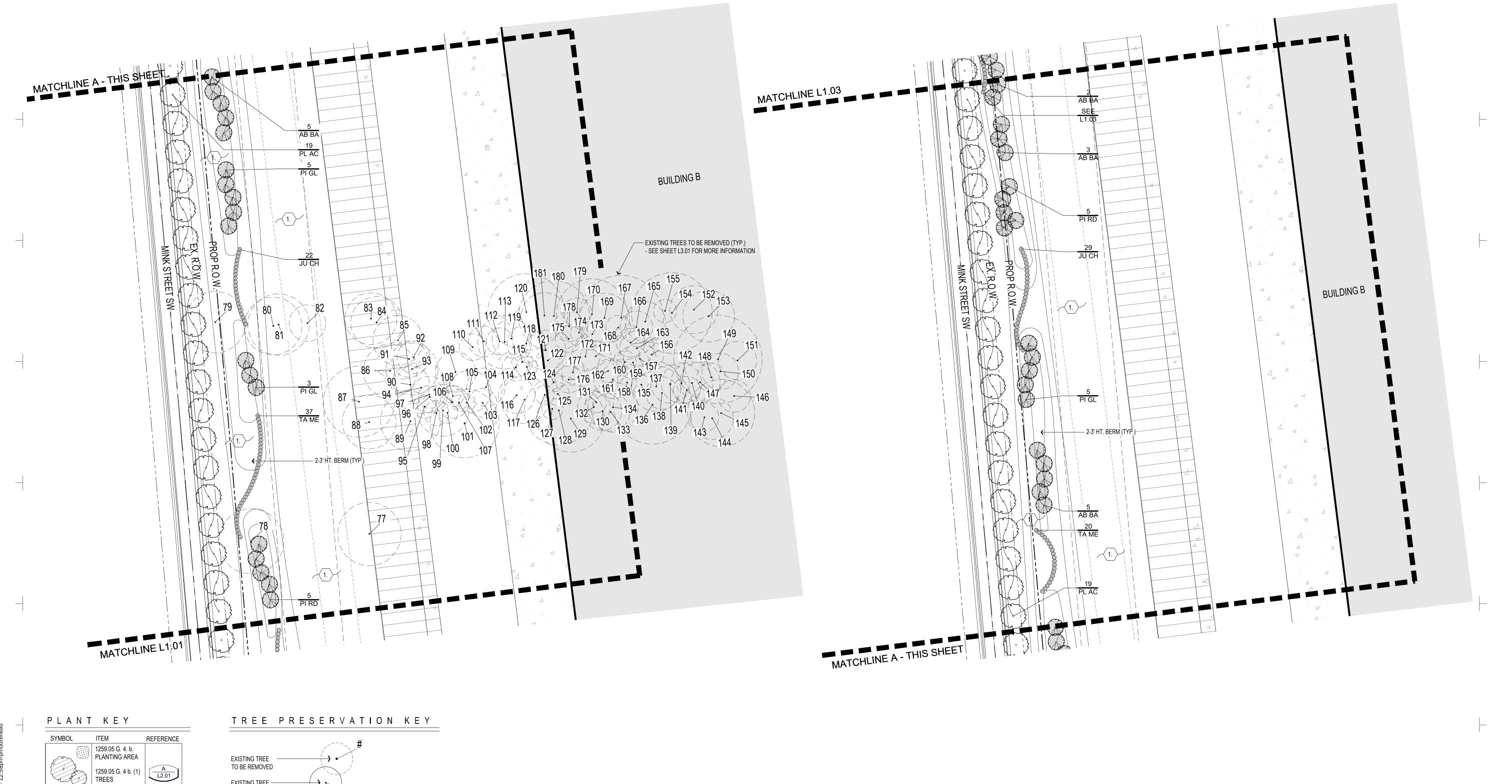
CHECK SET Not For Construction

DESIGN TEAM Civil Engineer Hull Inc. 6397 Emerald Parkway Dublin, Ohio 43016 p 614.362.7010 Landscape Architect G2 Planning and Design 720 E. Broad St. Suite 200 Columbus, Ohio 43215 p 614.583.9230

date	issued	

drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN



EXISTING TREE ——
TO BE PRESERVED

*SEE SHEET L3.01 FOR EXISTING TREE INDEX - USE TREE # FOR CROSS-REFERENCE

CODED LANDSCAPE NOTES

- SOD OR SEED PER OWNER DIRECTION

- PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS.

2. LANDSCAPE BED

HAND SPADE EDGE.

1283.03 B. 2. a. REPLACEMENT

1283.05 A. STREET TREES

PLANT LABEL KEY

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

MINK ROAD LANDSCAPE PLAN

1283.06 3. LOW SCREEN (L2) LANDSCAPING Environment / Energy / Infrastructure



SEAL

PROJECT FOR:

CHECK SET

Not For Construction

Civil Engineer

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

Landscape Architect

G2 Planning and Design

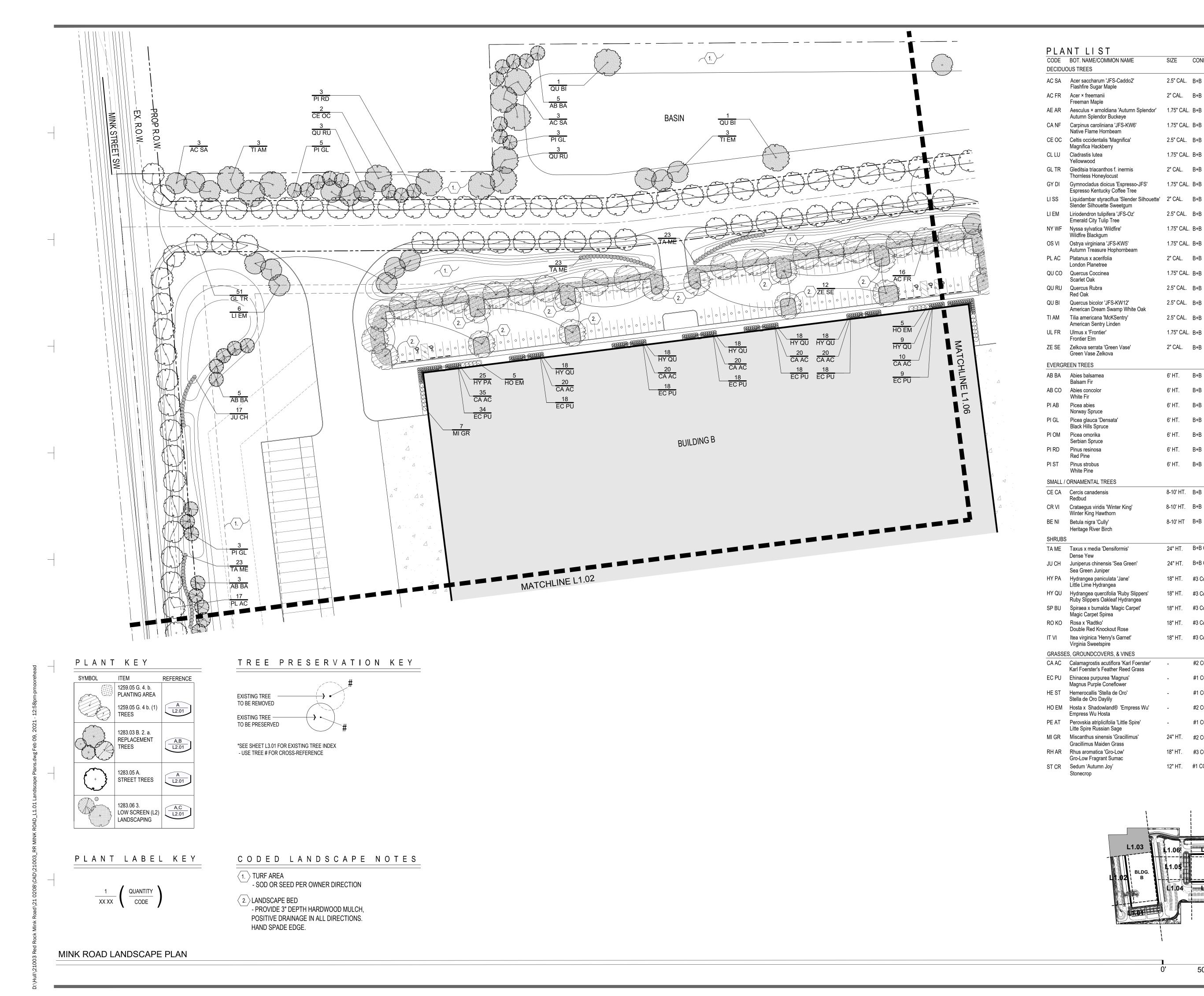
G2 Planning and Design 720 E. Broad St. Suite 200 Columbus, Ohio 43215 p 614.583.9230

> CKEYE FARMS -70 AT ETNA

1.06 L1.08 L1.10 1.13

L1.02

LANDSCAPE PLAN



PROJECT FOR:

FLANNING + DESIGN

SEAL

SIZE COND.

2.5" CAL. B+B

2" CAL. B+B

1.75" CAL. B+B

2.5" CAL. B+B

1.75" CAL. B+B

2" CAL. B+B

1.75" CAL. B+B

2.5" CAL. B+B

1.75" CAL. B+B

1.75" CAL. B+B

2" CAL. B+B

1.75" CAL. B+B

2.5" CAL. B+B

2.5" CAL. B+B

2.5" CAL. B+B

1.75" CAL. B+B

2" CAL. B+B

6' HT. B+B

8-10' HT. B+B

8-10' HT. B+B

8-10' HT B+B

18" HT. #3 Cont.

#2 CONT.

#1 CONT.

#2 CONT.

#1 CONT.

24" HT. #2 CONT.

18" HT. #3 CONT.

12" HT. #1 CONT.

24" HT. B+B OR #3 CONT. PER PLAN

24" HT. B+B OR #3 CONT. PER PLAN

SPACING NOTES

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

PER PLAN MATCH FORM

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

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PER PLAN MATCH FORM

PER PLAN -

PER PLAN -

PER PLAN -

PER PLAN -

18" O.C. -

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12" O.C. -

54" O.C. -

24" O.C. -

PER PLAN -

48" O.C. -

8" O.C.

L1.08 L1.10 1.13

L1.07 L1.09 L1.11

PER PLAN

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA

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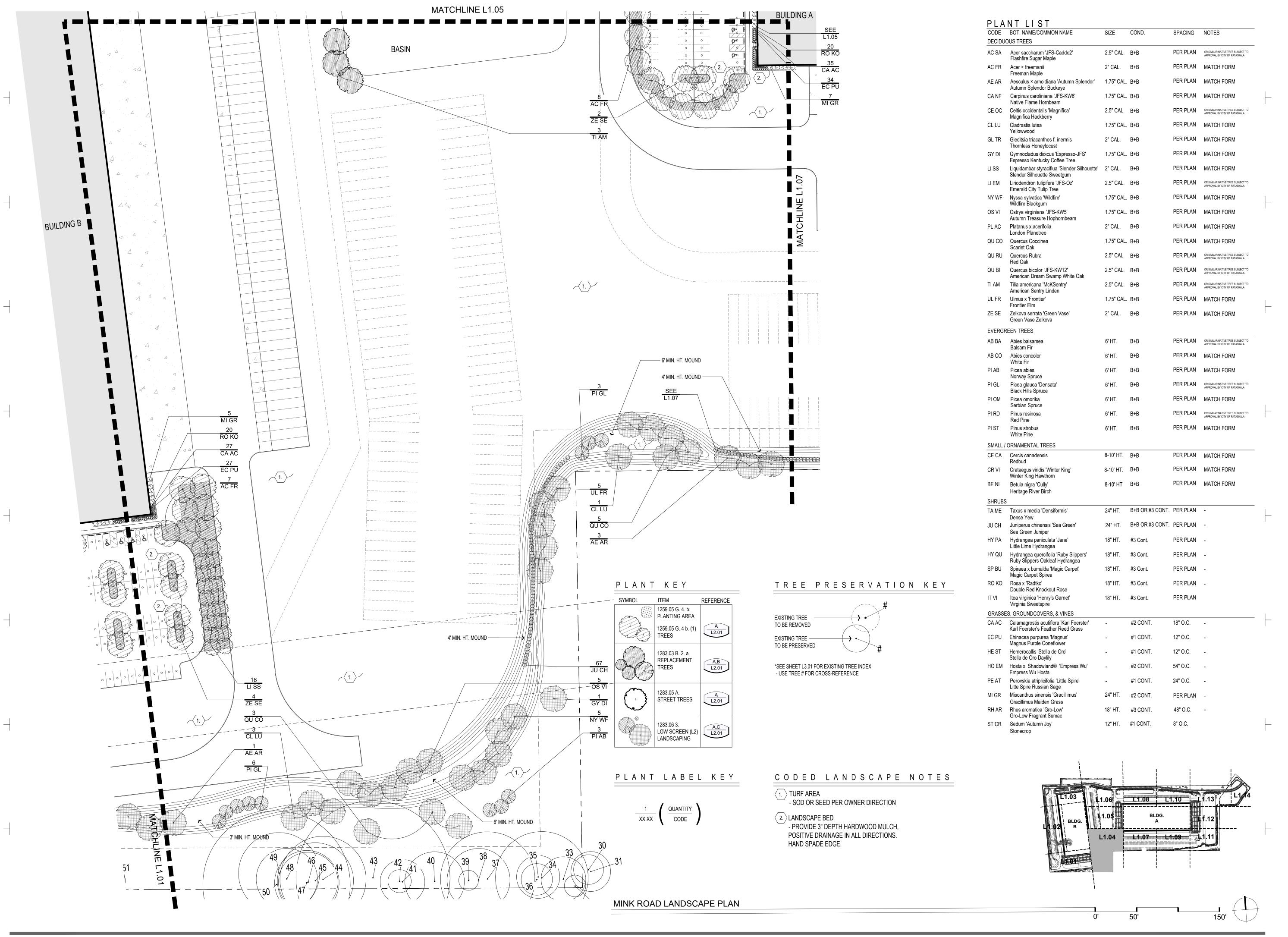
CHECK SET Not For Construction

DESIGN TEAM Civil Engineer Hull Inc. 6397 Emerald Parkway Dublin, Ohio 43016 p 614.362.7010 Landscape Architect G2 Planning and Design 720 E. Broad St. Suite 200 Columbus, Ohio 43215 p 614.583.9230

REVISIONS XX.XX.XXXX NOTES

drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN



PROJECT FOR:





SEAL

CHECK SET Not For Construction

Civil Engineer

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

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200

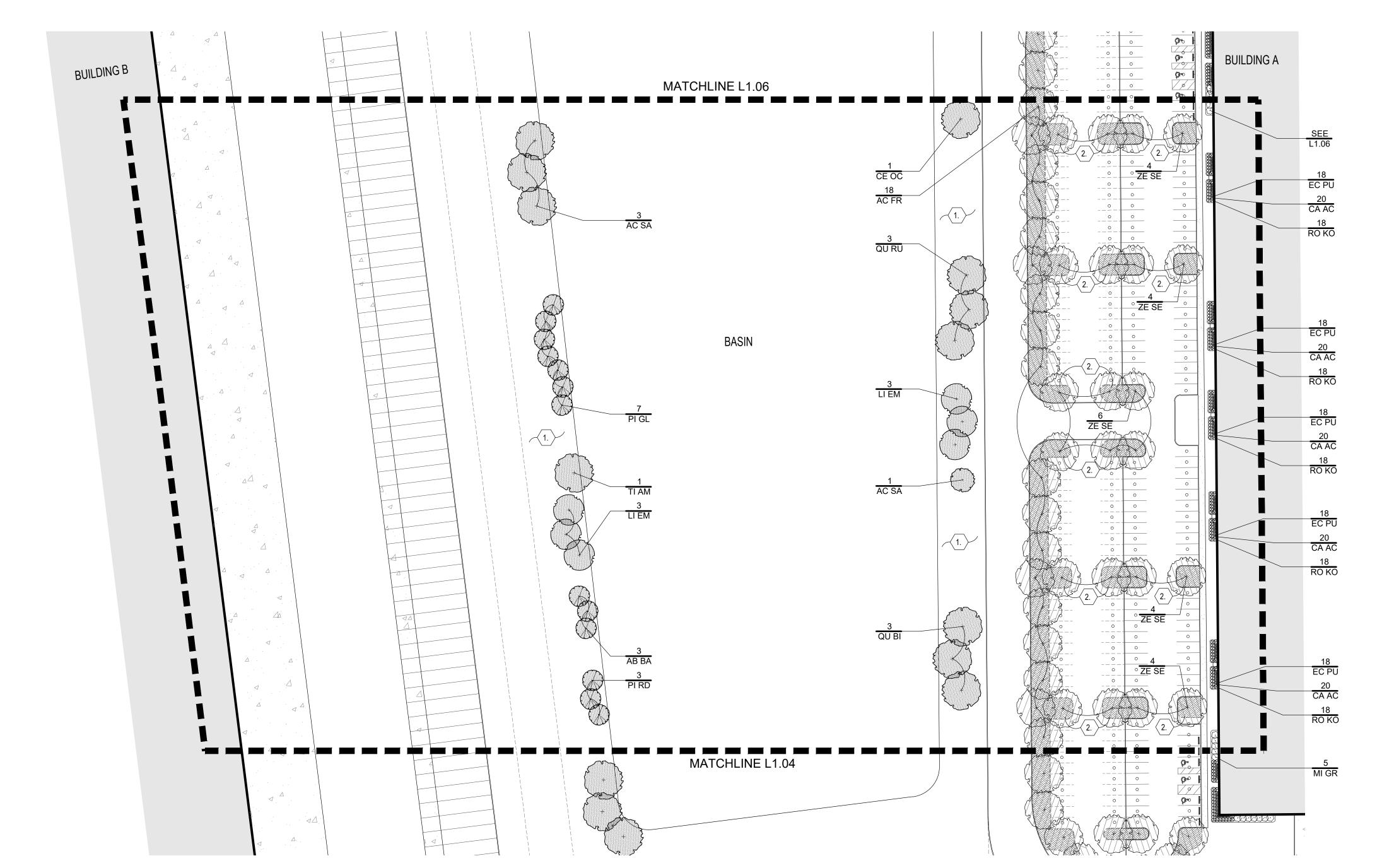
Columbus, Ohio 43215 p 614.583.9230

JCKEYE FARMS I-70 AT ETNA

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	date	issued	
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drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN



DECIDUO	BOT. NAME/COMMON NAME DUS TREES	SIZE	COND.	SPACING	NOTES
AC SA	Acer saccharum 'JFS-Caddo2' Flashfire Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SU APPROVAL BY CITY OF PATA
AC FR	Acer × freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM
AE AR	Aesculus × arnoldiana 'Autumn Splendor' Autumn Splendor Buckeye	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CA NF	Carpinus caroliniana 'JFS-KW6' Native Flame Hornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CE OC	Celtis occidentalis 'Magnifica' Magnifica Hackberry	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUI APPROVAL BY CITY OF PATAS
CL LU	Cladrastis lutea Yellowwood	1.75" CAL.	B+B	PER PLAN	MATCH FORM
GL TR	Gleditsia triacanthos f. inermis	2" CAL.	B+B	PER PLAN	MATCH FORM
GY DI	Thornless Honeylocust Gymnocladus dioicus 'Espresso-JFS'	1.75" CAL.	B+B	PER PLAN	MATCH FORM
LI SS	Espresso Kentucky Coffee Tree Liquidambar styraciflua 'Slender Silhouette'	2" CAL.	B+B	PER PLAN	MATCH FORM
LI EM	Slender Silhouette Sweetgum Liriodendron tulipifera 'JFS-Oz'	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUE APPROVAL BY CITY OF PATAS
NY WF	Emerald City Tulip Tree Nyssa sylvatica 'Wildfire'	1.75" CAL.	B+B	PER PLAN	MATCH FORM
OS VI	Wildfire Blackgum Ostrya virginiana 'JFS-KW5'	1.75" CAL.	B+B	PER PLAN	MATCH FORM
PL AC	Autumn Treasure Hophornbeam Platanus x acerifolia	2" CAL.	B+B	PER PLAN	MATCH FORM
QU CO	London Planetree Quercus Coccinea	1.75" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Scarlet Oak Quercus Rubra	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUE
QU BI	Red Oak Quercus bicolor 'JFS-KW12'	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUE
TI AM	American Dream Swamp White Oak Tilia americana 'McKSentry'	2.5" CAL.	B+B	PER PLAN	APPROVAL BY CITY OF PATAS
UL FR	American Sentry Linden Ulmus x 'Frontier'	1.75" CAL.		PER PLAN	MATCH FORM
ZE SE	Frontier Elm Zelkova serrata 'Green Vase'	2" CAL.	B+B	PER PLAN	MATCH FORM
	Green Vase Zelkova	Z O/IL.	0.0		WATCHTOKW
EVERGR AB BA	EEN TREES Abies balsamea	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUE
AB CO	Balsam Fir Abies concolor	6' HT.	B+B	PER PLAN	MATCH FORM
PI AB	White Fir Picea abies	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Norway Spruce Picea glauca 'Densata'	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUE
	Black Hills Spruce Picea omorika			PER PLAN	APPROVAL BY CITY OF PATAS
PI OM	Serbian Spruce	6' HT.	B+B		MATCH FORM
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUE APPROVAL BY CITY OF PATAS
PI ST	Pinus strobus White Pine	6' HT.	B+B	PER PLAN	MATCH FORM
	ORNAMENTAL TREES	0.40111T	D.D.	PER PLAN	MATOU FORM
CE CA	Cercis canadensis Redbud	8-10' HT.	B+B		MATCH FORM
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	8-10' HT.	B+B	PER PLAN	MATCH FORM
BE NI	Betula nigra 'Cully' Heritage River Birch	8-10' HT	B+B	PER PLAN	MATCH FORM
SHRUBS TA ME	Taxus x media 'Densiformis'	24" HT.	B+B OR #3 CONT.	PER PI AN	_
	Dense Yew		B+B OR #3 CONT.		
JU CH	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" HT.			-
HY PA	Hydrangea paniculata 'Jane' Little Lime Hydrangea	18" HT.	#3 Cont.	PER PLAN	-
HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	18" HT.	#3 Cont.	PER PLAN	-
SP BU	Spiraea x bumalda 'Magic Carpet' Magic Carpet Spirea	18" HT.	#3 Cont.	PER PLAN	-
RO KO	Rosa x 'Radtko' Double Red Knockout Rose	18" HT.	#3 Cont.	PER PLAN	-
IT VI	Itea virginica 'Henry's Garnet' Virginia Sweetspire	18" HT.	#3 Cont.	PER PLAN	
GRASSE CA AC	S, GROUNDCOVERS, & VINES Calamagrostis acutiflora 'Karl Foerster'		#2 CONT.	18" O.C.	
	Karl Foerster's Feather Reed Grass	-			-
EC PU	Ehinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-
HE ST	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	-
HO EM	Hosta x Shadowland® 'Empress Wu' Empress Wu Hosta	-	#2 CONT.	54" O.C.	-
PE AT	Perovskia atriplicifolia 'Little Spire' Litte Spire Russian Sage	-	#1 CONT.	24" O.C.	-
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	24" HT.	#2 CONT.	PER PLAN	-
	Rhus aromatica 'Gro-Low'	18" HT.	#3 CONT.	48" O.C.	-
RH AR	Gro-Low Fragrant Sumac				

PLANT LIST

L1.03 L1.08 L1.10 1.13 BLDG.

1259.05 G. 4. b. PLANTING AREA 1259.05 G. 4 b. (1) TREES 1283.03 B. 2. a. REPLACEMENT STREET TREES

PLANT KEY

ITEM

1 1283.06 3. LOW SCREEN (L2) LANDSCAPING

PLANT LABEL KEY

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

TREE PRESERVATION KEY

EXISTING TREE TO BE REMOVED EXISTING TREE -TO BE PRESERVED

*SEE SHEET L3.01 FOR EXISTING TREE INDEX - USE TREE # FOR CROSS-REFERENCE

CODED LANDSCAPE NOTES

 $\langle 1. \rangle$ TURF AREA - SOD OR SEED PER OWNER DIRECTION

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

MINK ROAD LANDSCAPE PLAN

PROJECT FOR:

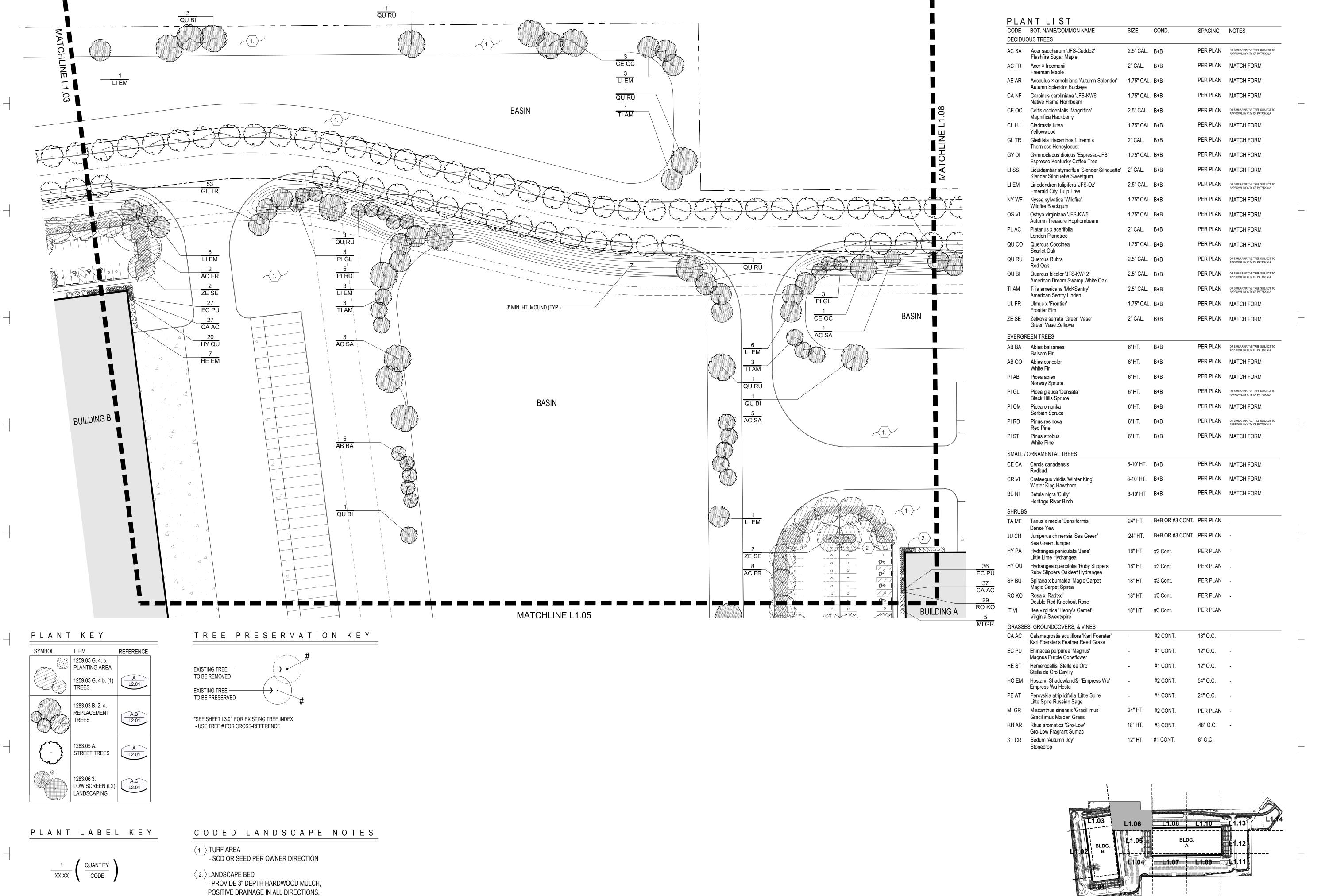
CHECK SET
Not For Construction

Civil Engineer Hull Inc. 6397 Emerald Parkway Suite 200 Dublin, Ohio 43016 p 614.362.7010 Landscape Architect G2 Planning and Design 720 E. Broad St. Suite 200 Columbus, Ohio 43215 p 614.583.9230

REVISIONS XX.XX.XXXX NOTES

drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN



HAND SPADE EDGE.

MINK ROAD LANDSCAPE PLAN

PROJECT FOR:

Environment / Energy / Infrastructure

G2 PLANNING + DESIGN

SEAL

CHECK SET

Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
Suite 200
Dublin, Ohio 43016
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Landscape Architect

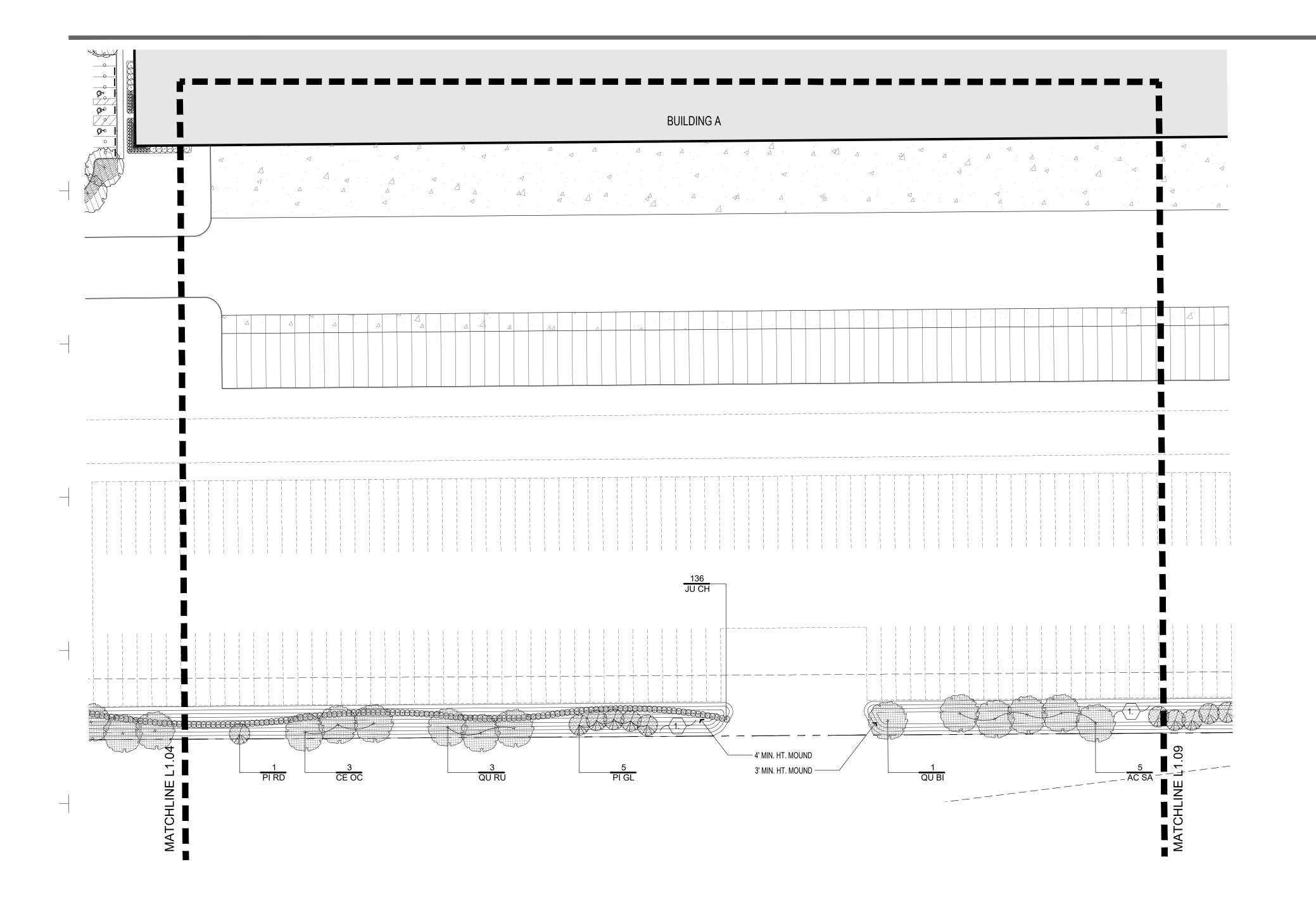
G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

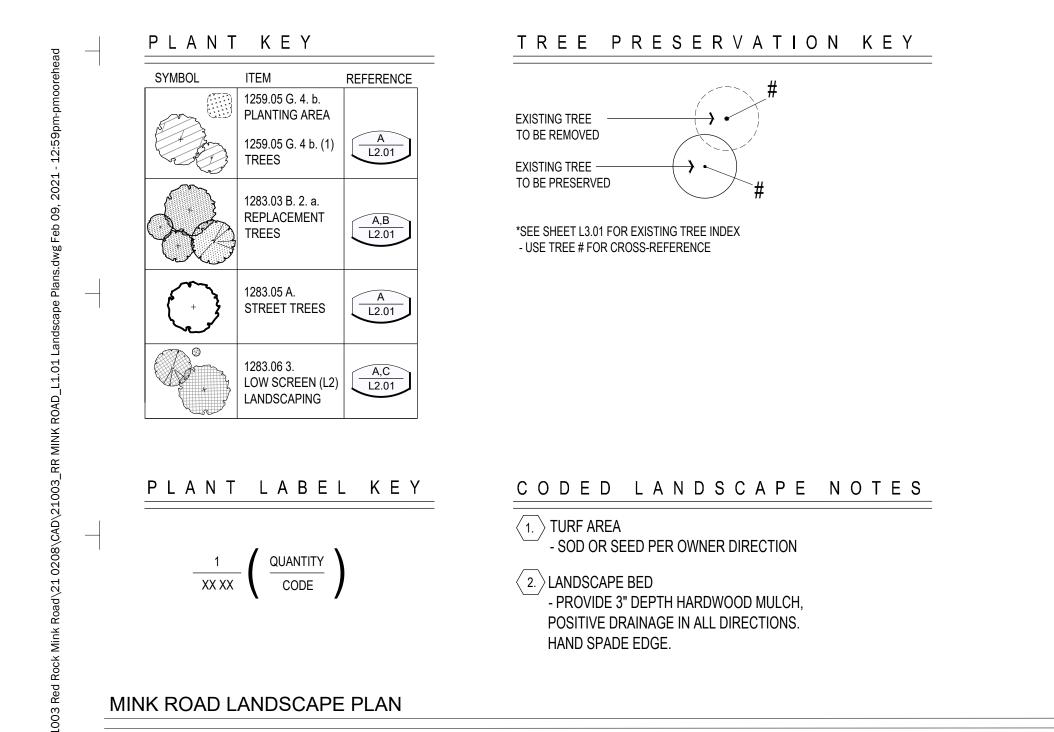
UCKEYE FARMS I-70 AT ETNA

Adate issued

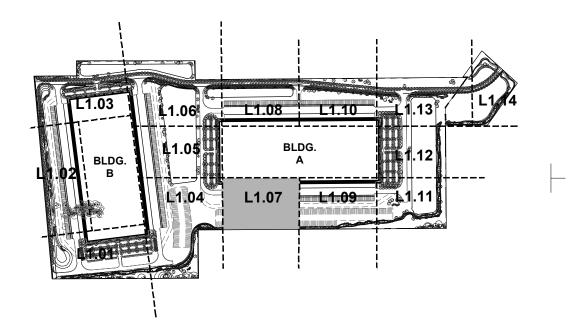
drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN





DECIDITION	BOT. NAME/COMMON NAME DUS TREES	SIZE	COND.	SPACING	NOTES
AC SA	Acer saccharum 'JFS-Caddo2'	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT APPROVAL BY CITY OF PATASKALA
AC FR	Flashfire Sugar Maple Acer × freemanii	2" CAL.	B+B	PER PLAN	MATCH FORM
AE AR	Freeman Maple Aesculus × arnoldiana 'Autumn Splendor'	1.75" CAL.		PER PLAN	MATCH FORM
	Autumn Splendor Buckeye				
CA NF	Carpinus caroliniana 'JFS-KW6' Native Flame Hornbeam	1.75" CAL.	R+R	PER PLAN	MATCH FORM
CE OC	Celtis occidentalis 'Magnifica' Magnifica Hackberry	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT APPROVAL BY CITY OF PATASKALA
CL LU	Cladrastis lutea Yellowwood	1.75" CAL.	B+B	PER PLAN	MATCH FORM
GL TR	Gleditsia triacanthos f. inermis Thornless Honeylocust	2" CAL.	B+B	PER PLAN	MATCH FORM
GY DI	Gymnocladus dioicus 'Espresso-JFS'	1.75" CAL.	B+B	PER PLAN	MATCH FORM
LI SS	Espresso Kentucky Coffee Tree Liquidambar styraciflua 'Slender Silhouette'	2" CAL.	B+B	PER PLAN	MATCH FORM
LI EM	Slender Silhouette Sweetgum Liriodendron tulipifera 'JFS-Oz'	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT
NY WF	Emerald City Tulip Tree	1.75" CAL.		PER PLAN	APPROVAL BY CITY OF PATASKALA
	Nyssa sylvatica 'Wildfire' Wildfire Blackgum				MATCH FORM
OS VI	Ostrya virginiana 'JFS-KW5' Autumn Treasure Hophornbeam	1.75" CAL.	B+B	PER PLAN	MATCH FORM
PL AC	Platanus x acerifolia London Planetree	2" CAL.	B+B	PER PLAN	MATCH FORM
QU CO	Quercus Coccinea Scarlet Oak	1.75" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Quercus Rubra	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT APPROVAL BY CITY OF PATASKALA
QU BI	Red Oak Quercus bicolor 'JFS-KW12'	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT APPROVAL BY CITY OF PATASKALA
TI AM	American Dream Swamp White Oak Tilia americana 'McKSentry'	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT
	American Sentry Linden				APPROVAL BY CITY OF PATASKALA
UL FR	Ulmus x 'Frontier' Frontier Elm	1.75" CAL.	B+B	PER PLAN	MATCH FORM
ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B+B	PER PLAN	MATCH FORM
EVERGR	EEN TREES				
AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor	6' HT.	В+В	PER PLAN	MATCH FORM
PI AB	White Fir Picea abies	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Norway Spruce Picea glauca 'Densata'	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT
PI OM	Black Hills Spruce Picea omorika	6' HT.	B+B	PER PLAN	MATCH FORM
	Serbian Spruce				
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT APPROVAL BY CITY OF PATASKALA
PI ST	Pinus strobus White Pine	6' HT.	B+B	PER PLAN	MATCH FORM
SMALL /	ORNAMENTAL TREES				
CE CA	Cercis canadensis Redbud	8-10' HT.	B+B	PER PLAN	MATCH FORM
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	8-10' HT.	B+B	PER PLAN	MATCH FORM
BE NI	Betula nigra 'Cully'	8-10' HT	В+В	PER PLAN	MATCH FORM
SHRUBS	Heritage River Birch				
TA ME	Taxus x media 'Densiformis'	24" HT.	B+B OR #3 CONT.	PER PLAN	-
JU CH	Dense Yew Juniperus chinensis 'Sea Green'	24" HT.	B+B OR #3 CONT.	PER PLAN	-
HY PA	Sea Green Juniper Hydrangea paniculata 'Jane'	18" HT.		PER PLAN	
	Little Lime Hydrangea		#3 Cont.		-
HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	18" HT.	#3 Cont.	PER PLAN	-
SP BU	Spiraea x bumalda 'Magic Carpet' Magic Carpet Spirea	18" HT.	#3 Cont.	PER PLAN	-
RO KO	Rosa x 'Radtko' Double Red Knockout Rose	18" HT.	#3 Cont.	PER PLAN	-
IT VI	Itea virginica 'Henry's Garnet'	18" HT.	#3 Cont.	PER PLAN	
GRASSE	Virginia Sweetspire S, GROUNDCOVERS, & VINES				
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster's Feather Reed Grass	-	#2 CONT.	18" O.C.	-
EC PU	Ehinacea purpurea 'Magnus'	-	#1 CONT.	12" O.C.	-
HE ST	Magnus Purple Coneflower Hemerocallis 'Stella de Oro'	_	#1 CONT.	12" O.C.	-
HO EM	Stella de Oro Daylily Hosta x Shadowland® 'Empress Wu'	_	#2 CONT.	54" O.C.	_
	Empress Wu Hosta				
PE AT	Perovskia atriplicifolia 'Little Spire' Litte Spire Russian Sage	-	#1 CONT.	24" O.C.	-
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass	24" HT.	#2 CONT.	PER PLAN	-
	Rhus aromatica 'Gro-Low'	18" HT.	#3 CONT.	48" O.C.	-
RH AR	Gro-Low Fragrant Sumac				



PROJECT FOR:





SEAL

CHECK SET Not For Construction

Civil Engineer

Hull Inc.
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Suite 200
Dublin, Ohio 43016
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Landscape Architect

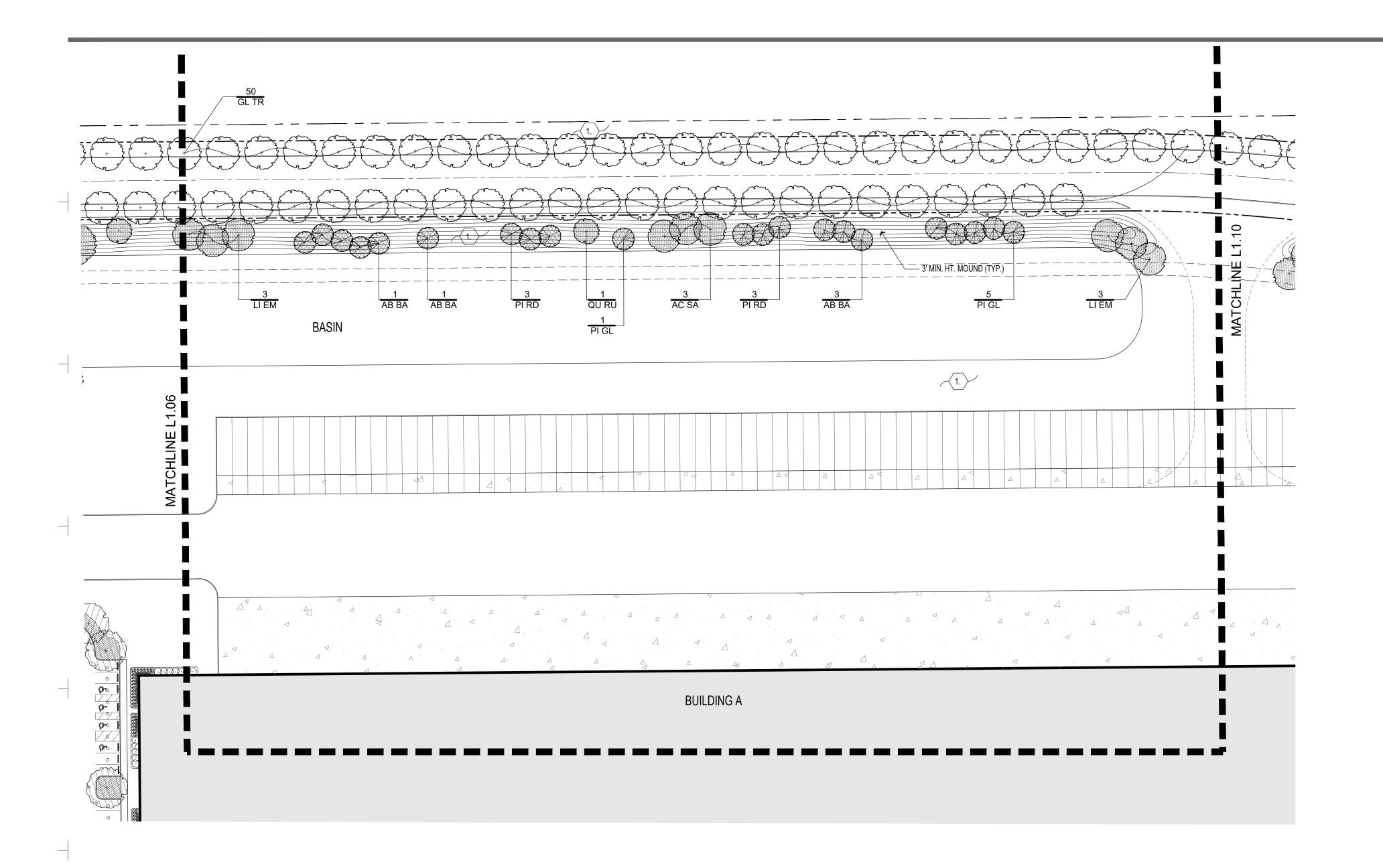
G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

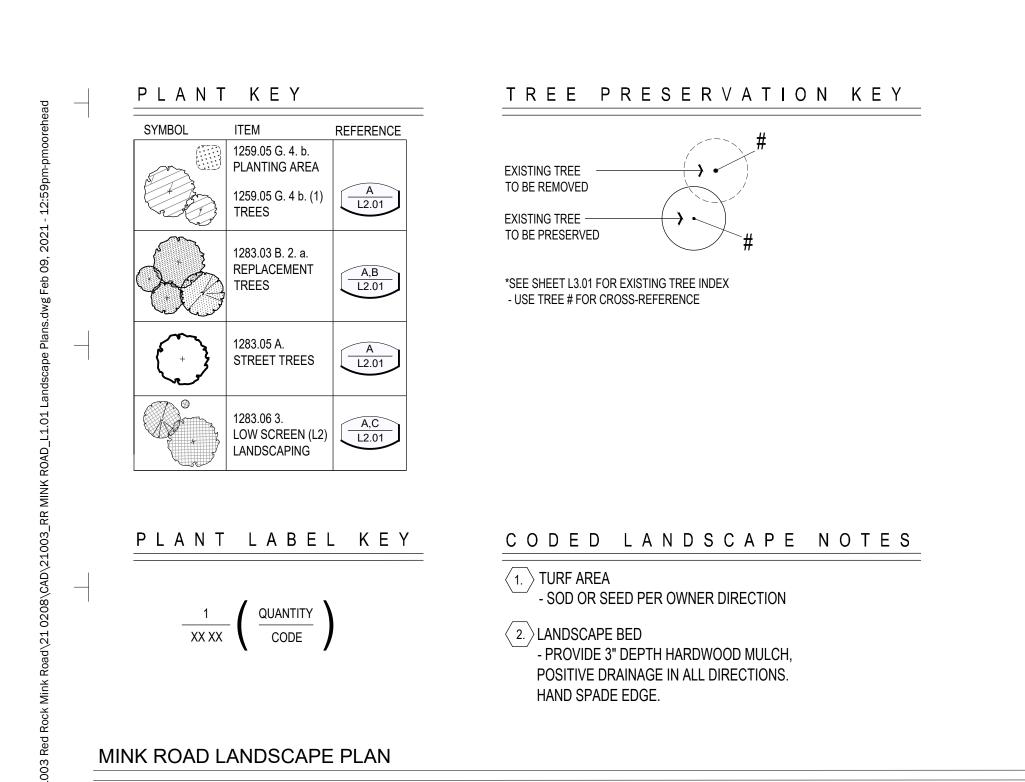
UCKEYE FARMS I-70 AT ETNA

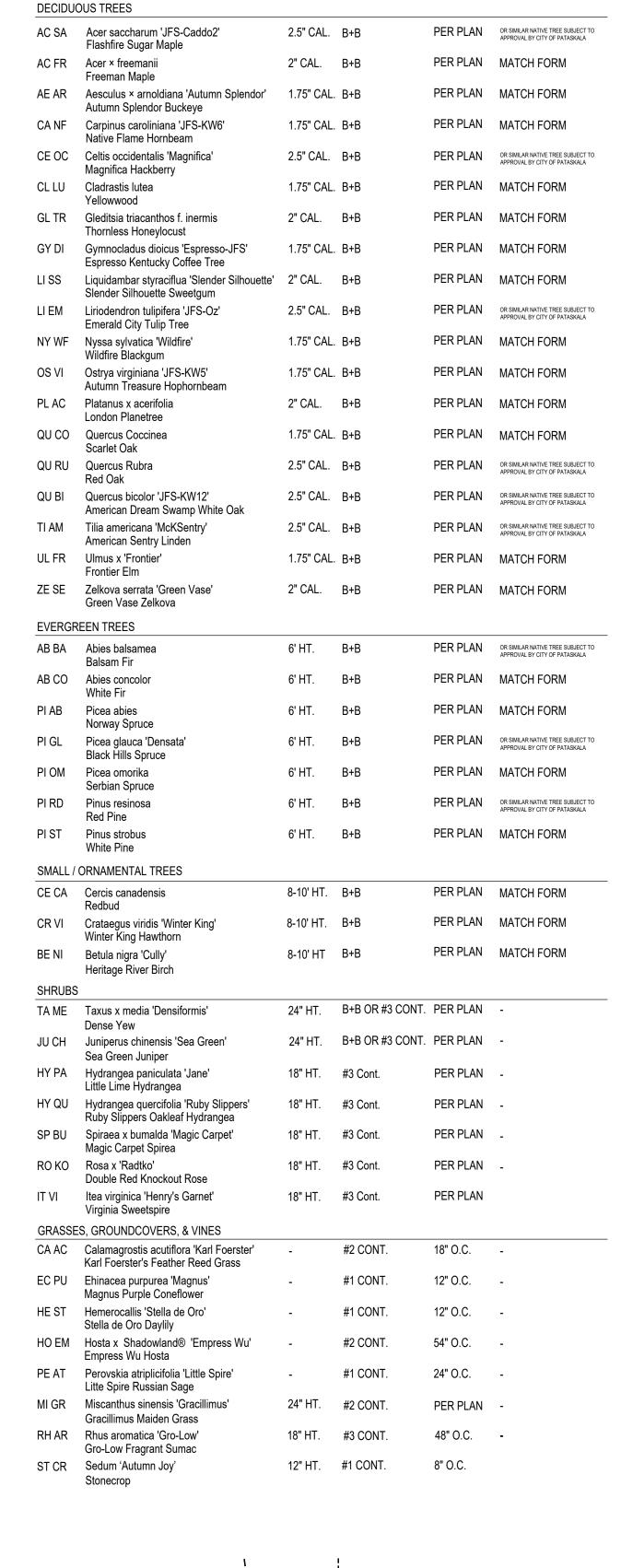
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drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN





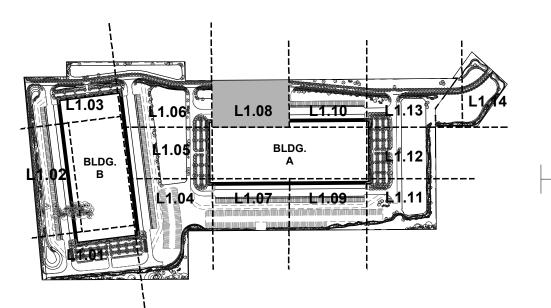


SIZE COND.

SPACING NOTES

PLANT LIST

CODE BOT. NAME/COMMON NAME



PROJECT FOR:

Environment / Energy / Infrastructure

G2 PLANNING + DESIGN

SEAL

CHECK SET

Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
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Landscape Architect

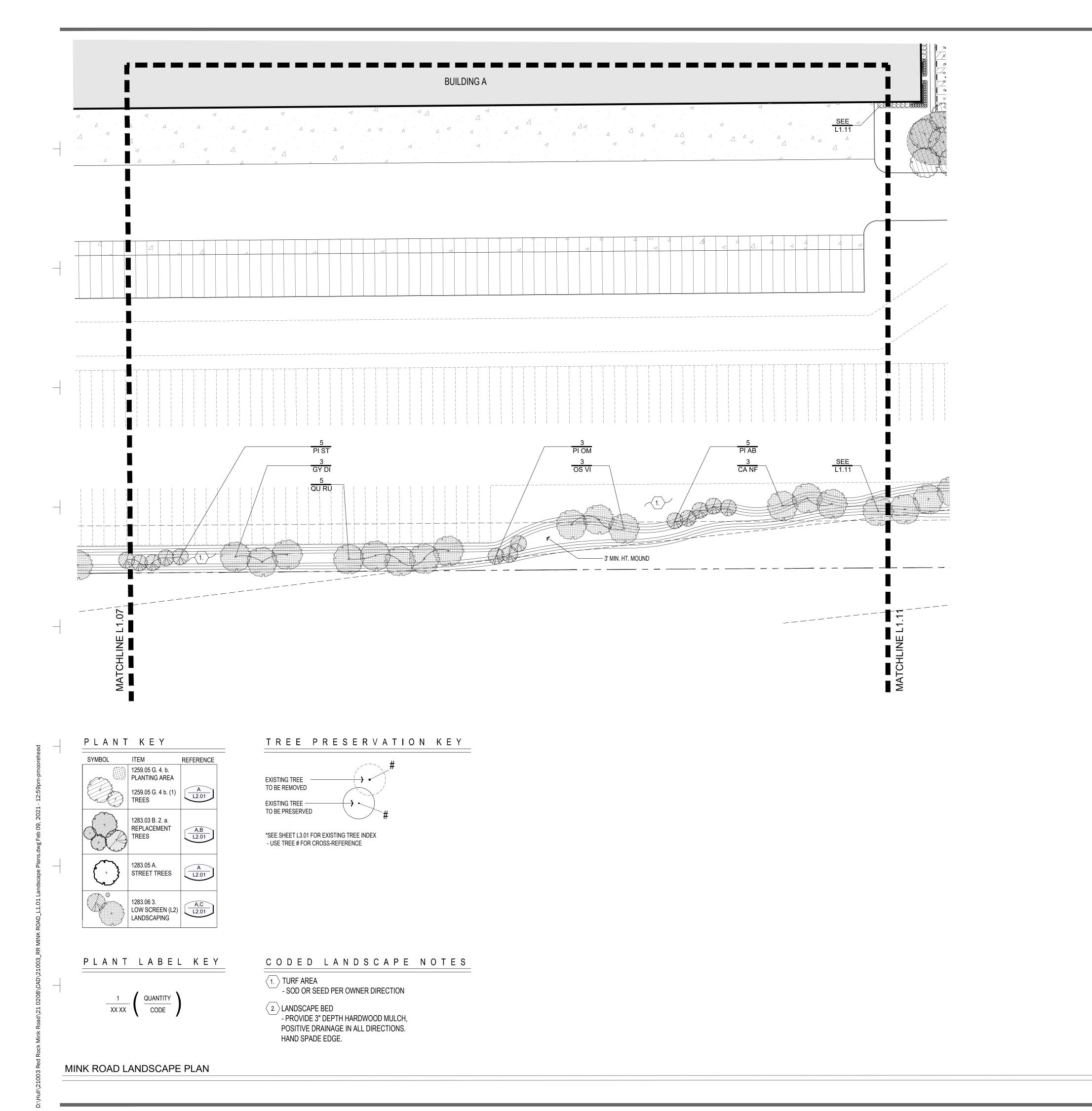
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SUCKEYE FARMS 1-70 AT ETNA

R	REVISIONS	
date	issued	
XX.XX.XXX	NOTES	

drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN



DECIDUOUS TREES PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA 2.5" CAL. B+B AC SA Acer saccharum 'JFS-Caddo2' Flashfire Sugar Maple AC FR Acer × freemanii PER PLAN MATCH FORM 2" CAL. B+B Freeman Maple AE AR Aesculus × arnoldiana 'Autumn Splendor' 1.75" CAL. B+B PER PLAN MATCH FORM Autumn Splendor Buckeye CA NF Carpinus caroliniana 'JFS-KW6' PER PLAN MATCH FORM 1.75" CAL. B+B Native Flame Hornbeam 2.5" CAL. B+B PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA CE OC Celtis occidentalis 'Magnifica' Magnifica Hackberry CL LU Cladrastis lutea 1.75" CAL. B+B PER PLAN MATCH FORM Yellowwood PER PLAN MATCH FORM GL TR Gleditsia triacanthos f. inermis 2" CAL. B+B Thornless Honeylocust PER PLAN MATCH FORM GY DI Gymnocladus dioicus 'Espresso-JFS' 1.75" CAL. B+B Espresso Kentucky Coffee Tree PER PLAN MATCH FORM Liquidambar styraciflua 'Slender Silhouette' 2" CAL. B+B Slender Silhouette Sweetgum PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA LI EM Liriodendron tulipifera 'JFS-Oz' 2.5" CAL. B+B Emerald City Tulip Tree NY WF Nyssa sylvatica 'Wildfire' 1.75" CAL. B+B PER PLAN MATCH FORM Wildfire Blackgum PER PLAN MATCH FORM 1.75" CAL. B+B OS VI Ostrya virginiana 'JFS-KW5' Autumn Treasure Hophornbeam PER PLAN MATCH FORM PL AC Platanus x acerifolia 2" CAL. B+B London Planetree QU CO Quercus Coccinea 1.75" CAL. B+B PER PLAN MATCH FORM Scarlet Oak PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA QU RU Quercus Rubra 2.5" CAL. B+B Red Oak 2.5" CAL. B+B PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA QU BI Quercus bicolor 'JFS-KW12' American Dream Swamp White Oak TI AM Tilia americana 'McKSentry' 2.5" CAL. B+B PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA American Sentry Linden UL FR Ulmus x 'Frontier' PER PLAN MATCH FORM 1.75" CAL. B+B Frontier Elm ZE SE Zelkova serrata 'Green Vase' PER PLAN MATCH FORM 2" CAL. B+B Green Vase Zelkova **EVERGREEN TREES** AB BA Abies balsamea PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA 6' HT. B+B Balsam Fir AB CO Abies concolor 6' HT. B+B PER PLAN MATCH FORM PER PLAN MATCH FORM PI AB Picea abies 6' HT. B+B Norway Spruce PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA Picea glauca 'Densata' 6' HT. B+B Black Hills Spruce PER PLAN MATCH FORM Picea omorika 6' HT. B+B Serbian Spruce PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA Pinus resinosa 6' HT. B+B Red Pine PI ST Pinus strobus 6' HT. B+B PER PLAN MATCH FORM White Pine SMALL / ORNAMENTAL TREES CE CA Cercis canadensis 8-10' HT. B+B PER PLAN MATCH FORM PER PLAN MATCH FORM 8-10' HT. B+B CR VI Crataegus viridis 'Winter King' Winter King Hawthorn PER PLAN MATCH FORM 8-10' HT B+B BE NI Betula nigra 'Cully' Heritage River Birch SHRUBS 24" HT. B+B OR #3 CONT. PER PLAN TA ME Taxus x media 'Densiformis' Dense Yew 24" HT. B+B OR #3 CONT. PER PLAN JU CH Juniperus chinensis 'Sea Green' Sea Green Juniper 18" HT. #3 Cont. HY PA Hydrangea paniculata 'Jane' PER PLAN -Little Lime Hydrangea HY QU Hydrangea quercifolia 'Ruby Slippers' PER PLAN -18" HT. #3 Cont. Ruby Slippers Oakleaf Hydrangea PER PLAN -SP BU Spiraea x bumalda 'Magic Carpet' 18" HT. #3 Cont. Magic Carpet Spirea RO KO Rosa x 'Radtko' 18" HT. #3 Cont. PER PLAN -Double Red Knockout Rose 18" HT. #3 Cont. PER PLAN IT VI Itea virginica 'Henry's Garnet' Virginia Sweetspire GRASSES, GROUNDCOVERS, & VINES CA AC Calamagrostis acutiflora 'Karl Foerster' #2 CONT. 18" O.C. -Karl Foerster's Feather Reed Grass 12" O.C. -EC PU Ehinacea purpurea 'Magnus' #1 CONT. Magnus Purple Coneflower 12" O.C. -HE ST Hemerocallis 'Stella de Oro' Stella de Oro Daylily HO EM Hosta x Shadowland® 'Empress Wu' #2 CONT. 54" O.C. -24" O.C. -PE AT Perovskia atriplicifolia 'Little Spire' Litte Spire Russian Sage MI GR Miscanthus sinensis 'Gracillimus' 24" HT. #2 CONT. PER PLAN -Gracillimus Maiden Grass RH AR Rhus aromatica 'Gro-Low' 18" HT. #3 CONT. 48" O.C. -**Gro-Low Fragrant Sumac** ST CR Sedum 'Autumn Joy' 12" HT. #1 CONT. 8" O.C. Stonecrop

L1.06 L1.10 L1.13

L1.07 L1.09 L1.11

BLDG.

SIZE COND.

SPACING NOTES

PLANT LIST

CODE BOT. NAME/COMMON NAME

Environment / Energy / Infrastructure



SEAL

PROJECT FOR:

CHECK SET Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
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p 614.362.7010

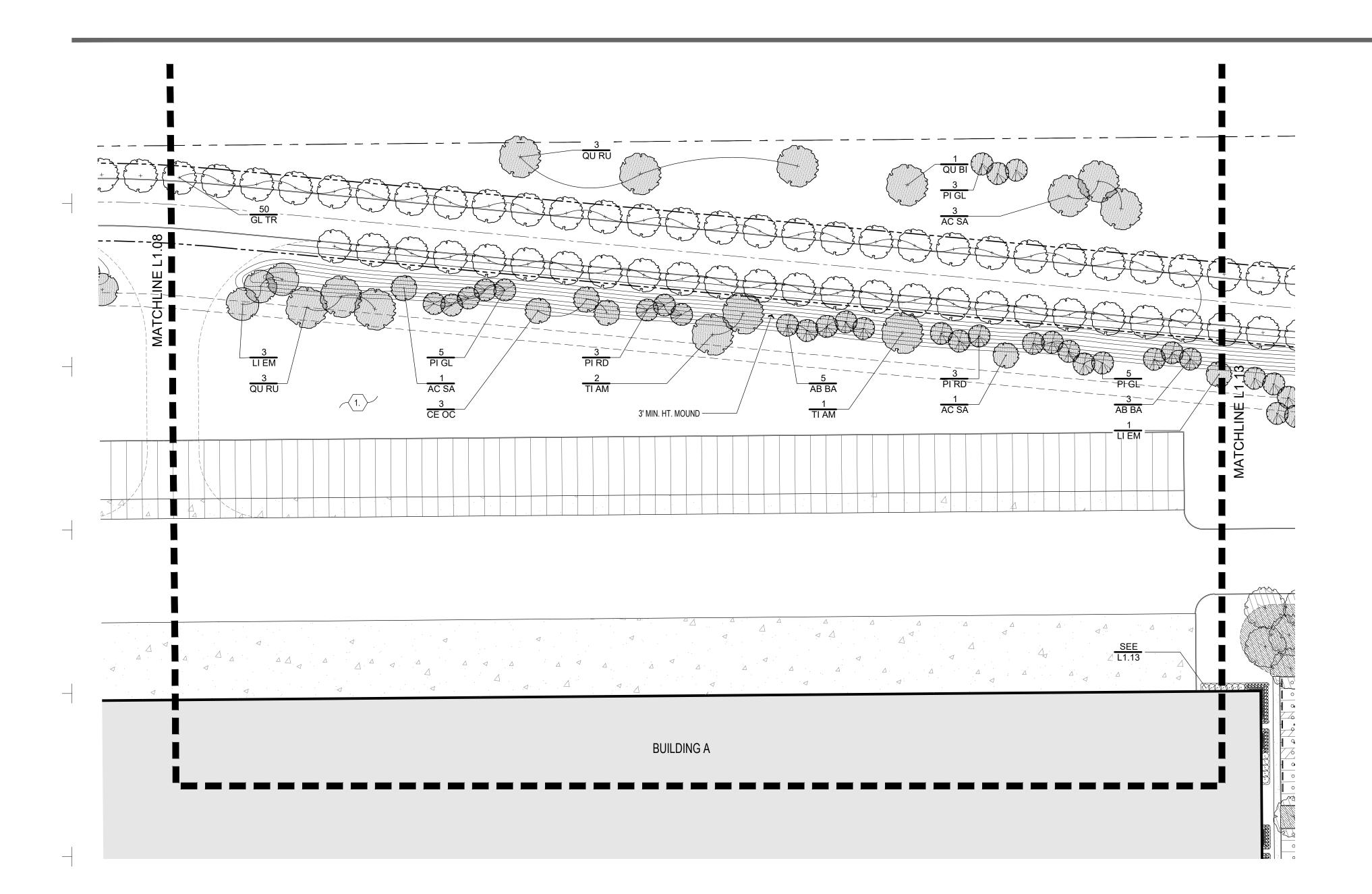
Landscape Architect

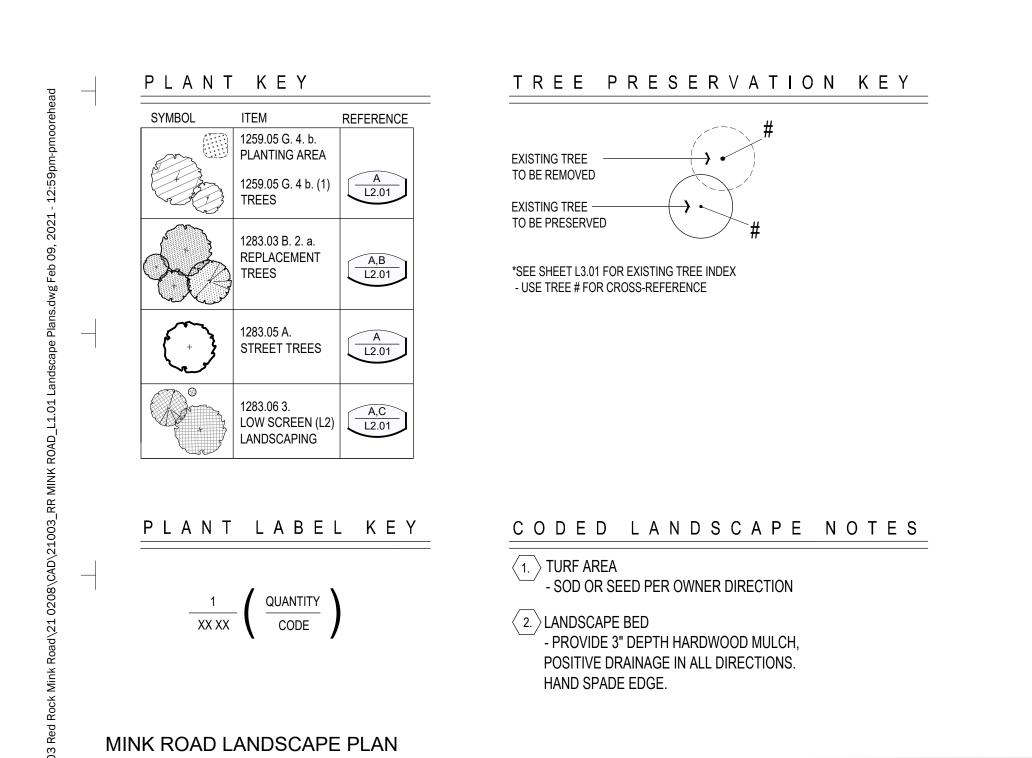
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720 E. Broad St. Suite 200
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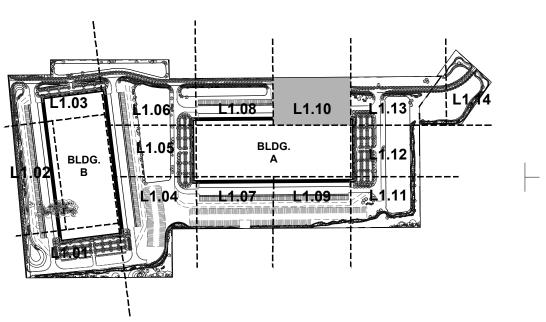
drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN





DEGIDOG	DUS TREES				
AC SA	Acer saccharum 'JFS-Caddo2' Flashfire Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE S APPROVAL BY CITY OF PAT
AC FR	Acer × freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM
AE AR	Aesculus × arnoldiana 'Autumn Splendor'	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CA NF	Autumn Splendor Buckeye Carpinus caroliniana 'JFS-KW6'	1.75" CAL.	B+B	PER PLAN	MATCH FORM
CE OC	Native Flame Hornbeam Celtis occidentalis 'Magnifica'	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREES
CL LU	Magnifica Hackberry Cladrastis lutea	1.75" CAL.		PER PLAN	MATCH FORM
	Yellowwood		B+B	PER PLAN	
GL TR	Gleditsia triacanthos f. inermis Thornless Honeylocust	2" CAL.			MATCH FORM
GY DI	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	1.75" CAL.	B+B	PER PLAN	MATCH FORM
LI SS	Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B+B	PER PLAN	MATCH FORM
LI EM	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE S APPROVAL BY CITY OF PAT
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	MATCH FORM
OS VI	Ostrya virginiana 'JFS-KW5'	1.75" CAL.	В+В	PER PLAN	MATCH FORM
PL AC	Autumn Treasure Hophornbeam Platanus x acerifolia	2" CAL.	B+B	PER PLAN	MATCH FORM
QU CO	London Planetree Quercus Coccinea	1.75" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Scarlet Oak Quercus Rubra	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE S
	Red Oak				APPROVAL BY CITY OF PAT
QU BI	Quercus bicolor 'JFS-KW12' American Dream Swamp White Oak	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREES APPROVAL BY CITY OF PA
TI AM	Tilia americana 'McKSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREES APPROVAL BY CITY OF PA
UL FR	Ulmus x 'Frontier' Frontier Elm	1.75" CAL.	B+B	PER PLAN	MATCH FORM
ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B+B	PER PLAN	MATCH FORM
EVERGR	EEN TREES				
AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREES APPROVAL BY CITY OF PA
AB CO	Abies concolor	6' HT.	B+B	PER PLAN	MATCH FORM
PI AB	White Fir Picea abies	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Norway Spruce Picea glauca 'Densata'	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREES
PI OM	Black Hills Spruce Picea omorika	6' HT.	B+B	PER PLAN	MATCH FORM
	Serbian Spruce				
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE: APPROVAL BY CITY OF PA
PI ST	Pinus strobus White Pine	6' HT.	B+B	PER PLAN	MATCH FORM
SMALL /	ORNAMENTAL TREES				
CE CA	Cercis canadensis Redbud	8-10' HT.	B+B	PER PLAN	MATCH FORM
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	8-10' HT.	B+B	PER PLAN	MATCH FORM
BE NI	Betula nigra 'Cully'	8-10' HT	B+B	PER PLAN	MATCH FORM
SHRUBS	Heritage River Birch				
TA ME	Taxus x media 'Densiformis'	24" HT.	B+B OR #3 CONT.	PER PLAN	-
JU CH	Dense Yew Juniperus chinensis 'Sea Green'	24" HT.	B+B OR #3 CONT.	PER PLAN	-
HY PA	Sea Green Juniper Hydrangea paniculata 'Jane'	18" HT.	#3 Cont.	PER PLAN	-
HY QU	Little Lime Hydrangea				
	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	18" HT.	#3 Cont.	PER PLAN	-
SP BU	Spiraea x bumalda 'Magic Carpet' Magic Carpet Spirea	18" HT.	#3 Cont.	PER PLAN	-
RO KO	Rosa x 'Radtko' Double Red Knockout Rose	18" HT.	#3 Cont.	PER PLAN	-
IT VI	Itea virginica 'Henry's Garnet' Virginia Sweetspire	18" HT.	#3 Cont.	PER PLAN	
GRASSE	S, GROUNDCOVERS, & VINES				
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster's Feather Reed Grass	-	#2 CONT.	18" O.C.	-
EC PU	Ehinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-
HE ST	Hemerocallis 'Stella de Oro'	-	#1 CONT.	12" O.C.	-
но ем	Stella de Oro Daylily Hosta x Shadowland® 'Empress Wu'	-	#2 CONT.	54" O.C.	-
PE AT	Empress Wu Hosta Perovskia atriplicifolia 'Little Spire'	-	#1 CONT.	24" O.C.	-
	Litte Spire Russian Sage Miscanthus sinensis 'Gracillimus'	- 24" HT.			
MI GR	Gracillimus Maiden Grass		#2 CONT.	PER PLAN	-
	Rhus aromatica 'Gro-Low'	18" HT.	#3 CONT.	48" O.C.	-
RH AR ST CR	Gro-Low Fragrant Sumac Sedum 'Autumn Joy'	12" HT.	#1 CONT.	8" O.C.	



PROJECT FOR:





FΔI

CHECK SET Not For Construction

Civil Engineer

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Landscape Architect

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Columbus, Ohio 43215
p 614.583.9230

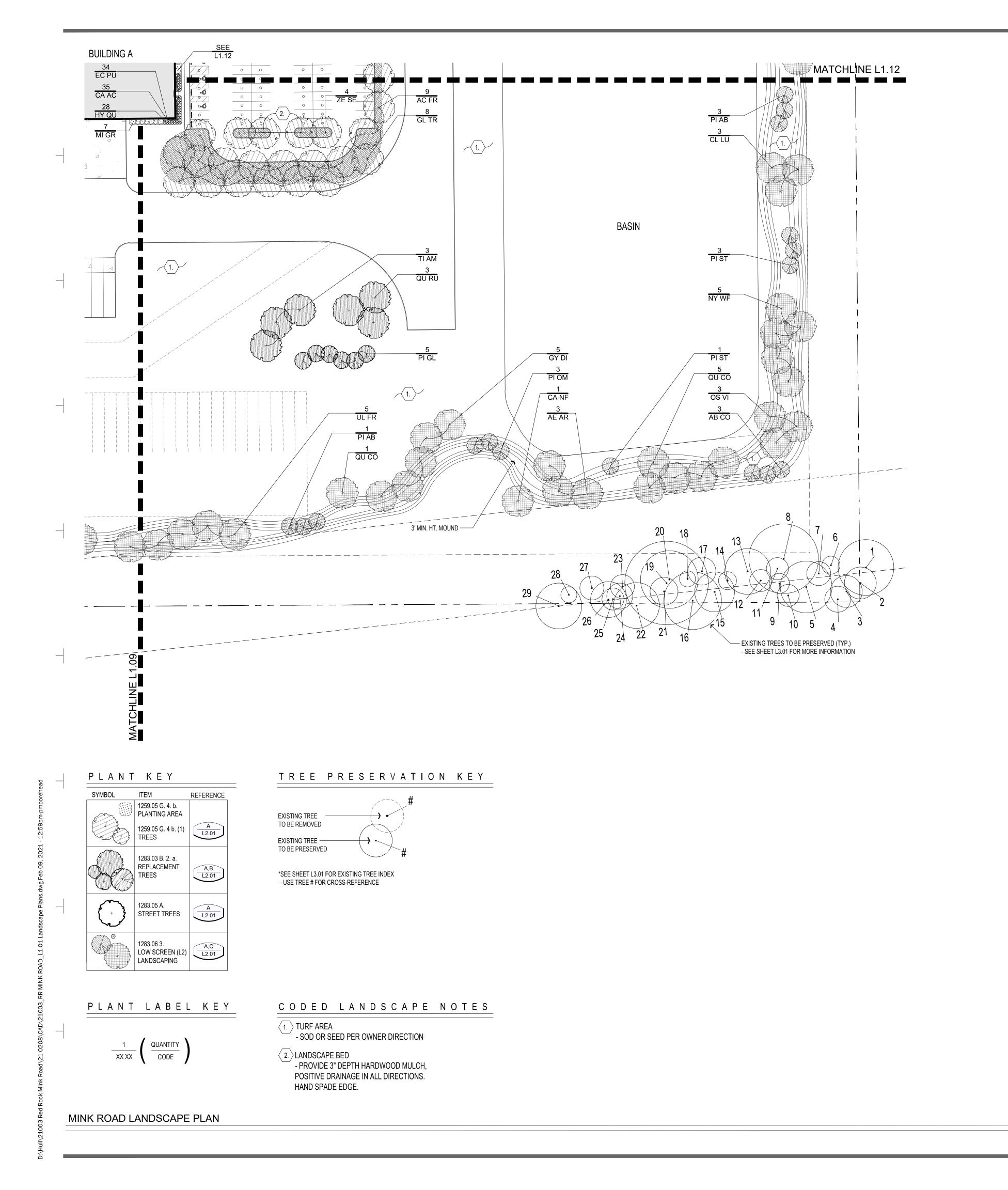
SUCKEYE FARMS I-70 AT ETNA

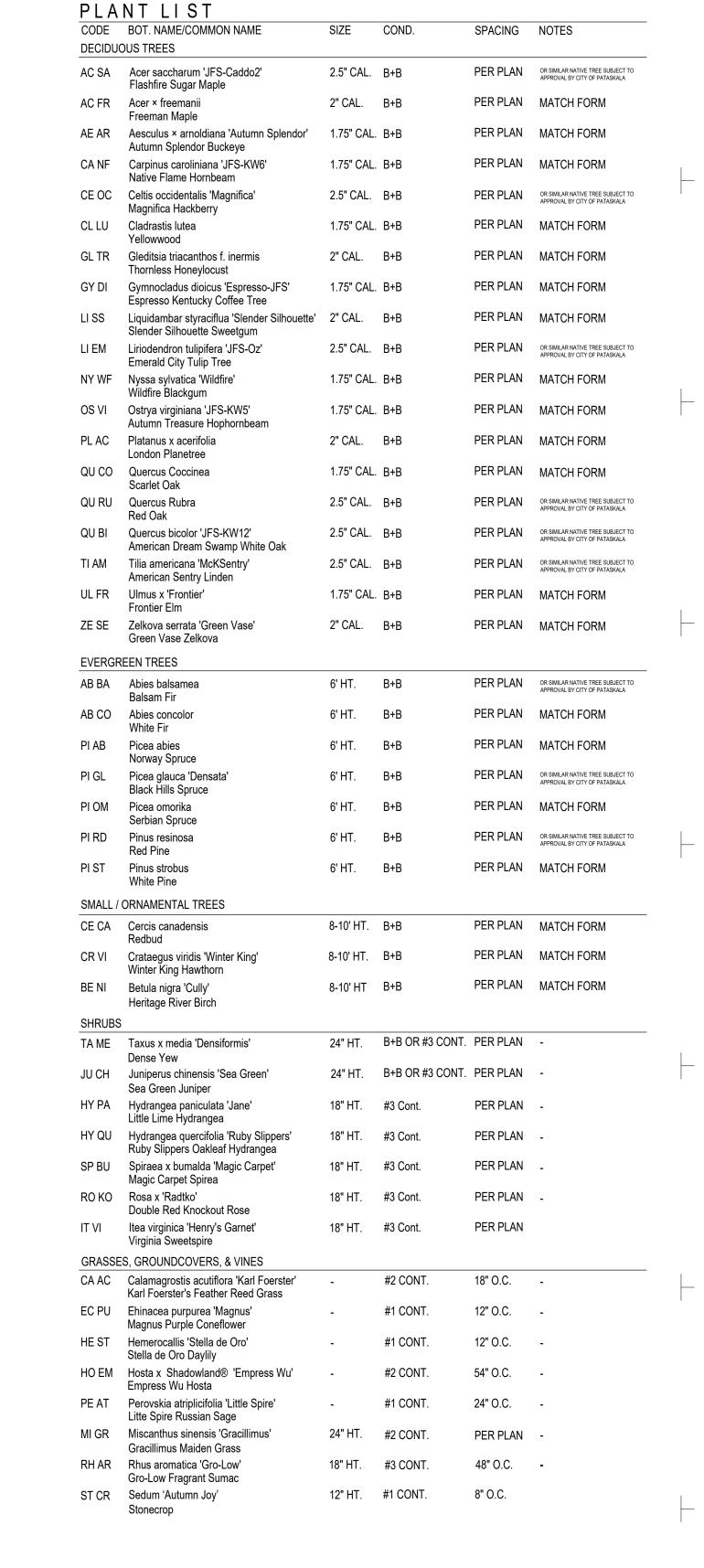
REVISIONS

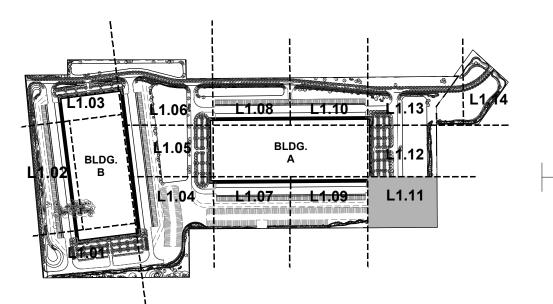
date issued

drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN







PROJECT FOR:





SEAL

CHECK SET Not For Construction

Civil Engineer

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

Landscape Architect

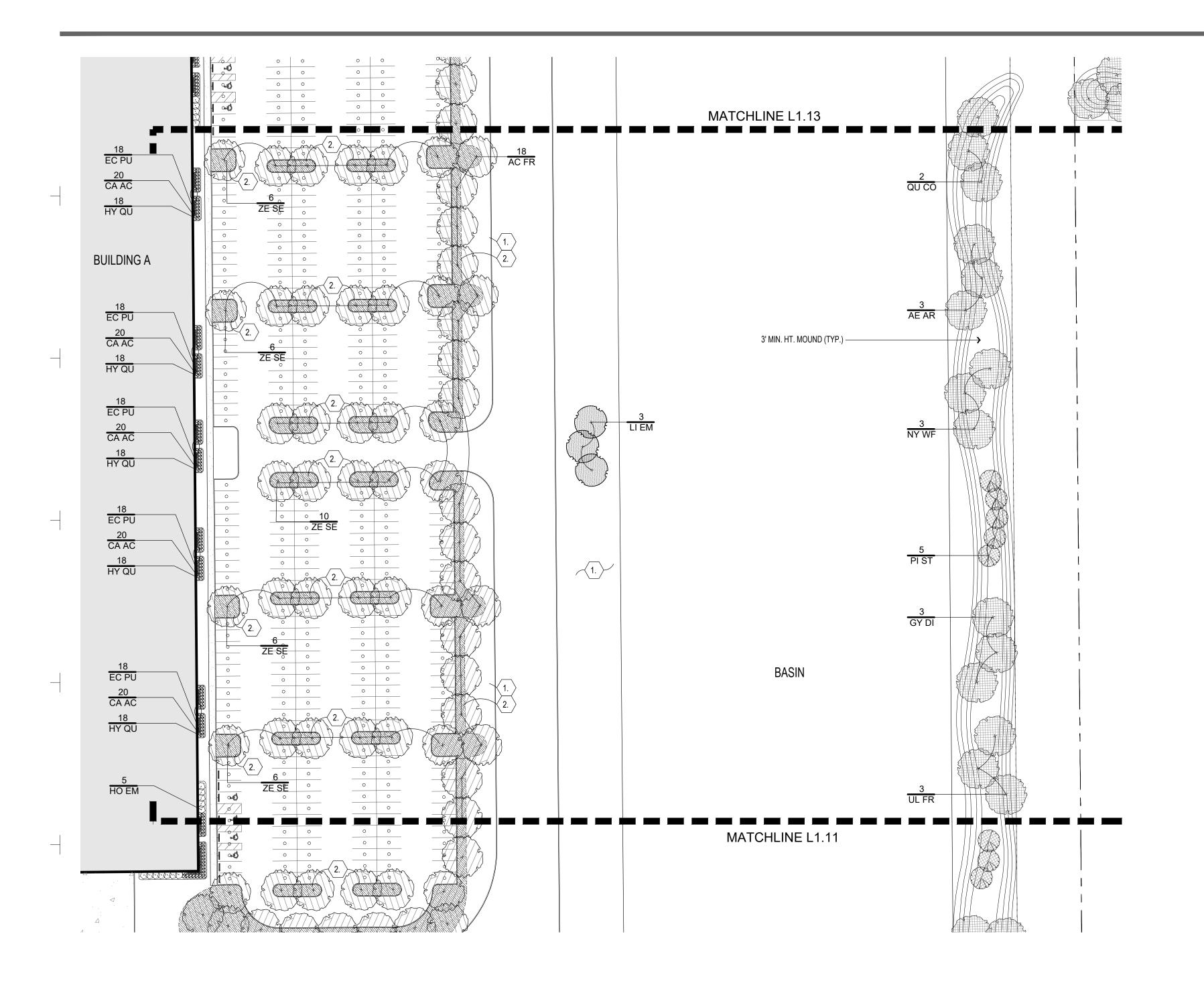
G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

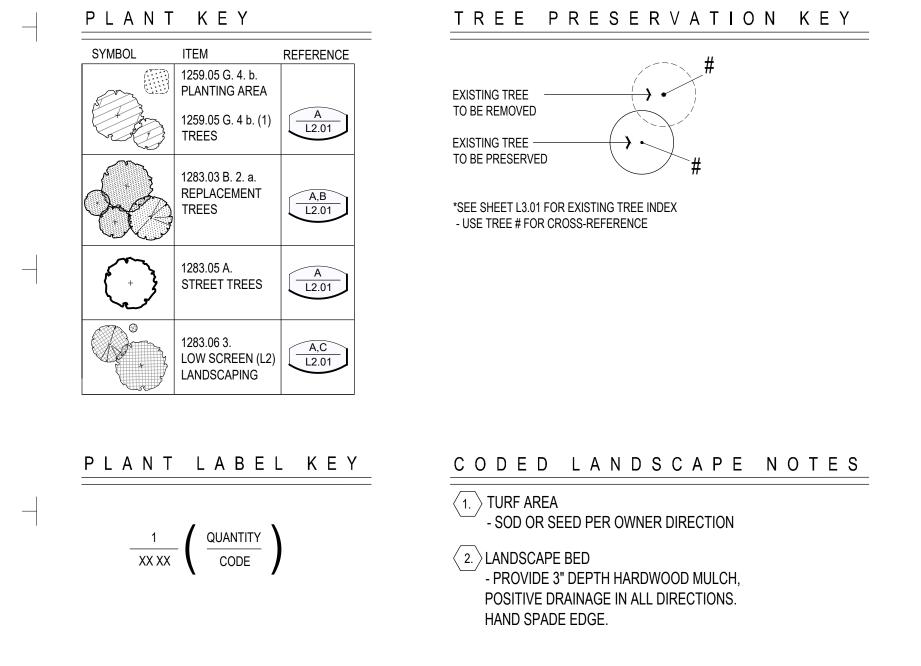
3UCKEYE FARMS 1-70 AT ETNA

date	issued	

drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN

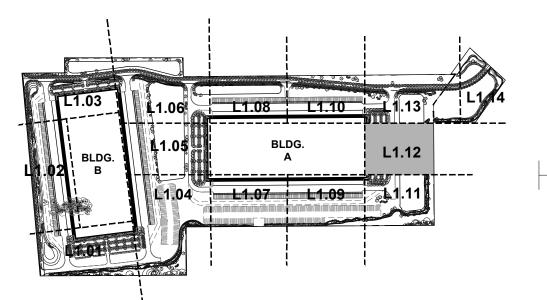




MINK ROAD LANDSCAPE PLAN

CODE BOT. NAME/COMMON NAME SIZE COND. SPACING NOTES **DECIDUOUS TREES** PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA AC SA Acer saccharum 'JFS-Caddo2' 2.5" CAL. B+B Flashfire Sugar Maple PER PLAN MATCH FORM AC FR Acer × freemanii 2" CAL. B+B Freeman Maple PER PLAN MATCH FORM AE AR Aesculus × arnoldiana 'Autumn Splendor' 1.75" CAL. B+B Autumn Splendor Buckeye PER PLAN MATCH FORM CA NF Carpinus caroliniana 'JFS-KW6' 1.75" CAL. B+B Native Flame Hornbeam PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA CE OC Celtis occidentalis 'Magnifica' 2.5" CAL. B+B Magnifica Hackberry PER PLAN MATCH FORM CL LU Cladrastis lutea 1.75" CAL. B+B Yellowwood PER PLAN MATCH FORM GL TR Gleditsia triacanthos f. inermis 2" CAL. B+B Thornless Honeylocust PER PLAN MATCH FORM GY DI Gymnocladus dioicus 'Espresso-JFS' 1.75" CAL. B+B Espresso Kentucky Coffee Tree PER PLAN MATCH FORM Liquidambar styraciflua 'Slender Silhouette' 2" CAL. B+B Slender Silhouette Sweetgum PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA LI EM Liriodendron tulipifera 'JFS-Oz' 2.5" CAL. B+B Emerald City Tulip Tree 1.75" CAL. B+B PER PLAN MATCH FORM NY WF Nyssa sylvatica 'Wildfire' Wildfire Blackgum PER PLAN MATCH FORM OS VI Ostrya virginiana 'JFS-KW5' 1.75" CAL. B+B Autumn Treasure Hophornbeam PL AC Platanus x acerifolia 2" CAL. B+B PER PLAN MATCH FORM London Planetree QU CO Quercus Coccinea 1.75" CAL. B+B PER PLAN MATCH FORM Scarlet Oak PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA QU RU Quercus Rubra 2.5" CAL. B+B PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA 2.5" CAL. B+B QU BI Quercus bicolor 'JFS-KW12' American Dream Swamp White Oak Tilia americana 'McKSentry' 2.5" CAL. B+B PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA American Sentry Linden PER PLAN MATCH FORM UL FR Ulmus x 'Frontier' 1.75" CAL. B+B Frontier Elm ZE SE Zelkova serrata 'Green Vase' PER PLAN MATCH FORM 2" CAL. B+B Green Vase Zelkova EVERGREEN TREES PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA AB BA Abies balsamea 6' HT. B+B Balsam Fir PER PLAN MATCH FORM AB CO Abies concolor 6' HT. B+B PER PLAN MATCH FORM Picea abies 6' HT. B+B Norway Spruce PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA Picea glauca 'Densata' 6' HT. B+B Black Hills Spruce PER PLAN MATCH FORM Picea omorika 6' HT. B+B Serbian Spruce PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA Pinus resinosa 6' HT. B+B Red Pine PER PLAN MATCH FORM PI ST Pinus strobus 6' HT. B+B SMALL / ORNAMENTAL TREES CE CA Cercis canadensis 8-10' HT. B+B PER PLAN MATCH FORM PER PLAN MATCH FORM CR VI Crataegus viridis 'Winter King' 8-10' HT. B+B Winter King Hawthorn PER PLAN MATCH FORM BE NI Betula nigra 'Cully' 8-10' HT B+B Heritage River Birch SHRUBS TA ME Taxus x media 'Densiformis' 24" HT. B+B OR #3 CONT. PER PLAN Dense Yew JU CH Juniperus chinensis 'Sea Green' 24" HT. B+B OR #3 CONT. PER PLAN Sea Green Juniper HY PA Hydrangea paniculata 'Jane' 18" HT. #3 Cont. PER PLAN -Little Lime Hydrangea HY QU Hydrangea quercifolia 'Ruby Slippers' 18" HT. #3 Cont. PER PLAN -Ruby Slippers Oakleaf Hydrangea PER PLAN -SP BU Spiraea x bumalda 'Magic Carpet' 18" HT. #3 Cont. Magic Carpet Spirea RO KO Rosa x 'Radtko' 18" HT. #3 Cont. PER PLAN -Double Red Knockout Rose IT VI Itea virginica 'Henry's Garnet' 18" HT. #3 Cont. PER PLAN Virginia Sweetspire GRASSES, GROUNDCOVERS, & VINES CA AC Calamagrostis acutiflora 'Karl Foerster' #2 CONT. 18" O.C. -Karl Foerster's Feather Reed Grass EC PU Ehinacea purpurea 'Magnus' #1 CONT. 12" O.C. -Magnus Purple Coneflower HE ST Hemerocallis 'Stella de Oro' 12" O.C. -Stella de Oro Daylily HO EM Hosta x Shadowland® 'Empress Wu' #2 CONT. 54" O.C. -Empress Wu Hosta PE AT Perovskia atriplicifolia 'Little Spire' 24" O.C. -#1 CONT. Litte Spire Russian Sage 24" HT. #2 CONT. MI GR Miscanthus sinensis 'Gracillimus' PER PLAN -Gracillimus Maiden Grass RH AR Rhus aromatica 'Gro-Low' 18" HT. #3 CONT. 48" O.C. -**Gro-Low Fragrant Sumac** ST CR Sedum 'Autumn Joy' 12" HT. #1 CONT. 8" O.C. Stonecrop

PLANT LIST



PROJECT FOR:





SEAL

CHECK SET Not For Construction

Civil Engineer

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

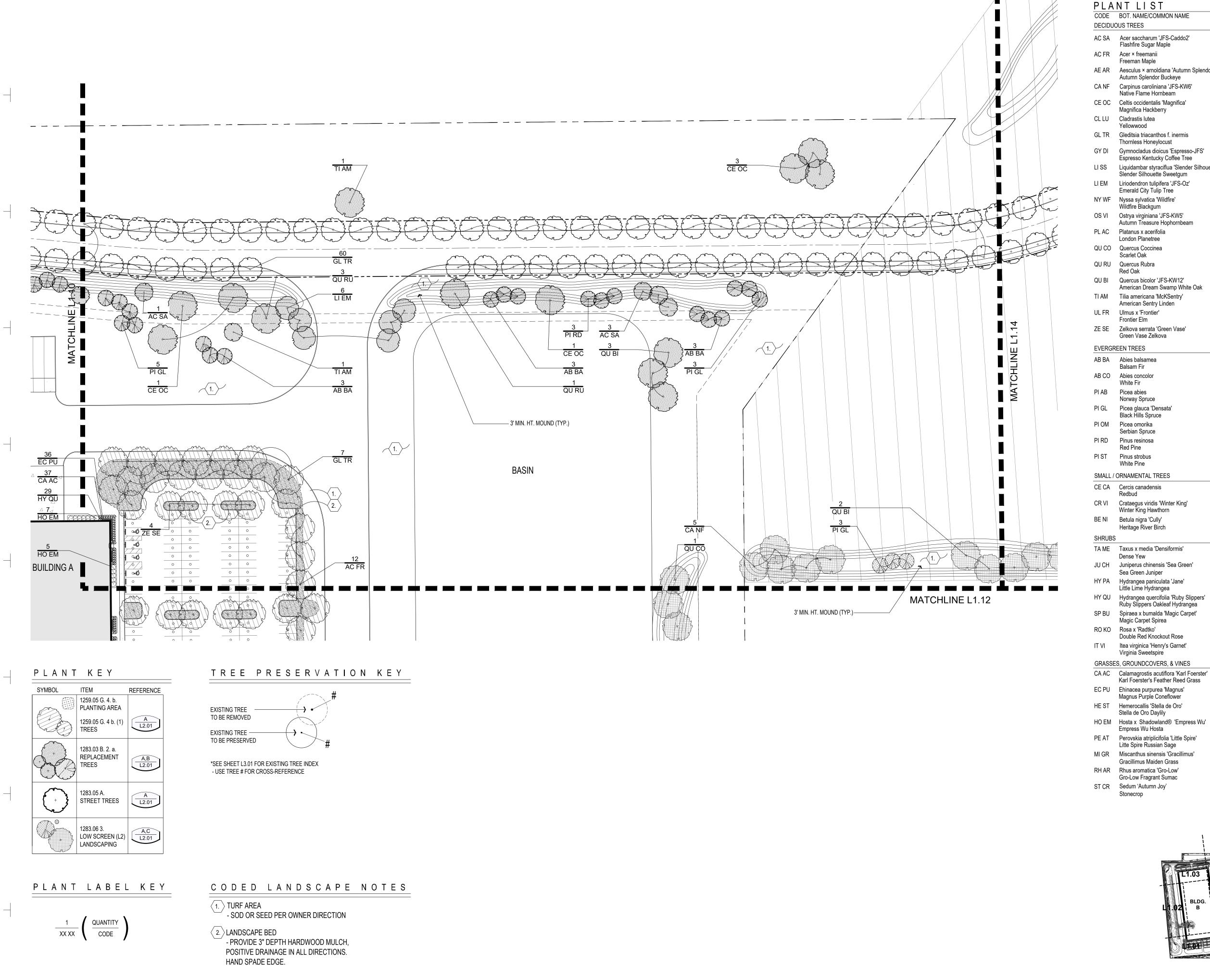
Landscape Architect

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

UCKEYE FARMS I-70 AT ETNA

drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN



SIZE COND. SPACING NOTES **DECIDUOUS TREES** PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA AC SA Acer saccharum 'JFS-Caddo2' 2.5" CAL. B+B Flashfire Sugar Maple PER PLAN MATCH FORM AC FR Acer × freemanii 2" CAL. B+B Freeman Maple PER PLAN MATCH FORM AE AR Aesculus × arnoldiana 'Autumn Splendor' 1.75" CAL. B+B Autumn Splendor Buckeye PER PLAN MATCH FORM CA NF Carpinus caroliniana 'JFS-KW6' 1.75" CAL. B+B Native Flame Hornbeam CE OC Celtis occidentalis 'Magnifica' PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA 2.5" CAL. B+B Magnifica Hackberry PER PLAN MATCH FORM 1.75" CAL. B+B CL LU Cladrastis lutea Yellowwood PER PLAN MATCH FORM GL TR Gleditsia triacanthos f. inermis 2" CAL. B+B Thornless Honeylocust PER PLAN MATCH FORM Gymnocladus dioicus 'Espresso-JFS' 1.75" CAL. B+B Espresso Kentucky Coffee Tree PER PLAN MATCH FORM Liquidambar styraciflua 'Slender Silhouette' 2" CAL. B+B Slender Silhouette Sweetgum PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA Liriodendron tulipifera 'JFS-Oz' 2.5" CAL. B+B Emerald City Tulip Tree 1.75" CAL. B+B PER PLAN MATCH FORM NY WF Nyssa sylvatica 'Wildfire' Wildfire Blackgum PER PLAN MATCH FORM Ostrya virginiana 'JFS-KW5' 1.75" CAL. B+B Autumn Treasure Hophornbeam PL AC Platanus x acerifolia 2" CAL. B+B PER PLAN MATCH FORM London Planetree 1.75" CAL. B+B QU CO Quercus Coccinea PER PLAN MATCH FORM Scarlet Oak PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA QU RU Quercus Rubra 2.5" CAL. B+B Red Oak PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA 2.5" CAL. B+B Quercus bicolor 'JFS-KW12' American Dream Swamp White Oak 2.5" CAL. B+B Tilia americana 'McKSentry' PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA American Sentry Linden PER PLAN MATCH FORM UL FR Ulmus x 'Frontier' 1.75" CAL. B+B Frontier Elm PER PLAN MATCH FORM 2" CAL. B+B ZE SE Zelkova serrata 'Green Vase' Green Vase Zelkova EVERGREEN TREES PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA AB BA Abies balsamea 6' HT. B+B Balsam Fir AB CO Abies concolor 6' HT. B+B PER PLAN MATCH FORM PER PLAN MATCH FORM PI AB Picea abies 6' HT. B+B Norway Spruce PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA Picea glauca 'Densata' 6' HT. B+B Black Hills Spruce PER PLAN MATCH FORM Picea omorika 6' HT. B+B Serbian Spruce PER PLAN OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA Pinus resinosa 6' HT. B+B Red Pine PI ST Pinus strobus 6' HT. B+B PER PLAN MATCH FORM White Pine SMALL / ORNAMENTAL TREES PER PLAN MATCH FORM CE CA Cercis canadensis 8-10' HT. B+B 8-10' HT. B+B PER PLAN MATCH FORM CR VI Crataegus viridis 'Winter King' Winter King Hawthorn PER PLAN MATCH FORM BE NI Betula nigra 'Cully' 8-10' HT B+B Heritage River Birch 24" HT. B+B OR #3 CONT. PER PLAN TA ME Taxus x media 'Densiformis' Dense Yew 24" HT. B+B OR #3 CONT. PER PLAN JU CH Juniperus chinensis 'Sea Green' Sea Green Juniper HY PA Hydrangea paniculata 'Jane' 18" HT. #3 Cont. PER PLAN -Little Lime Hydrangea HY QU Hydrangea quercifolia 'Ruby Slippers' PER PLAN -18" HT. #3 Cont. Ruby Slippers Oakleaf Hydrangea PER PLAN -SP BU Spiraea x bumalda 'Magic Carpet' 18" HT. #3 Cont. Magic Carpet Spirea RO KO Rosa x 'Radtko' 18" HT. #3 Cont. PER PLAN -Double Red Knockout Rose IT VI Itea virginica 'Henry's Garnet' 18" HT. #3 Cont. PER PLAN Virginia Sweetspire GRASSES, GROUNDCOVERS, & VINES CA AC Calamagrostis acutiflora 'Karl Foerster' #2 CONT. 18" O.C. -Karl Foerster's Feather Reed Grass EC PU Ehinacea purpurea 'Magnus' #1 CONT. 12" O.C. -Magnus Purple Coneflower HE ST Hemerocallis 'Stella de Oro' 12" O.C. -

BUCKEYE FAR I-70 AT ETN/

PROJECT FOR:

SEAL

DESIGN TEAM

Civil Engineer

6397 Emerald Parkway

Dublin, Ohio 43016 p 614.362.7010

Landscape Architect

p 614.583.9230

G2 Planning and Design

720 E. Broad St. Suite 200 Columbus, Ohio 43215

Hull Inc.

PLANNING + DESIGN

CHECK SET

Not For Construction

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drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

LANDSCAPE PLAN

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L1.03 L1.06 L1.08 L1.10 L1.13 L1

BLDG. A III.12

BLDG. A III.12

BLDG. A III.12

#2 CONT.

#1 CONT.

24" HT. #2 CONT.

18" HT. #3 CONT.

12" HT. #1 CONT.

54" O.C. -

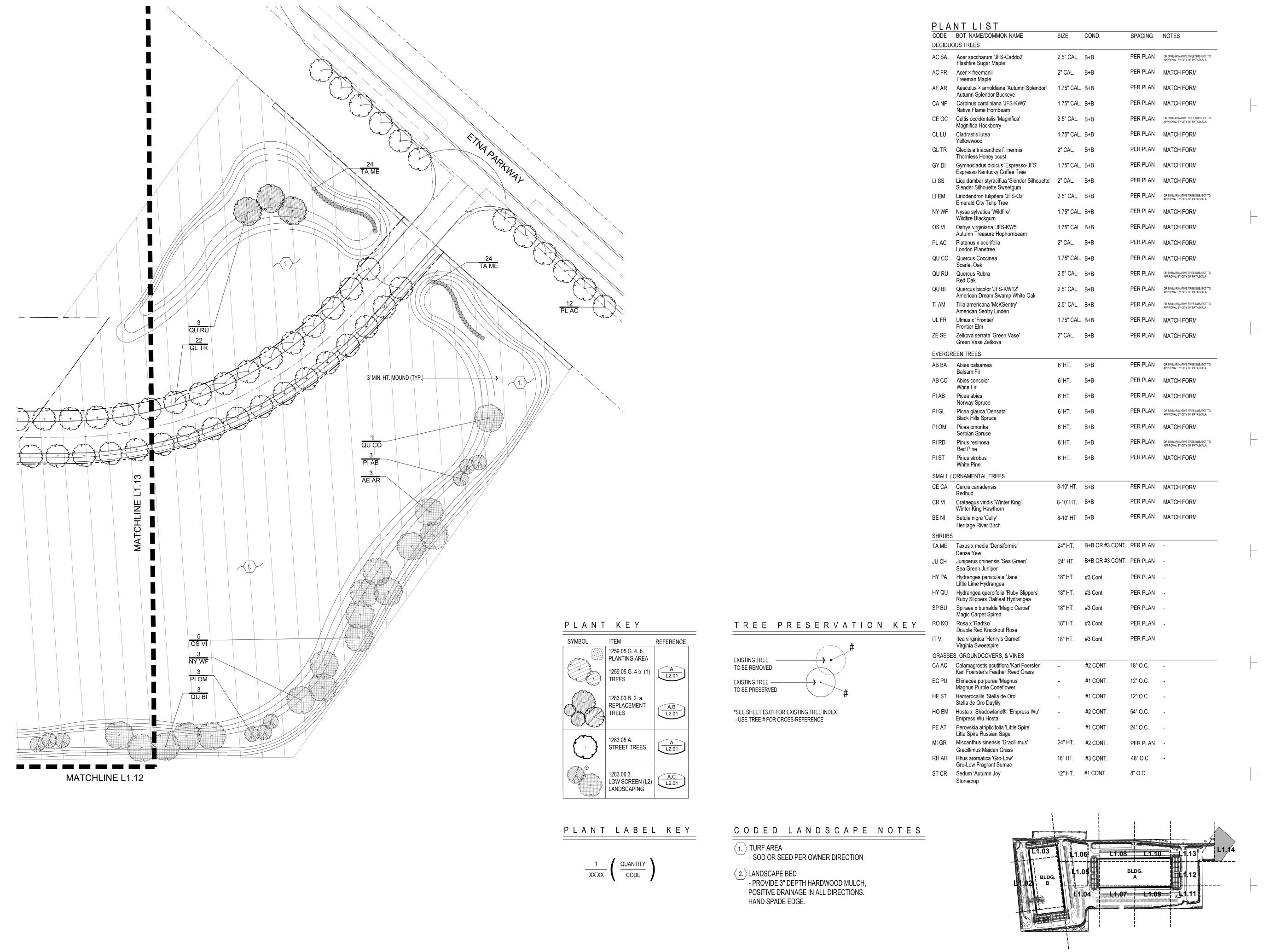
24" O.C. -

PER PLAN -

48" O.C. -

8" O.C.

MINK ROAD LANDSCAPE PLAN



MINK ROAD LANDSCAPE PLAN

PROJECT FOR:

Environment / Energy / Infrastructure



SEAL

CHECK SET

Not For Construction

Civil Engineer

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

Landscape Architect

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720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

JCKEYE FARMS I-70 AT ETNA

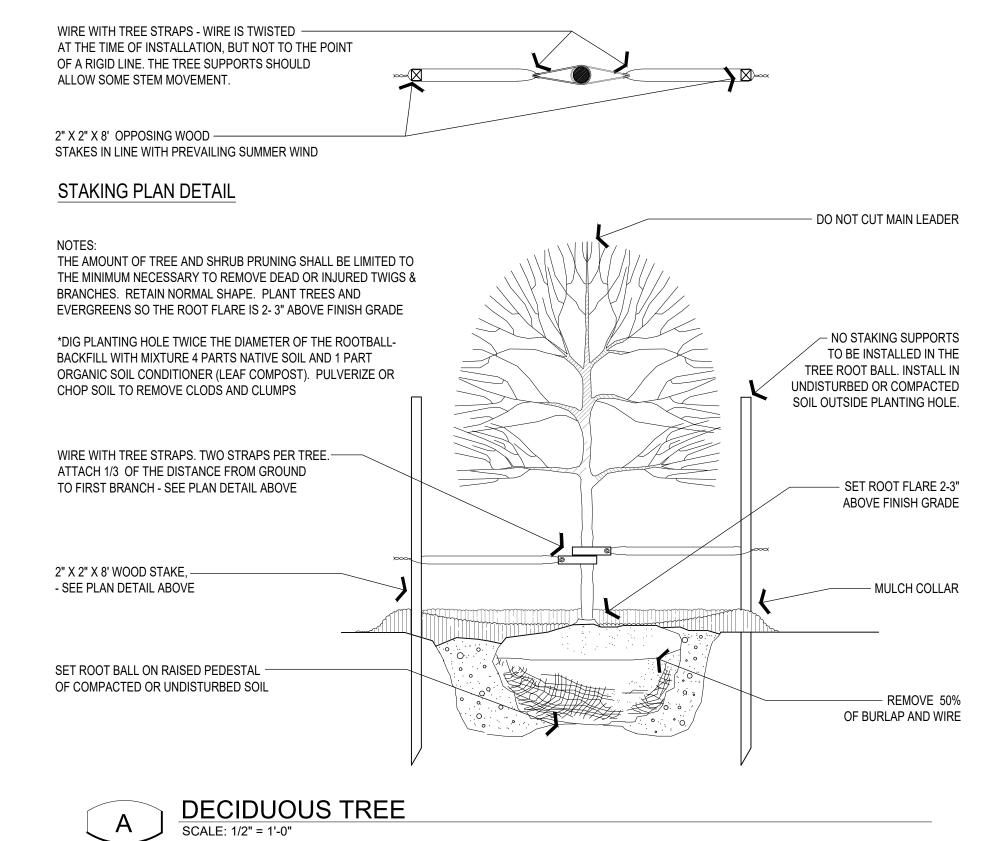
REVISIONS

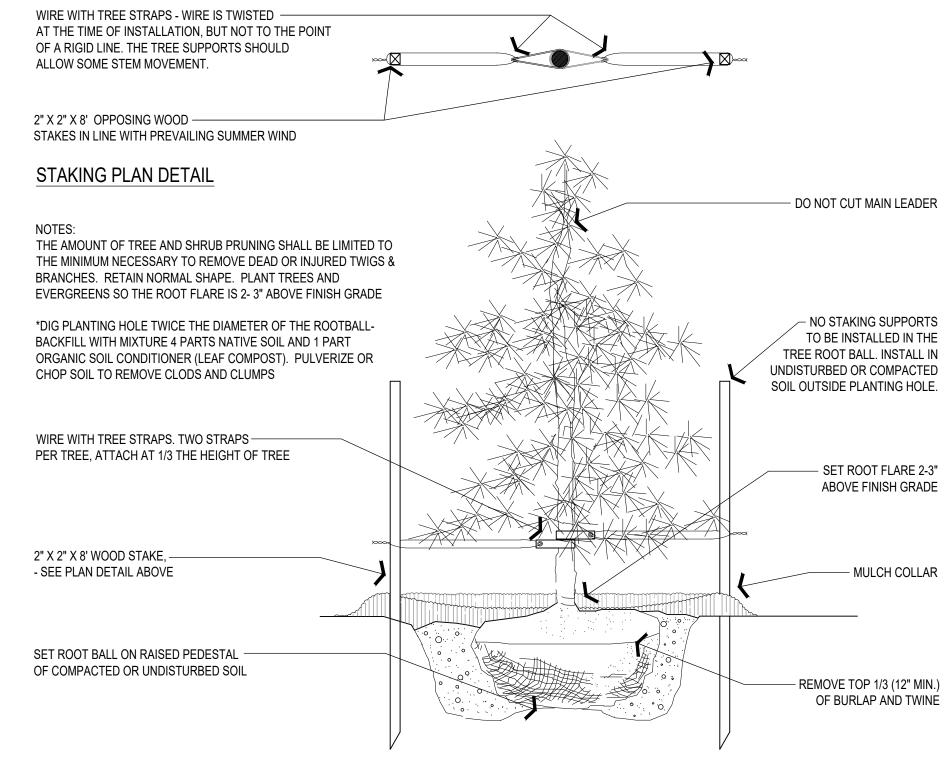
date issued

drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

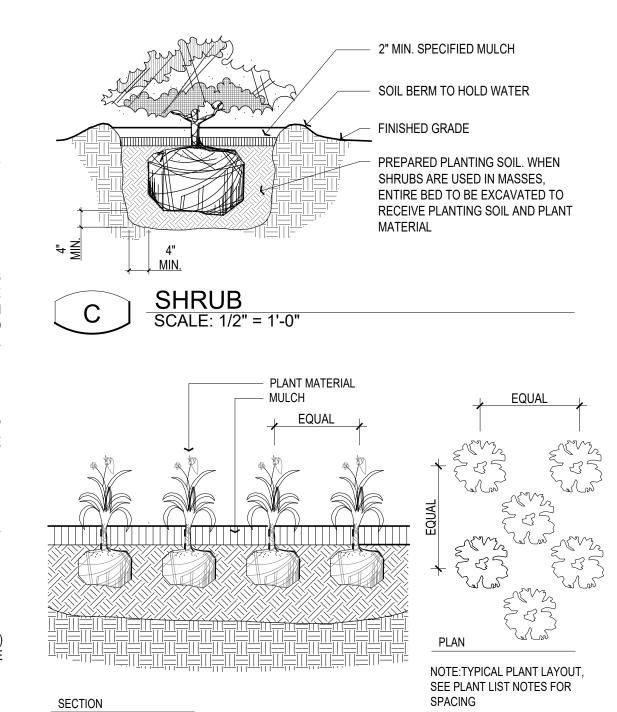
LANDSCAPE PLAN

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EVERGREEN TREE



PERENNIALS & GROUNDCOVERS

SCALE: 1" = 1'-0"

SUCKEYE FARMS
1-70 AT ETNA

PROJECT FOR:

DESIGN TEAM

Civil Engineer

Hull Inc.

6397 Emerald Parkway Suite 200 Dublin, Ohio 43016 p 614.362.7010

Landscape Architect

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

CHECK SET

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REVISIONS

date issued

A STATE OF THE INTERIOR OF THE INTERIO

DETAILS

L2.01

CHECK SET Not For Construction

DESIGN TEAM
Civil Engineer
Hull Inc. 6397 Emerald Parkway Suite 200 Dublin, Ohio 43016 p 614.362.7010
Landscape Architect
G2 Planning and Design

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

REVISIONS

	date	issued	
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1	XX.XX.XXXX	NOTES	

drawn by: dcg checked by: gs issue date 02.05.21 PROJECT NO. 21003

EXISTING TREE

L3.01

REE#	CALIPER	SPECIES	CONDITION	STATU
65	11	ASH	POOR	PRESERVE
66	11	OAK	GOOD	PRESERVE
67	11	OAK	FAIR	PRESERVE
68	14	MULBERRY	GOOD	PRESERVE
69	65	MAPLE	FAIR	PRESERVE
70	59	MAPLE	GOOD	PRESERVE
71	19	ELM	GOOD	PRESERVE
72	16	MAPLE	FAIR	PRESERVE
73	12	OAK	FAIR	PRESERVE
74	12	MULBERRY	FAIR	PRESERVE
75	10	MULBERRY	FAIR	PRESERVE
76	22	MAPLE	GOOD	PRESERVE
77	33	MULBERRY	POOR	PRESERVE
78	34	MAPLE	GOOD	REMOVE
79	32	OAK	GOOD	REMOVE
80	30	OAK	GOOD	REMOVE
81	32	OAK	GOOD	REMOVE
82	19	OAK	FAIR	REMOVE
83	27	OAK	FAIR	REMOVE
84	27	OAK	GOOD	REMOVE
85	26	WALNUT	GOOD	REMOVE
86	28	MAPLE	GOOD	REMOVE
87	37	MAPLE	GOOD	REMOVE
88	28	MAPLE	GOOD	REMOVE
89	31	MAPLE	GOOD	REMOVE
90	20	MAPLE	GOOD	REMOVE
91	19	MAPLE	GOOD	REMOVE
92	17	MAPLE	GOOD	REMOVE
93	27	MAPLE	POOR	REMOVE
94	27	ELM	GOOD	REMOVE
95	12	MAPLE	GOOD	REMOVE
96	12	MAPLE	GOOD	REMOVE
97	19	MAPLE	GOOD	REMOVE
98	13	MAPLE	GOOD	REMOVE
99	27	OAK	GOOD	REMOVE
100	11	MAPLE	GOOD	REMOVE
101	36	OAK	GOOD	REMOVE
102	9	MAPLE	GOOD	REMOVE
103	15	MAPLE	GOOD	REMOVE
104	20	MAPLE	POOR	REMOVE
105	22	MAPLE	GOOD	REMOVE
106	17	MAPLE	GOOD	REMOVE
107	8	MAPLE	POOR	REMOVE
108	11	MAPLE	GOOD	REMOVE
109	21	OAK	GOOD	REMOVE
110	14	MAPLE	GOOD	REMOVE
111	16	OAK	GOOD	REMOVE
112	14	OAK	FAIR	REMOVE
113	28	OAK	GOOD	REMOVE
114	14	MAPLE	GOOD	REMOVE
115	11	OAK	GOOD	REMOVE
116	19	OAK	GOOD	REMOVE
117	25	OAK	GOOD	REMOVE
118	20	OAK	GOOD	REMOVE
119	20	OAK	GOOD	REMOVE
120	40	OAK	GOOD	REMOVE
121	21	OAK	GOOD	REMOVE
122	12	OAK	GOOD	REMOVE
123	11	ELM	GOOD	REMOVE
124	10	ELM	FAIR	REMOVE
125	12	ELM	FAIR	REMOVE
126	10	ELM	GOOD	REMOVE
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2		OAK MAPLE	GOOD	PRESERVE PRESERVE
3	16	MAPLE	GOOD	PRESERVE
4	13	ELM	GOOD	PRESERVE
5	26	OAK	GOOD	PRESERVE
6	9	HICKORY	GOOD	PRESERVE
7	12	MAPLE	GOOD	PRESERVE
8	35	MAPLE	GOOD	PRESERVE
9	10	MULBERRY	GOOD	PRESERVE
10	11	MAPLE	GOOD	PRESERVE
11	11	MAPLE	FAIR	PRESERVE
12	11	MAPLE	GOOD	PRESERVE
13	23	MULBERRY	GOOD	PRESERVE
14	9	MAPLE	GOOD	PRESERVE
15	20	OAK	FAIR	PRESERVE
16	29	OAK	GOOD	PRESERVE
17	14	MAPLE	POOR	PRESERVE
18	8	WALNUT	GOOD	PRESERVE
19 20	42 29	OAK MAPLE	GOOD FAIR	PRESERVE
21	14	ELM	FAIR	PRESERVE
22	23	BEECH	GOOD	PRESERVE
23	12	MAPLE	GOOD	PRESERVE
24	13	HICKORY	GOOD	PRESERVE
25	11	ASH	POOR	PRESERVE
26	18	MAPLE	GOOD	PRESERVE
27	12	MAPLE	GOOD	PRESERVE
28	8	HICKORY	GOOD	PRESERVE
29	23	MAPLE	GOOD	PRESERVE
30	18	OAK	GOOD	PRESERVE
31	24	OAK	GOOD	PRESERVE
32	13	MAPLE	FAIR	PRESERVE
33	27	OAK	GOOD	PRESERVE
34	56	MAPLE	FAIR	PRESERVE
35	26	OAK	GOOD	PRESERVE
36	19	MAPLE	FAIR	PRESERVE
37	57	MAPLE	POOR	PRESERVE
38	38	MAPLE	FAIR	PRESERVE
39 40	12 36	OAK OAK	GOOD	PRESERVE
41	27	MAPLE	FAIR	PRESERVE
42	14	MULBERRY	FAIR	PRESERVE
43	93	MAPLE	FAIR	PRESERVE
44	52	MAPLE	GOOD	PRESERVE
45	46	MAPLE	GOOD	PRESERVE
46	36	MAPLE	FAIR	PRESERVE
47	39	MAPLE	POOR	PRESERVE
48	37	MAPLE	FAIR	PRESERVE
49	49	MAPLE	FAIR	PRESERVE
50	89	MULBERRY	FAIR	PRESERVE
51	12	MULBERRY	POOR	PRESERVE
52	40	ASH	POOR	PRESERVE
53	14	OAK	GOOD	PRESERVE
54 55	13	MULBERRY	FAIR	PRESERVE
55	10	MULBERRY	FAIR	PRESERVE
56 57	12 14	MULBERRY OAK	FAIR GOOD	PRESERVE
58	18	MAPLE	FAIR	PRESERVE
59		MULBERRY	FAIR	PRESERVE
60	48	MAPLE	GOOD	PRESERVE
61	8	HACKBERRY	FAIR	PRESERVE
62	50	MAPLE	GOOD	PRESERVE
63	11	OAK	FAIR	PRESERVE

REE#	CALIPER	SPECIES	CONDITION	STATUS
65	11	ASH	POOR	PRESERVE
66	11	OAK	GOOD	PRESERVE
67	11	OAK	FAIR	PRESERVE
68	14	MULBERRY	GOOD	PRESERVE
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71	19	ELM	GOOD	PRESERVE
72	16	MAPLE	FAIR	PRESERVE
73	12	OAK	FAIR	PRESERVE
74	12	MULBERRY	FAIR	PRESERVE
75	10	MULBERRY	FAIR	PRESERVE
76	22	MAPLE	GOOD	PRESERVE
77	33	MULBERRY	POOR	PRESERVE
78	34	MAPLE	GOOD	REMOVE
79	32	OAK	GOOD	REMOVE
80	30	OAK	GOOD	REMOVE
81 82	32 19	OAK OAK	GOOD FAIR	REMOVE REMOVE
82	27	OAK	FAIR	REMOVE
84	27	OAK	GOOD	REMOVE
85	26	WALNUT	GOOD	REMOVE
86	28	MAPLE	GOOD	REMOVE
87	37	MAPLE	GOOD	REMOVE
88	28	MAPLE	GOOD	REMOVE
89	31	MAPLE	GOOD	REMOVE
90	20	MAPLE	GOOD	REMOVE
91	19	MAPLE	GOOD	REMOVE
92	17	MAPLE	GOOD	REMOVE
93	27	MAPLE	POOR	REMOVE
94	27	ELM	GOOD	REMOVE
95	12	MAPLE	GOOD	REMOVE
96	12	MAPLE	GOOD	REMOVE
97	19	MAPLE	GOOD	REMOVE
98	13	MAPLE	GOOD	REMOVE
99	27	OAK	GOOD	REMOVE
100	11	MAPLE	GOOD	REMOVE
101	36	OAK	GOOD	REMOVE
102	9	MAPLE	GOOD	REMOVE
103	15	MAPLE	GOOD	REMOVE
104	20	MAPLE	POOR	REMOVE
105	22	MAPLE	GOOD	REMOVE
106	17	MAPLE	GOOD	REMOVE
107	8	MAPLE	POOR	REMOVE
108	11	MAPLE	GOOD	REMOVE
109	21	OAK	GOOD	REMOVE
110	14	MAPLE	GOOD	REMOVE
111	16	OAK	GOOD	REMOVE
112	14	OAK	FAIR	REMOVE
113	28	OAK	GOOD	REMOVE
114	14	MAPLE	GOOD	REMOVE
115	11	OAK	GOOD	REMOVE
116	19	OAK	GOOD	REMOVE
117	25	OAK	GOOD	REMOVE
118	20	OAK	GOOD	REMOVE
119	20	OAK	GOOD	REMOVE
120	40	OAK	GOOD	REMOVE
121	21	OAK	GOOD	REMOVE
122	12	OAK	GOOD	REMOVE
123	11	ELM	GOOD	REMOVE
124	10	ELM	FAIR	REMOVE
125	12	ELM	FAIR	REMOVE
126	10	ELM MADI E	GOOD	REMOVE
127	11	MAPLE	FAIR	REMOVE

TREE#

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TREES 8" TO 15"

TREE REPLACEMENT CALCULATIONS

TOTAL REPLACEMENT TREES REQUIRED* (ACHIEVED WITH 2.5" MIN CAL. TREES)

TREE CATEGORY

replace with 2 native trees @ 2.5" cal. min. for ea. removed

TREES GREATER THAN 15" replace with 4 native trees @ 2.5" cal. min. for ea. removed

SPECIES

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MAPLE

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COTTONWOOD

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ELM

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OAK

TREES REMOVED

37TREES

67TREES

CONDITION

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REPLACEMENTS REQ'D

74TREES @ 2.5" MIN. CAL.

268TREES @ 2.5" MIN. CAL.

342TREES

STATUS

REMOVE







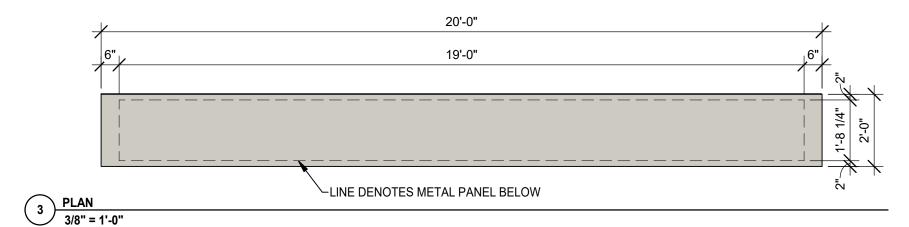
INDUSTRIAL PARK

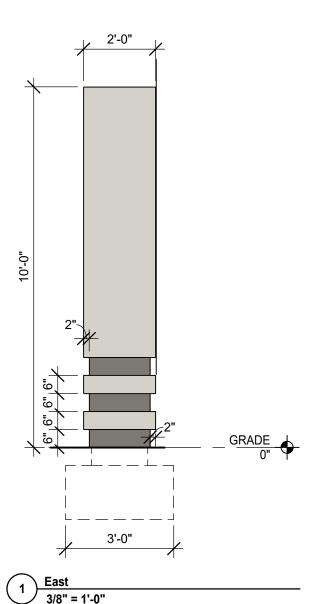
Buckeye Industrial Park Monument Sign

No.	Description	Date
Α	FOR REVIEW	03 FEB 21

MONUMENT SIGN PERSPECTIVE

Project number:	A20570.0 AG201		AG201
Drawn by: ACC	Checked by: KMC		12" = 1'-0"







4 SOUTH
3/8" = 1'-0"





Buckeye Industrial Park Monument Sign

No.	Description	Date		ı
Α	FOR REVIEW	03 FEB 21		•
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PLANS AND ELEVATIONS

Project number:	A20570.0 AG202		AG202
Drawn by: PCP	Checked by: KMC		





l	No.	Description	Date	F
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RENDERING				
Project number:	A20570.0	AG100		
Drawn by: ACC	Checked by: KMC			



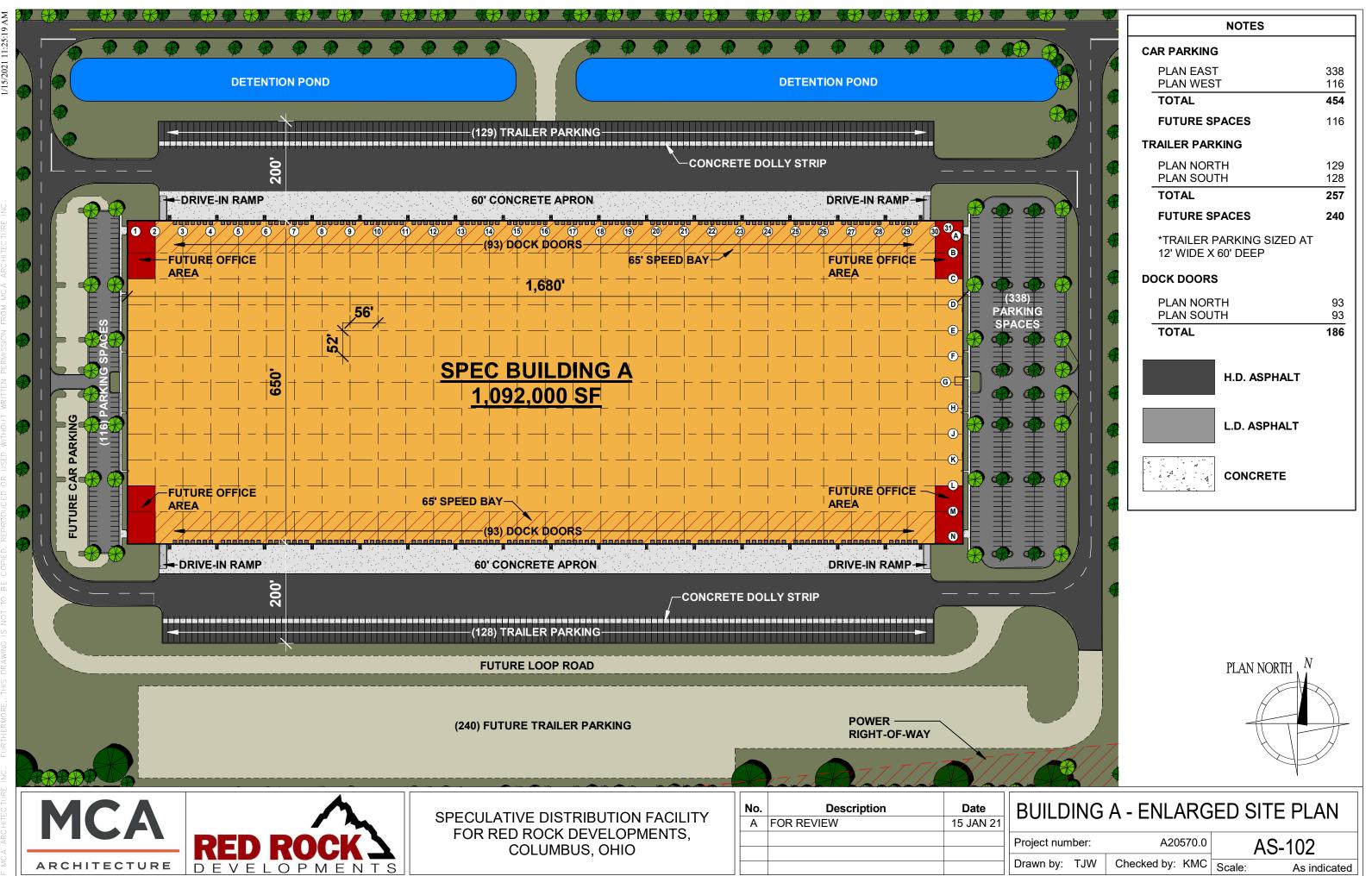


SPECULATIVE DISTRIBUTION FACILITY FOR RED ROCK DEVELOPMENTS, COLUMBUS, OHIO

No.	Description	Date	(
Α	FOR REVIEW	15 JAN 21	`
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			D

OVERALL	SITE PLAN		
Project number:	A20570.0	Α	S-101
Drawn by: TJW	Checked by: KMC	Scale:	1" - 400' 0"

NORTH ACCESS ROAD DETENTION POND SPEC BUILDING B 982,800 SF SPEC BUILDING A 1,092,000 SF POWER RIGHT-OF-WAY



NOTICE: THIS DRAWING IS THE PROPERTY OF MCA ARCHITECTURE INC. AND IS FURNISHE

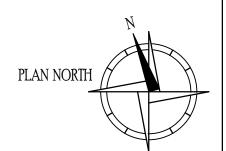


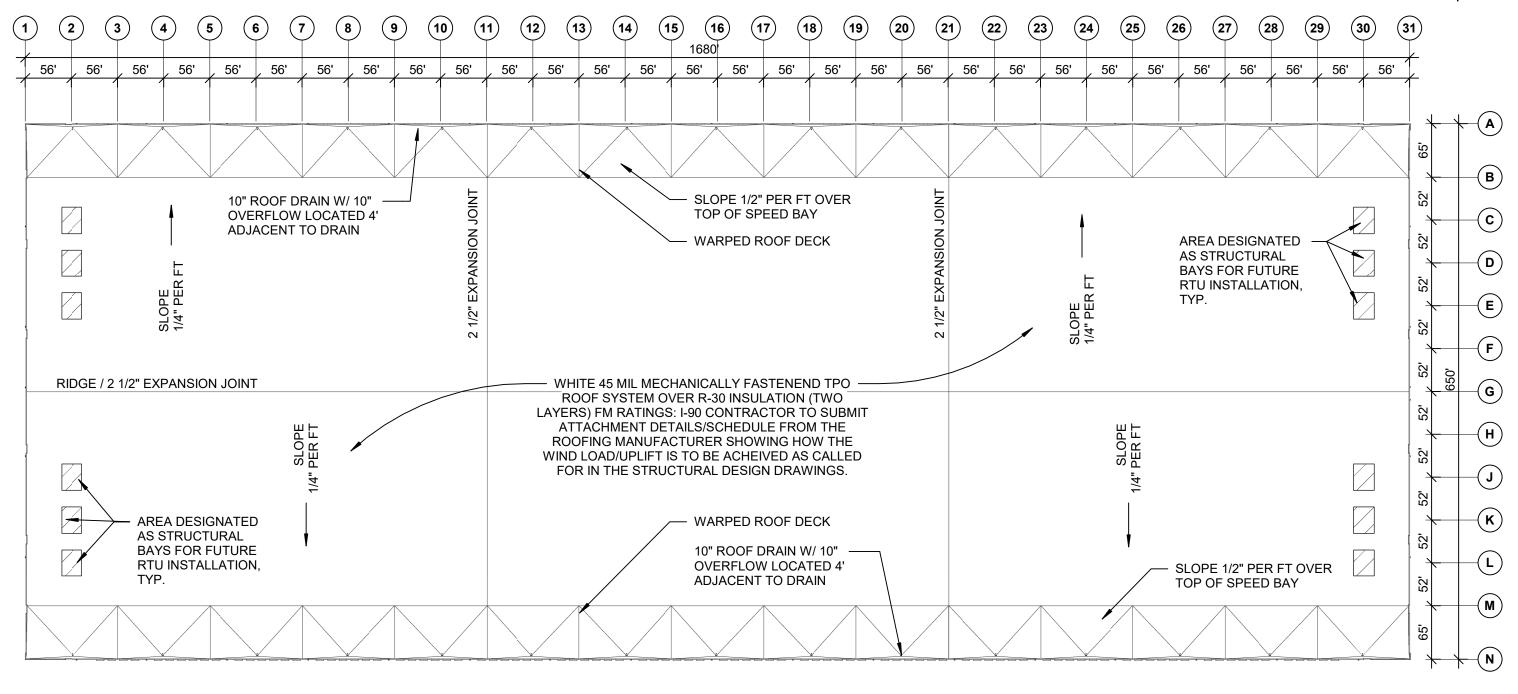


	No.	Description	Date	[
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FLOOR PLAN				
roject number:	A20570.0	AG101		
rawn by: TJW	Checked by: KMC		1400	

PLAN NORTH



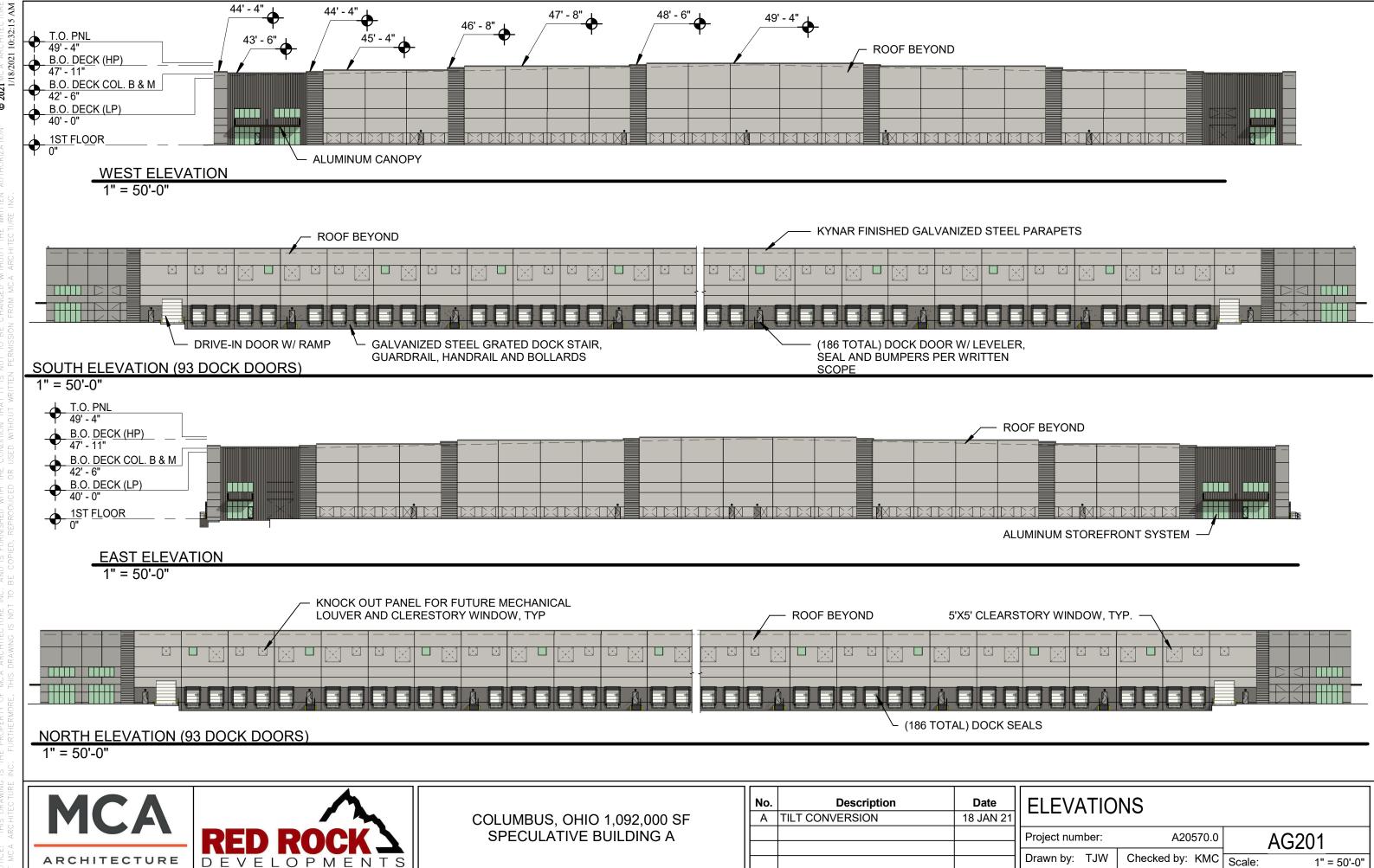






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ROOF PLA	AN		
Project number:	A20570.0		AG102
Drawn by: TJW	Checked by: KMC	Scale:	1:1400









No.	Description	Date	[
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PERSPECTIVE - PRIMARY ENTRY

Project number: A20570.0 AG202

Drawn by: TJW Checked by: KMC Scale:







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PERSPECTIVE - SECONDARY ENTRY

Project number:	A20570.0	AG203
Drawn by: TJW	Checked by: KMC	



COLUMBUS, OHIO 1,092,000 SF SPECULATIVE BUILDING A

No.	Description	Date	h
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Project number:	A20570.0	AG204
Drawn by: TJW	Checked by: KMC	

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Project number:	A20570.0	AG100
Drawn by: ACC	Checked by: KMC	



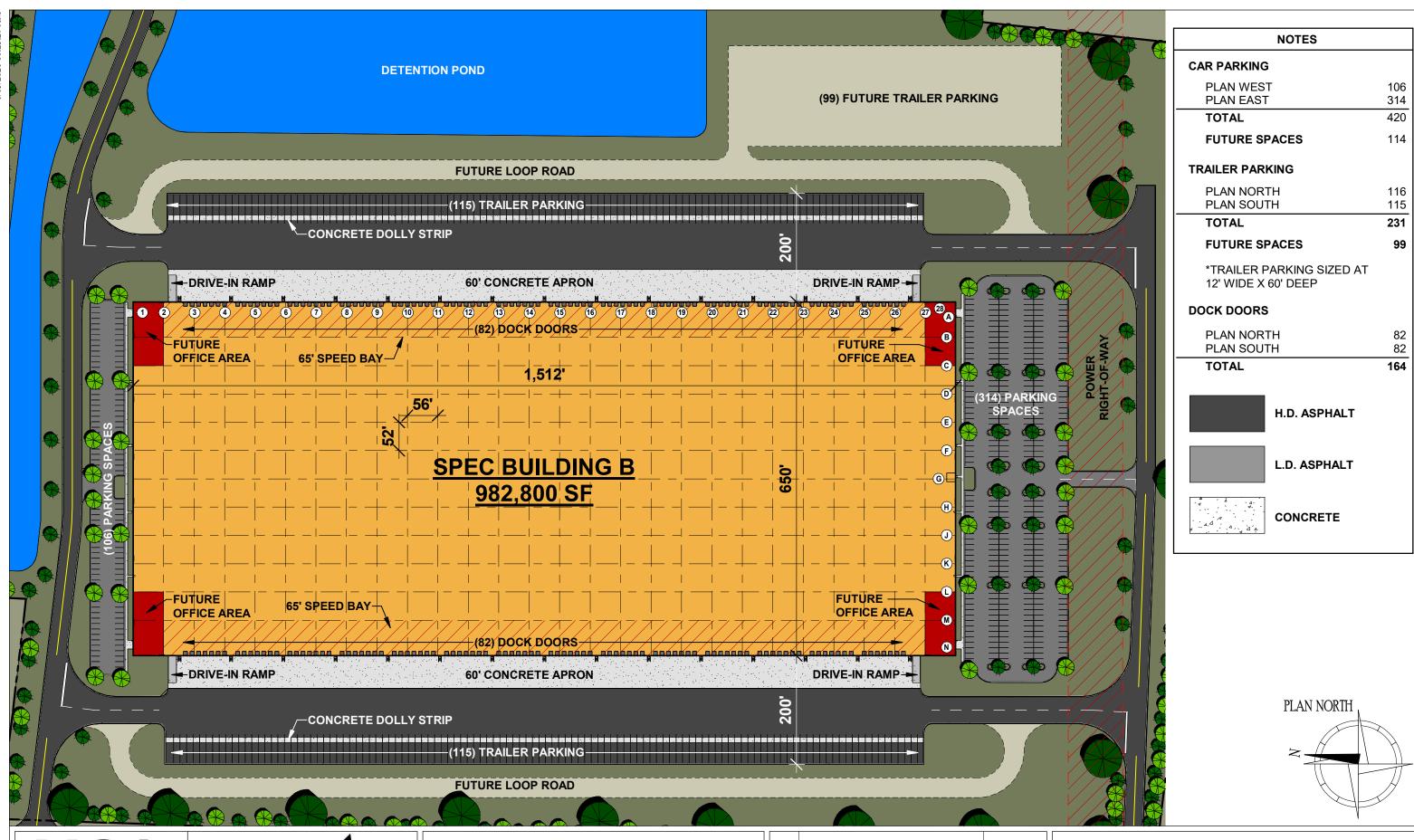


SPECULATIVE DISTRIBUTION FACILITY FOR RED ROCK DEVELOPMENTS, COLUMBUS, OHIO

No.	Description	Date	1
Α	FOR REVIEW	15 JAN 21	`
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OVERALL	SITE PLAN		
Project number:	A20570.0		AS-101
Drawn by: TJW	Checked by: KMC	Scale:	1" = 400'-0"









SPECULATIVE DISTRIBUTION FACILITY FOR RED ROCK DEVELOPMENTS, COLUMBUS, OHIO

No.	Description	Date	۱P
Α	FOR REVIEW	15 JAN 21	
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BUILDING B - ENLARGED SITE PLAN

roject number:	A20570.0	AS-103
rawn by: TJW	Checked by: KMC	



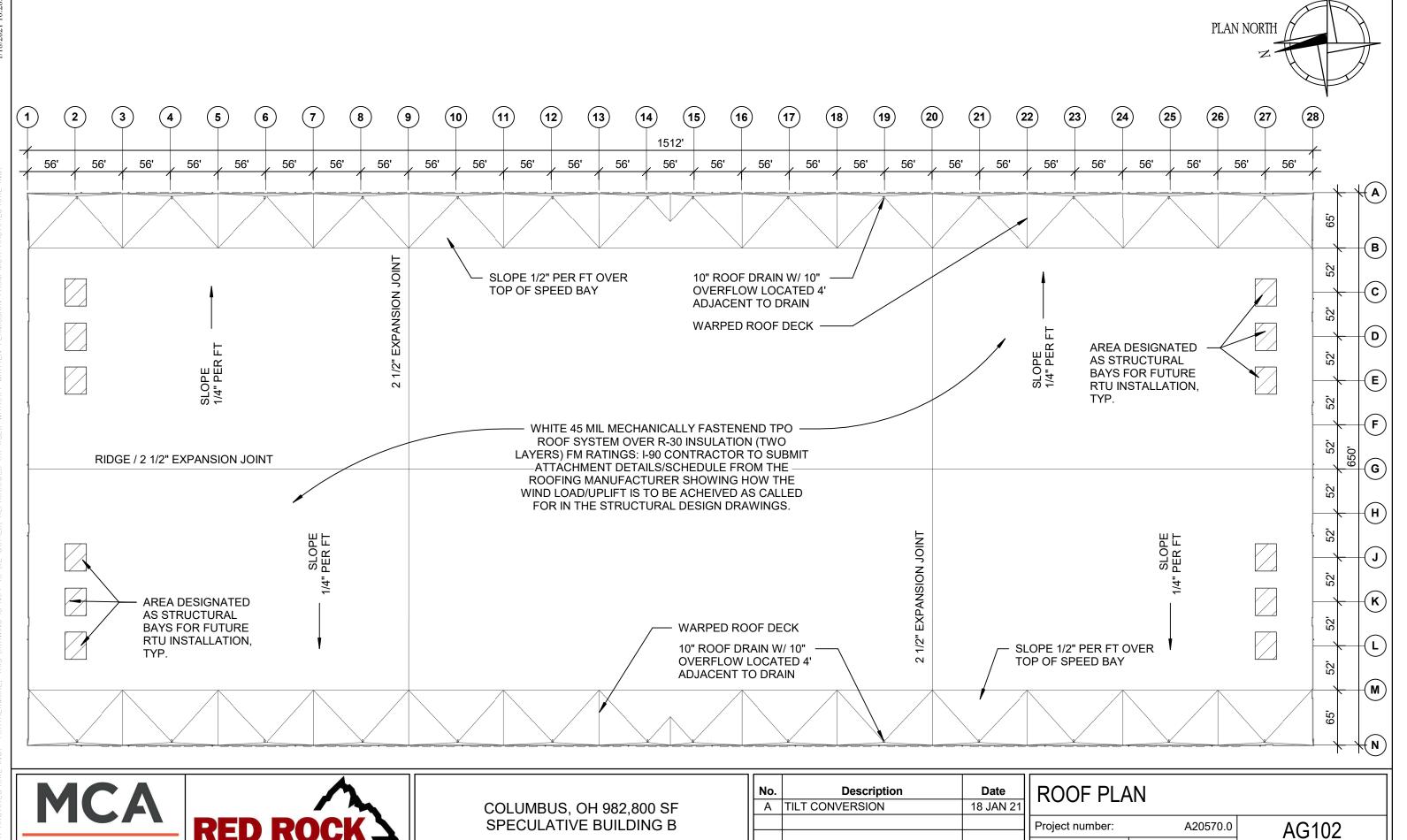


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OOR PLAN		
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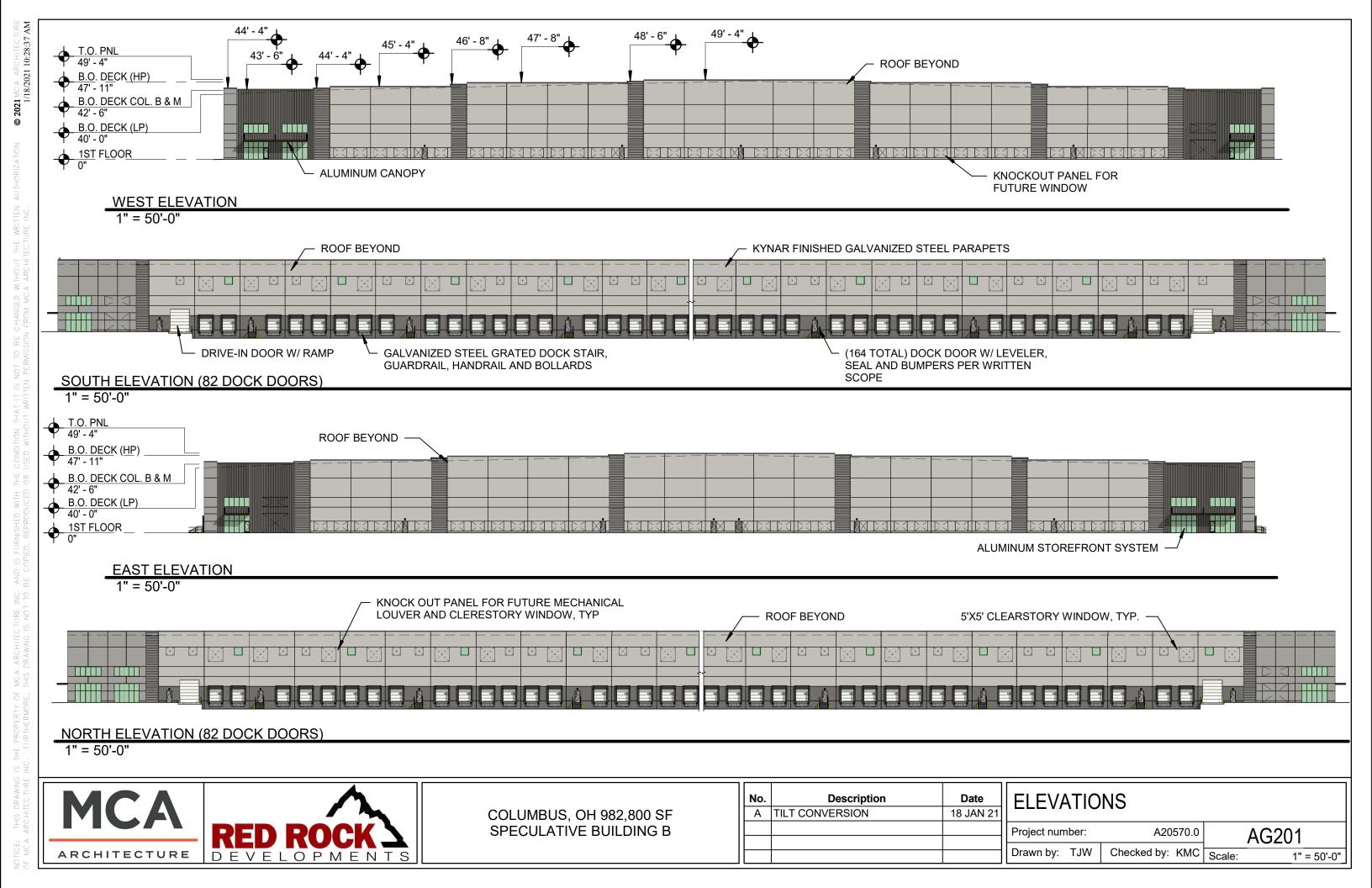
ARCHITECTURE



Checked by: KMC Scale:

1" = 100'-0"

Drawn by: TJW









No.	Description	Date		
Α	TILT CONVERSION	18 JAN 21		
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PERSPECTIVE - PRIMARY ENTRY

Project number: A20570.0 AG202

Drawn by: PCP Checked by: KMC Scale:



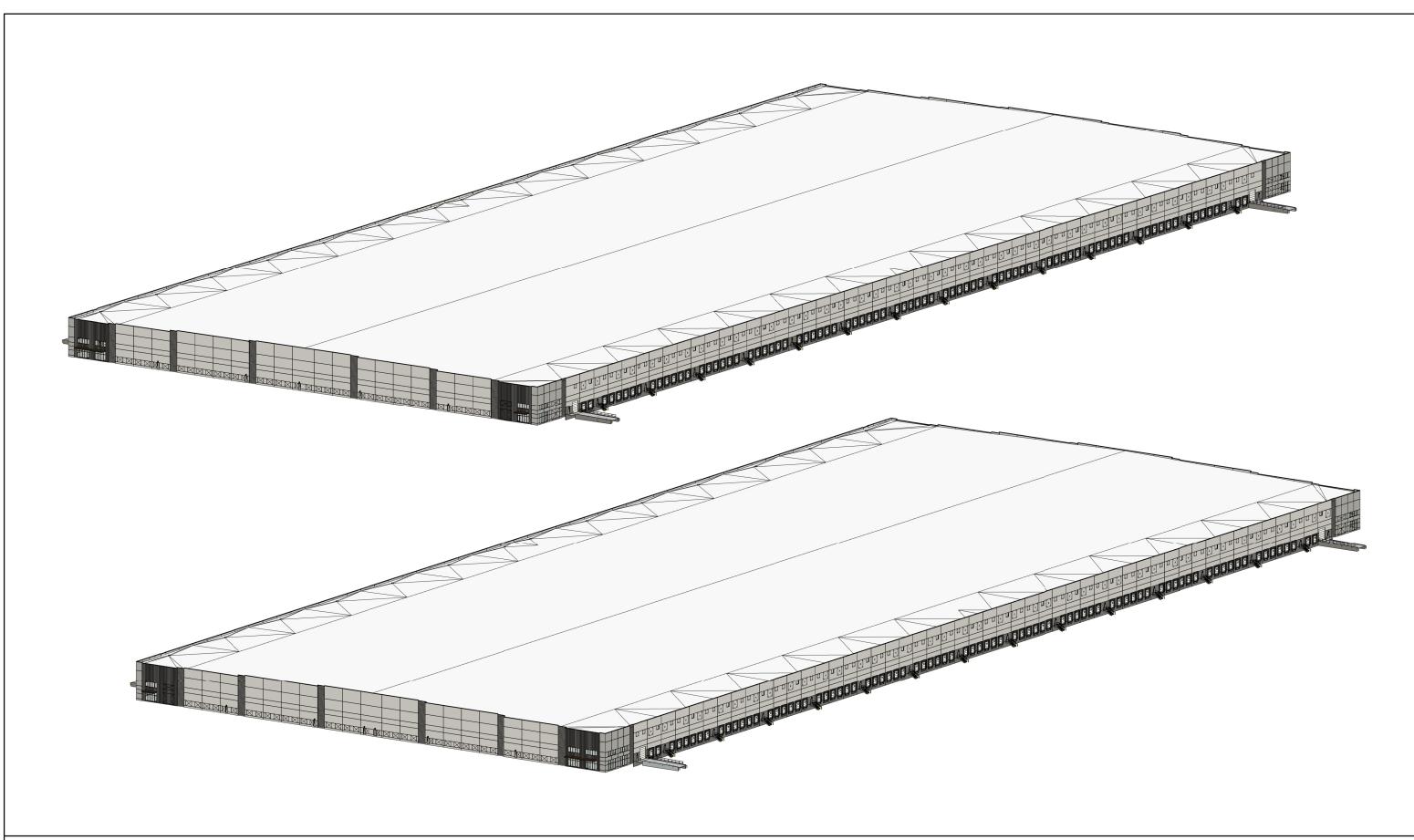




No.	Description	Date	[
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PERSPECTIVE - SECONDARY ENTRY

Project number:	A20570.0	AG203
Drawn by: PCP	Checked by: KMC	Scale:







	No.	Description	Date	15
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Project number:	A20570.0	AG204					
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03/02/2009 2:58PM BXHAYES BOX
Bryan A. Long
Licking County Recorder

GENERAL WARRANTY DEED

ALA BONNER C. LINN II

Bonner Linn II and Ola Linn, husband and wife, for valuable consideration paid, grant with general warranty covenants to Howard P. Emswiler, Trustee of the Howard P. Emswiler Trust dated December 27, 1978, as amended, or assigns, of Licking County, Ohio, and Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Trust dated December 27, 1978, as amended, or assigns, of Licking County, Ohio, whose tax mailing address is 13167 Morse Road SW, Pataskala OH 43062, the following real property:

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

Prior Deed Reference: Instrument Numbers 200104120012014; 200105150016696; 200106040019381; 200203060008747; and, 200208260031824, Licking County Recorder's Office, Licking County, Ohio.

Also known as: 7409 Mink Street, Pataskala, Ohio 43062 Auditor's Parcel # 63-140724-00.000

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 20th day of February, 2009.

State of Ohio County of Licking SS:

Executed before me this 20th day of February, 2009 by Bonner Linn II and Ola Linn, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said persons.

Jame well

TOY FUDLIC, STATE OF OHIO ection has no expiration date. Section 147.03 R.C.

SEC.319.202 COMPLIED WITH J. TERRY EVANS, AUDITOR 52000

Exhibit "A" Legal Description 27.679 Acres

all of Ola D. Linn parcel: Instrument No. 2001-04120012014

Situated in the City of Pataskala (formerly the Township of Lima), County of Licking, State of Ohio, and being a part of Lots 2 & 3 of the Third Quarter, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of all of a parcel conveyed to Ola D. Linn, as recorded in Instrument No. 2001-04120012014, in the Licking County Deed Records, and being all of Auditor's Parcel No. 63-140724-00.000, and further described as follows;

Commencing at a mag nail found marking the intersection of the North line of Lot 3 and the centerline of Mink Street, also being the Northwest corner of a parcel conveyed to The Board of Trustees of the West Licking Joint Fire District, as recorded in O.R. Volume 89, Page 296;

Thence, S 00°49'31" E 1504.15 feet with the centerline of Mink Street, to a mag nail found marking the Southwest corner of a parcel conveyed to Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust, as recorded in Instrument No. 1999-11100046335, and being the **PRINCIPLE PLACE OF BEGINNING** of the **27.679** acre parcel herein to be described;

Thence, S 86°11'19" E 1599.48 feet to an iron pin set on the West line of a parcel conveyed to Southwest Licking Community Sewer and Water District, as recorded in Instrument No. 2005-03030006280, and passing over an iron pin set at 30.00 feet;

Thence, S 03°15'12" W 771.99 feet with the West line of said parcel conveyed to Southwest Licking Community Sewer and Water District, and extending along part of the West line of a parcel conveyed to Phillip G. & Eileen M. Derolf, as recorded in Deed Volume 823, Page 898, to an iron pin set marking the Northeast corner of a parcel conveyed to Sean & Barbara Brogan, as recorded in Instrument No. 1997-11060006101;

Thence, N 85°53'51" W 1545.24 feet with the North line of said parcel conveyed to Brogan, to a mag nail set in the centerline of Mink Street, and passing over an iron pin set at 1515.24 feet;

Thence, N 00°49'31" W 764.27 feet with the centerline of Mink Street, to the <u>PRINCIPLE PLACE OF BEGINNING</u>, and containing 27.679 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 Mink Street (Co. Road 41), as being S 00°49'31" E, and is an assumed Meridian used to denote angles only.

Subject to a 100 foot wide overhead electric transmission line easement.

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 February of 2009.

Dated 2/9/09

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

2310-09LI

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER
APPROVED PT

SCOTT ENGLAND S-7452

O/STERE O/STERE



Exhibit "A" Legal Description 27.679 Acres

all of Ola D. Linn parcel: Instrument No. 2001-04120012014

Situated in the City of Pataskala (formerly the Township of Lima), County of Licking, State of Ohio, and being a part of Lots 2 & 3 of the Third Quarter, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of all of a parcel conveyed to Ola D. Linn, as recorded in Instrument No. 2001-04120012014, in the Licking County Deed Records, and being all of Auditor's Parcel No. 63-140724-00.000, and further described as follows;

Commencing at a mag nail found marking the intersection of the North line of Lot 3 and the centerline of Mink Street, also being the Northwest corner of a parcel conveyed to The Board of Trustees of the West Licking Joint Fire District, as recorded in O.R. Volume 89, Page 296;

Thence, S 00°49'31" E 1504.15 feet with the centerline of Mink Street, to a mag nail found marking the Southwest corner of a parcel conveyed to Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust, as recorded in Instrument No. 1999-11100046335, and being the **PRINCIPLE PLACE OF BEGINNING** of the **27.679 acre** parcel herein to be described;

Thence, S 86°11'19" E 1599.48 feet to an iron pin set on the West line of a parcel conveyed to Southwest Licking Community Sewer and Water District, as recorded in Instrument No. 2005-03030006280, and passing over an iron pin set at 30.00 feet;

Thence, S 03°15'12" W 771.99 feet with the West line of said parcel conveyed to Southwest Licking Community Sewer and Water District, and extending along part of the West line of a parcel conveyed to Phillip G. & Eileen M. Derolf, as recorded in Deed Volume 823, Page 898, to an iron pin set marking the Northeast corner of a parcel conveyed to Sean & Barbara Brogan, as recorded in Instrument No. 1997-11060006101;

Thence, N 85°53'51" W 1545.24 feet with the North line of said parcel conveyed to Brogan, to a mag nail set in the centerline of Mink Street, and passing over an iron pin set at 1515.24 feet;

Thence, N 00°49'31" W 764.27 feet with the centerline of Mink Street, to the <u>PRINCIPLE PLACE OF BEGINNING</u>, and containing 27.679 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 Mink Street (Co. Road 41), as being S 00°49'31" E, and is an assumed Meridian used to denote angles only.

Subject to a 100 foot wide overhead electric transmission line easement.

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 February of 2009.

Dated 2/9/69

Scott A. England, P.S.

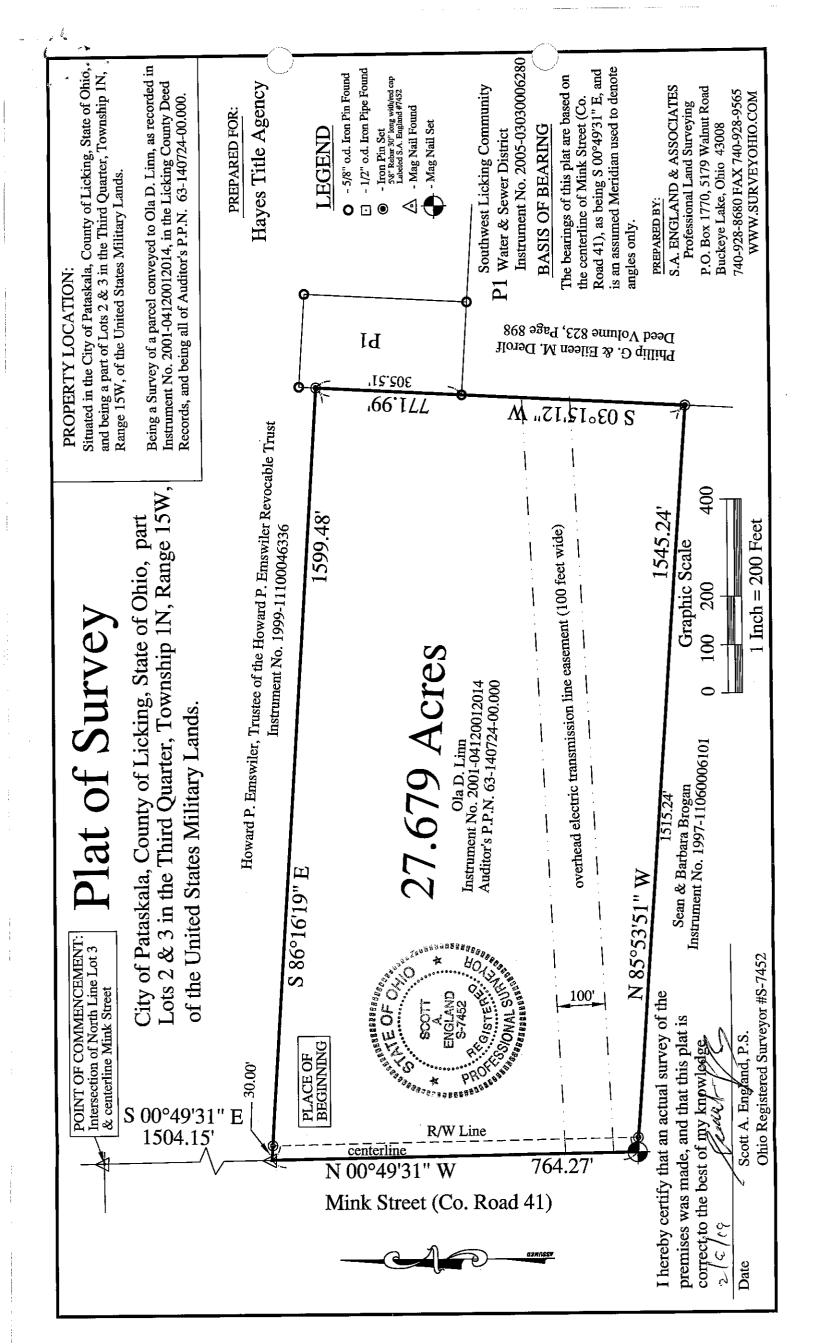
Ohio Registered Surveyor #7452

2310-09LI

Has have raviewed the survey and

and the conditions acceptable.

very Emswiles twee



Instr:200503030006280 03/03/2005 Pages:4 F:\$44.00 12:40PM Bryan A. Long T20050005623 Licking County Recorder BXMIDLAND

FIDUCIARY DEED

HOWARD P. EMSWILER, TRUSTEE OF THE HOWARD P. EMSWILER REVOCABLE TRUST U/A DATED DECEMBER 27, 1978, AS AMENDED, of Jersey Township, Licking County, Ohio, for valuable consideration paid, grants, with fiduciary covenants, to SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT, a regional water and sewer district established under Ohio Revised Code 6119, whose taxmailing address is P.O. Box 215, Etna, Ohio 43018, the following REAL PROPERTY:

See Exhibit "A" attached hereto.

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 Grantee assumes and agrees to pay as a part of the consideration herein.

Prior Instrument Reference: Instrument No. 199911100046335 of the Official Records of Licking County, Ohio.

Witness my hand this 1st day of March, 2005.

TRANSFERRED

Date

Licking County Auditor -11/

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITORBY TH Sce previous

Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A Dated December 27, 1978, as amended

DESCRIPTION APPROVED
TIM LOLLO
J
UCKING COUNTY ENGINEER
ORGANIAS NO
DESCRIPTION APPROVED BY



BE IT REMEMBERED, That on this 1st day of March, 2005, before me, the subscriber, a Notary Public in and for said county, personally came, Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A Dated December 27, 1978, as amended, the Grantor in the forgoing Fiduciary Deed, who acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed and affixed my seal on the day and year aforesaid.

Motery Public NEED Chase

This instrument was prepared by:

Arnold E. Shaheen, Jr., Esq. P. O. Box 49 Pataskala, Ohio 43062-0049 HIAL SO

AMY K. SCHULZE

My Commission Expires May 29, 2008

C:\FILES\CLIENTS\Emswiler\04-70\howard deed.wpd

Exhibit A

1.500 Acre Tract &

Ingress / Egress Easement of Utility Easement

Situated in the State of Ohio, County of Licking, City of Pataskala, being in Lot 3, Quarter 3 and Quarter 4, Township 1, Range 15, U.S. Military Lands and being a part of a 32.75 acre tract (Parcel 3), parcel # 44-140520-00.000, conveyed to *Howard P. Emswiler Trustee* in instrument 199911100046335 and *Rosemary A Emswiler Trustee* in instrument 199911100046336, all records being of the Recorder's Office, Licking County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning for reference at the intersection of the northerly line of said Lot 3 and the centerline of County Road 41 (Mink Street) and being the northwesterly corner of a 1.5 acre tract conveyed to the Board of Trust of West Licking Joint Fire District in Official Record Volume 89, page 296;

Thence, with the center of said County Road 41, South 05 degrees 00 minutes 00 seconds East, 1504.15 feet to a Mag nail set at a southwesterly corner of said 32.75 acre tract, the northwesterly corner of a 27.75 acre tract, parcel # 63-140724-00.000, conveyed to Ola D. Linn et. al. in instrument 200100640019381;

Thence, with a southerly line of said 32.75 acre tract, the northerly line of said 27.75 acre tract, North 89 degrees 33 minutes 12 seconds east, 1599.37 feet to the northeasterly corner of said 27.75 acre tract and an angle point in said 32.75 acre tract and being on the dividing line between said Quarter 3 and said Quarter 4 and being THE PRINCIPAL PLACE OF BEGINNING of herein described tract;

Thence, crossing said 32.75 acre tract with the following three (3) new courses;

- 1) North 00 degrees 56 minutes 28 seconds West, 34.49 feet to a 5/8" rebar set;
- 2) North 89 degrees 03 minutes 32 seconds East, 192.09 feet to a 5/8" rebar set;
- 3) South 00 degrees 56 minutes 28 seconds East, 340.31 feet to a 5/8" rebar set on a southerly line of said 32.75 acre tract and on the northerly line of a 27.091 acre tract, parcel # 63-140394-00.000, conveyed to Phillip G. and Eileen M. Derolf in Deed Volume 823, page 898;

Feller,
Finch

250 E. Wilson Bridge Road, Suite 190 • Worthington, Ohio 43085

& Associates, Inc. Engineers · Surveyors

Also offices in Delphos and Maumee, Ohio, and Jackson, Michigan (614) 430-8612 Fax (614) 430-8614 www.fellerfinch.com Thence, with a southerly line of said 32.75 acre tract, the northerly line of said 27.091 acre tract, **South 89 degrees 09 minutes 03 seconds West, 192.09 feet** to a 5/8" rebar set at the base of a wood fence post and being the northwesterly corner of said 27.091 acre tract and being on the easterly line of said 27.75 acre tract and on the dividing line between said Quarter 3 and said Quarter 4;

Thence, with the easterly line of said 27.75 acre tract and the dividing line between said Quarter 3 and said Quarter 4, North 00 degrees 56 minutes 28 seconds West, 305.51 feet to THE PLACE OF BEGINNING CONTAINING 1.500 ACRES more or less, subject however to all legal easements, restrictions and rights-of-way of record and records in their respective utility offices and in particular the following 25 foot wide ingress / egress easement form the westerly line of said 1.500 acre tract to the center of said County Road 41 and being more fully described as follows:

Beginning for reference at a 5/8" rebar set at the northwesterly corner of the previously described 1.500 acre tract;

Thence, with the westerly line of said 1.500 acre tract, South 00 degrees 56 minutes 28 seconds East, 9.49 feet to THE PRINCIPAL PLACE OF BEGINNING of herein described easement:

Thence, continuing with the westerly line of said 1.500 acre tract, South 00 degrees 56 minutes 28 seconds East, 25.00 feet to the northeasterly corner of said 27.75 acre tract and an angle point in said 32.75 acre tract;

Thence, with the northerly line of said 27.75 acre tract, the southerly line of said 32.75 acre tract South 89 degrees 33 minutes 12 seconds West, 1599.37 feet to a Mag nail set in the center of said County Road 41 and being the northwesterly corner of said 27.75 acre tract, the southwesterly corner of said 32.75 acre tract;

Thence, with the center of said County Road 41, the westerly line of said 32.75 acre tract, North 05 degrees 00minutes 00 seconds West, 25.08 feet to a Mag nail set;

Thence, leaving the center of said County Road 41 and crossing said 32.75 acre tract with a new course, North 89 degrees 33 minutes 12 seconds East, 1601.14 feet to THE PLACE OF BEGINNING of herein described easement containing 0.918 acres more or less;

This description was based on an actual field survey done on August 23, 2004 and in accordance with the Ohio Administrative Code 4733-37. Unless otherwise noted iron pins set are 30" x 5/8" rebar with orange plastic caps inscribed "HYDE P.S. 7529". Unless otherwise noted all iron pins found are 1" O.D. pipe. Basis of bearings is the centerline of County Road 41 (Mink Street) as South 05 degrees 00 minutes 00 seconds East per Official Record Volume 420, page 958 and are for angular purposes only.

Teller, By Hyde & Co. 71.29

x Associat**es**

Engineers · Surveyor

mink.doc

250 E. Wilson Bridge Road, Suite 190 • Worthington, Ohio 43085

Also offices in Delphos and Maumee, Ohio, and Jackson, Michigan (614) 430-8612 Fax (614) 430-8614 www.fellerfinch.com



Pgs: 9 \$104.00 T20090014297 07/10/2009 4:03PM BXGAVE BACK T Bryan A. Long Licking County Recorder

FIDUCIARY DEED

HOWARD P. EMSWILER, TRUSTEE OF THE HOWARD P. EMSWILER REVOCABLE TRUST U/A DATED DECEMBER 27, 1978, AS AMENDED, of Jersey Township, Licking County, Ohio, for valuable consideration paid, grants, with fiduciary covenants, to RED CHIP FARMS, INC., an Ohio corporation, the following REAL PROPERTY:

A one-half undivided interest in the property described in the legal description and survey attached hereto respectively as Exhibits A and B.

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 Grantee assumes and agrees to pay as a part of the consideration herein.

Subject to: (1) An Open End Mortgage given by Howard P. Emswiler and Rosemary A. Emswiler to Farm Credit Services of Mid-America, ACA, dated January 6, 1997, which was recorded for record at Volume 866, Page 725, of the Official Records of the Licking County Recorder's Office; and, (2) An Assignment of Mortgage from Farm Credit Services of Mid-America, ACA, to Farm Credit Services of Mid-America, PCA, dated January 5, 2000, which was recorded for record at Instrument No. 200001180001850 of the Licking County Recorder's Office.

Also subject to the deed restrictions attached as Exhibit C.

Prior Instrument References: Instrument Numbers 199911100046323, 199911100046335, 199911100046325, and 200903020004064 of the Official Records of Licking County, Ohio.

Being all or part of the following tax parcel numbers: 064-152898-00.000, 063-144312-00.000, 063-144300-00.000, 063-144294-00.000, 063-144318-00.000, 063-144306-00.000, 063-140508-00.000, 063-140520-00.000, 063-140514-00.000, 063-144672-00.000, and 063-140724-00.000.

Witness my hand this 10^{th} day of ______, 2009.

Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A Dated December 27, 1978, as amended

2

State of Ohio

County of Licking

SS:

BE IT REMEMBERED, That on this bt day of _______, 2009, before me, the subscriber, a Notary Public in and for said county, personally came, Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A Dated December 27, 1978, as amended, the Grantor in the forgoing Fiduciary Deed, who acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed and affixed my seal on the day and year aforesaid.

Notary Public

This instrument was prepared by:

Arnold E. Shaheen, Jr. Attorney at Law P. O. Box 49 Pataskala, OH 43062



Lori A. Manges Notary Public, State of Ohio My Commission Expires 04-10-2012

E:\Shares\FILES\CLIENTS\Emswiler\08-45\howard deed rev 2.wpd





Tel: 740.344.5451 **Fax:** 740.344.5746

59 Grant Street Newark, Ohio 43055

DESCRIPTION FOR A 296.544 ACRE TRACT



Situated in the State of Ohio, County of Licking, City of Pataskala, being a part of Township-1, Range-15, United States Military Lands. Also being part of the following tracts: that 125 acre-Tract 2 as conveyed to the Howard P. Emswiler Trust by deed of record in Instrument Number 199911100046323, and as conveyed to the Rosemary A. Emswiler Trust by deed of record in Instrument Number 19991110004624; that 67.65 acre-Parcel 1 parcel as conveyed to the Howard P. Emswiler Trust by deed of record in Instrument Number 199911100046335, and to the Rosemary A. Emswiler Trust by deed of record in Instrument Number 199911100046336; that 55.85 acre- Parcel 4 as conveyed to the Howard P. Emswiler Trust by deed of record in Instrument Number 199911100046335, and to the Rosemary A. Emswiler Trust by deed of record in Instrument Number 199911100046336; that 32.75 acre-Parcel 3 as conveyed to the Howard P. Emswiler Trust by deed of record in Instrument Number 199911100046335, and to the Rosemary A. Emswiler Trust by deed of record in Instrument Number 199911100046336; that 22 acre-Parcel 2 as conveyed to the Howard P. Emswiler Trust by deed of record in Instrument Number 199911100046335, and to the Rosemary A. Emswiler Trust by deed of record in Instrument Number 199911100046336; that 27.679 acre as conveyed to the Howard P. Emswiler Trust and to the Rosemary A. Emswiler Trust by deed of record in Instrument Number 200903020004064; and part of Lots 4,5,6,7, and 8 of the Ijam's East Broad Street Parcels as conveyed to the Howard P. Emswiler Trust by deed of record in Instrument Number 19991110004625, and to the Rosemary A. Emswiler Trust by deed of record in Instrument Number 199911100046326, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 296.544 acre tract being more particularly bounded and described as follows:

Commencing at a point being the northwest corner Lot 4 of the Ijam's East Broad Street Parcels;

Thence along the westerly line of said Lot 4, South 02°49'54" West, a distance of 561.39 feet to an iron pin set, said point being the Point of Beginning for the 296.544 acre tract herein to be described;

Thence passing through the Howard P. Emswiler Trust's and the Rosemary A. Emswiler Trust's Lots 4,5,6,7, and 8 of the Ijam's East Broad Street Parcels, the Howard P. Emswiler Trust's and the Rosemary A. Emswiler Trust's 55.85 acre-Parcel 4, the Howard P. Emswiler Trust's and the Rosemary A. Emswiler Trust's 125 acre-Tract 2, and the Howard P. Emswiler Trust's and the Rosemary A. Emswiler Trust's 91 acre-Tract 1 the following five (5) courses and distances:

South 44°45'34" East, 4134.71 feet to an iron pin set;

¹The term, "the Howard P. Emswiler Trust," as used herein, shall mean "the Howard P. Emswiler Revocable Trust U/A Dated December 27, 1978, as Amended." The term, "the Rosemary A. Emswiler Trust," as used herein, shall mean "the Rosemary A. Emswiler Revocable Trust U/A Dated December 27, 1978, as Amended."

DESCRIPTION FOR A 296.544 ACRE TRACT Page 2

Southeasterly along the arc of a curve to the right (Radius = 1000.00', Delta = 30°57'11") a chord bearing and distance of South 29°16'59" East, 533.69 feet to an iron pin set;

South 13°48'23" East, 275.90 feet to an iron pin set;

Southeasterly along the arc of a curve to the left (Radius = 1150.00', Delta = 30°57'11") a chord bearing and distance of South 29°16'59" East, 613.74 feet to an iron pin set;

South 44°45'34" East, 81.58 feet to an iron pin set; and...

South 04°04'01" West, 10.09 feet to an iron pin set being the southeasterly corner of the Howard P. Emswiler Trust's and Rosemary A. Emswiler Trust's 91 acre-Tract 1;

Thence passing along the southerly line of the Howard P. Emswiler Trust's and the Rosemary A. Emswiler Trust's 125 acre-Tract 2, the Howard P. Emswiler Trust's and the Rosemary A. Emswiler Trust's 91 acre-Tract 1, and the Howard P. Emswiler Trust's and the Rosemary A. Emswiler Trust's 67.65 acre-Parcel 1 North 86°48'18" West, 4143.69 feet to an iron pin found at the southeasterly corner of the that 1.5 acre parcel as conveyed to SW Licking Community Water and Sewer by deed of record in Instrument Number 200503030006280;

Thence North 03°00'54" East, 340.34 feet to an iron pin found being the northeasterly corner of the SW Licking Community Water and Sewer 1.5 acre parcel;

Thence North 86°58'44" West, 192.14 feet to an iron pin found being the northwesterly corner of the SW Licking Community Water and Sewer 1.5 acre parcel;

Thence **South 03°01'40" West, 127.42 feet** to an iron pin set on the easterly line of the 27.679 acre parcel as conveyed to the Howard P. Emswiler Trust and the Rosemary A. Emswiler Trust by deed of record in Instrument Number 200903020004064, passing an iron pin found at 34.25 feet, being the southeasterly corner of the 32.75 acre-Parcel 3 as conveyed to the Howard P. Emswiler Trust and the Rosemary A. Emswiler Trust;

Thence across said 27.679 acre parcel North 86°29'06" West, 1592.85 feet to a point in the centerline of Mink Street (Co. Rd. 41), passing an iron pin set at 1562.85 feet;

Thence passing along the centerline of Mink Street (Co. Rd. 41) North 01°02'16" West, 93.46 feet to a point being the southwesterly corner of the 32.75 acre-Parcel 3 as conveyed to the Howard P. Emswiler Trust and Rosemary A. Emswiler Trust;

Thence continuing along the centerline of Mink Street (Co. Rd. 41) North 01°04'40" West, 1355.88 feet to a point being the southwesterly corner of the Bd. Of Trust of West Licking Joint Fire 1.5 acre parcel as conveyed by deed of record in Deed Book 89, Page 296;

DESCRIPTION FOR A 296.544 ACRE TRACT Page 3

Thence leaving the centerline of Mink Street (Co. Rd. 41) South 86°24'21" East, 437.78 feet to an iron pin set being the southeasterly corner of the The Board of Trustees of the West Licking Joint Fire District 1.5 acre parcel, passing an iron pin set at 30.00 feet;

Thence North 00°50'21" West, 150.00 feet to an iron pin set being the northeasterly corner of The Board of Trustees of the West Licking Joint Fire District 1.5 acre parcel;

Thence along the northerly line of that 22 acre-Parcel 2 as conveyed to the Howard P. Emswiler Trust and the Rosemary A. Emswiler Trust South 86°24'21" East, 1263.18 feet to an iron pin set being the northeasterly corner of said 22 acre-Parcel 2;

Thence along the westerly line of that 67.65 acre-Parcel 1, and that 55.85 acre-Parcel 4 as conveyed to the Howard P. Emswiler Trust and the Rosemary A. Emswiler Trust North 02°48'13" East, 1522.92 feet to an iron pin set being the northwesterly corner of said 55.85 acre-Parcel 4;

Thence along the northerly line of said 55.85 acre-Parcel 4 South 86°38'56" East, 534.28 feet to an iron pin set being the southwesterly corner Lot 4 of the Ijam's East Broad Street Parcels;

Thence along the westerly line of said Lot 4 North 02°49'54" East, 739.89 feet to Point of Beginning and containing 296.544 acres, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in December of 2008.

The bearings in the above description are based on the Ohio State Coordinates System, South Zone, NAD83, NAVD 88, Geoid03.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Date Licki Van Ostran, P.S. Surveyor No. 8283

TRANSFERRED

ounty Auditor.

SEC.319.202 COMPLIED WITH J. TERRY EVANS, AUDITOR

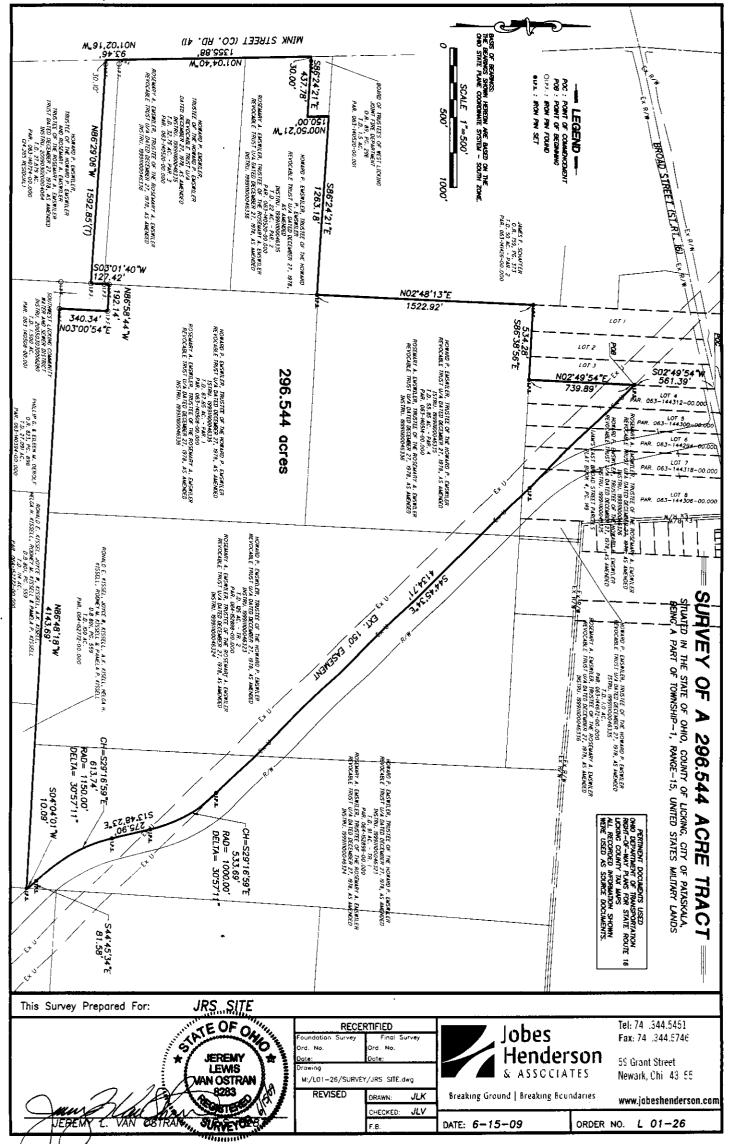
YEVAN

DESCRIPTION APPROVED TIM LOLLO LICKING COUNTY ENGINEER

7/10/09 M, N

15PA00800000084000





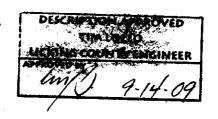


The Corporation shall own and have the right to sell, lease, or transfer the JRS Site with the following Restrictions, which shall run with the land:

- (i). Licking County, a political subdivision of the State of Ohio, through its Board of County Commissioners, the JRS Grantee, shall hold the power of enforcement over these Restrictions in accordance with the terms hereof ("County hold of JRS Site").
- (ii) The Term of these Restrictions shall run from the date of the Job Ready Site ("JRS") Controlling Board approval to the earlier of: seven (7) years after the Project Completion Date; or the date following the Project Completion Date on which a proportion of the property equal to at least eighty-five percent (85%) of the property has been purchased by, leased by, or otherwise put to use for the purposes as provided under the Program ("Term of these Restrictions"). (See JRS Grant Agreement, as amended, on file with the Licking County Commissioners' Office, for definitions of terms and titles used herein), unless otherwise released by the Licking County Commissioners and the Ohio Department of Development ("ODOD") as provided for below.
- (iii) The owner of the herein described "property", its successors and assigns, shall market and attempt to lease or sell the property for manufacturing uses under such requirements as are provided for in the Planned Manufacturing District ("PM") zoning regulations of the City of Pataskala, as amended or varied from time to time, during the Term of these Restrictions.
- (iv) Not more than ten percent (10%) of the property can be used for educational, retail, residential, or governmental uses during the Term of these Restrictions.
- (v) During the Term of these Restrictions, the purchase price of the property shall not exceed the following:
 - \$30,000 per gross acre until one year after the date the Project commences. Beginning one year after the date the Project commences, and annually thereafter, the purchase price may be increased at a rate of five percent (5 %) per annum (For example, property sold within one year after the date the Project commences may be sold for no more than \$30,000 per gross acre. Property sold after the first and before the second anniversary of the Project commencement date may be sold for \$31,500 per gross acre.)
- (vi) During the Term of these Restrictions, if requested by ODOD, the Grantor of the JRS Grant, and/or the County, the owner of the property will make its records available to ODOD and/or the County with respect to obligations delineated in these restrictions.
- (vii) During the Term of these Restrictions, if the County determines in its sole discretion that the owner of the property has violated these Restrictions, the County shall provide written notice to the owner of its violation. The notice shall provide the owner with a thirty (30) day period to cure any and all violations. If the owner fails to remedy the stated violation(s) within said thirty (30) day period, the County may enforce these Restrictive Covenants by injunction and shall have the remedy of specific performance. Invalidation

by the judgment or decree of any Court of any of these provisions shall not invalidate the remainder of these covenants.

- (viii) During the Term of these Restrictions if all or a part of the JRS Site (if permission is granted by ODOD for less than all) is sold or leased for manufacturing purposes in compliance with the terms of the JRS Grant Agreement and the Planned Manufacturing District zoning regulations of the City of Pataskala, as such document and such regulations may be amended, the Licking County Commissioners and ODOD shall provide a release of these Restrictions in recordable format to the owner that is sufficient in scope to allow the passage of marketable title, in accordance with the title standards of the Ohio State Bar Association, from the owner to the purchaser or lessee of the portion of the JRS Site that is either purchased or leased.
- (ix) At the end of the Term of these Restrictions, if all or some portion of the JRS Site has not been purchased, leased, or used for manufacturing purposes, the Licking County Commissioners shall provide a release of these restrictions in recordable format in the same manner as provided for in the preceding paragraph in order that their natural termination, as provided for in paragraph (ii), above, may be formally recorded as a matter of public record.





Pgs: 4 \$48.00 T20090018906 09/14/2009 4:16PM BXHAYES TITLE Bryan A. Long Licking County Recorder



Date September 14 2009
Licking County Auditor

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR

GENERAL WARRANTY DEED

Howard P Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A dated December 27, 1978, as amended, and Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust U/A dated December 27, 1978, as amended, of Licking County, Ohio, for valuable consideration paid, grant with general warranty covenants to Amanda Reeves, unmarried, whose tax mailing address is 7409 Mink Street, Pataskala, Ohio 43062, the following real property:

Situated in the County of Licking, in the State of Ohio and in the former Township of Lima, now by merger in the City of Pataskala, and being more fully described and delineated in the attached Exhibit "A", incorporated herein by reference.

Prior Deed Reference: Instrument Number 200903020004064, Licking County Recorder's Office, Licking County, Ohio.

Also known as: 7409 Mink Street, Pataskala, Ohio, 43062. Auditor's Parcel #063-140724-00.000 (Parent Parcel)

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, but subject to the following restrictions which shall run with the land:

- 1. Grantee, her successors and assigns, acknowledge that the 1.624 acres and contiguous acreage is zoned for industrial development and shall hold harmless such industrial uses on the contiguous acreage as permitted and maintained in accordance with the applicable zoning standards of the City of Pataskala.
- 2. Grantee, her successors and assigns, shall hold harmless said industrial uses from nuisance complaints as a result of the permitted industrial uses on the contiguous property including production of light, smoke, dust, noise, and/or odor and for provisions for traffic, storm water drainage, and hours of operation that are in accordance with the applicable zoning standards, but which may impact the quiet enjoyment of the 1.624 acres by Grantee, her successors and assigns.
- 3. Grantee, her successors and assigns, agrees that the maximum buffer required by and on contiguous property developed for industrial uses shall be fifty (50) feet or such distance permitted between contiguous industrial uses at the time of development under the applicable zoning code.

Grantors, to the extent necessary, hereby release all rights of dower therein.

Grantee and Grantors acknowledge this Deed constitutes a termination by merger of the lease memorialized in the document recorded as Instrument Number 200905190010632, Licking County Recorder's Office.

Executed this 22nd day of August, 2009.

Howard P Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A dated December

27, 1978, as amended

Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust U/A dated

December 27, 1978, as amended

lusee

State of Ohio County of Licking SS:

County, Ohio.

Executed before me this 22nd day of August, 2009 by Howard P Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A dated December 27, 1978, as amended, and Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust U/A dated December 27, 1978, as amended, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be said persons.

Recorder: Please cross-reference to Instrument No. 200905190010632, Licking County Recorder's Office, Licking

This documentprepared by: William C. Hayes, Pataskala, Ohio

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



Tel: 740.344.5451
Fax: 740.344.5746

59 Grant Street Newark, Ohio 43055

LEGAL DESCRIPTION FOR 1.624 ACRE PARCEL

Situated in the State of Ohio, County of Licking, City of Pataskala (formerly the Township of Lima), and being a part of Lot 3 of the Third Quarter, Township 1N, Range 15W, of the United States Military Lands, and being 1.624 acres of that 27.679 acre tracts as conveyed to Howard P. Emswiler, Trustee of the Howard P. Emswiler Trust and Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Trust Dated December 27, 1978, as Amened, by deeds of record in Instrument 200903020004064, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 1.624 acre tract being more particularly bounded and described as follows:

Commencing for reference at mag nail found marking the intersection of the North line of Lot 3 and the centerline of Mink Street, also being the Northwest corner of that 1.50 acre tract of land as conveyed to The Board of Trustees of the West Licking Joint Fire District by deed of record in Official Record Volume 89, Page 296;

Thence along the centerline of Mink Street, South 01°04'40" East, 1505.93 feet to a magnail found marking the northwest corner of said 27.679 acre tract;

Thence continuing along said centerline, South 01°02'16" East, 93.46 feet to the Point of Beginning of the herein described 1.624 acre tract;

Thence across said 27.679 acre tract, the following three (3) courses and distances:

South 86°29'06" East, passing an iron pin set at 30.10 feet, a total distance of 315.25 feet to an iron pin set;

South 03°30'54" West, 231.09 feet to an iron pin set, and ...

North 86°29'06" West, passing an iron pin set at 266.75 feet, a total distance of 296.85 feet to a point on the centerline of Mink Street;

Thence along the said centerline, North 01°02'16" West, 231.82 feet to the Point of Beginning and containing 1.624 acres more or less, according to a survey conducted by Jobes Henderson & Associates, Inc. in April of 2009.

LEGAL DESCRIPTION FOR 1.624 ACRE PARCEL Page 2

The bearings in the above description are based on the Ohio State Plane Coordinate System.

All iron pins set are 5/8" in diameter rebar by 30" in length with red surveyors identification caps marked "J&H, 8283".

June 11, 2009 M:\L01-26\Legals\1.624 Tract.doc

Subject to all valid and existing easements, restrictions and conditions of record.

JEREMY
LEWS
WAN OSTRAN
8283

SURVEYOR

Reg. Surveyor No. 8283