CITY OF PATASKALA PLANNING & ZONING COMMISSION

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

STAFF REPORT

March 3, 2021

TCOD Application TCOD-21-001

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 Transportation Corridor Overlay District application pursuant to Section 1259.07 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 Transportation Corridor Overlay District 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 their Transportation Corridor Overlay District application to allow for the construction of two warehouse/distribution buildings along with associated site improvements. Due to the properties' location on Mink Street, approval of a Transportation Corridor Overlay District application is required pursuant to Section 1259.03 of the Pataskala Code. A PM – Planned Manufacturing application pursuant to Section 1253.07 of the Pataskala Code will also be required.

Below is a general summary of the proposed project:

<u>Buildings</u>

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

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

Setbacks

- Building A (50-foot minimum per PM - Planned Manufacturing)
    - Front (North Access Road): 300 ± feet
    - Side (East): 600 ± feet
    - Side (West): 1,600 ± feet
    - Rear (South): 400 ± feet
- Building B (50-foot minimum per PM - Planned Manufacturing)
    - Front (Mink Street): 250 ± feet to 300 ± feet
    - 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
    - Two access points onto the North Access Road
    - One access onto Mink Street
- North Access Road
    - Proposed 60 feet of right-of-way
    - Connection to Mink Street with plans to connect to Etna Parkway.
    - 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
    - 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).
    - Pursuant to Section 1259.05(G)(3), parking shall be approved by the Planning and Zoning Commission.
- Building B
    - Required: 494 parking spaces
    - 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
    - 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
    - Height: 10 feet
    - Size: 160 square feet (Sign face)
    - Screen printed aluminum sign with ground mounted LED up-lights.
    - 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
    - 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
    - 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 trees
    - Replaced: 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 constrains 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.

Pursuant to 1259.05(G)(3), Parking requirements shall be approved, approved with modifications or disapproved by the PZC with consideration given to recommendations by City staff. Section 1291.16 stipulates that a total of 549 parking spaces are required for a warehouse/distribution facility of this size. For Building A, the applicant has initially proposed 500 parking spaces with a potential of a total of 620 parking spaces. Until such time as a tenant is identified the applicant will not be able to determine

the number of parking spaces the tenant needs. Staff believes that the 500 parking spaces, with the ability to add an additional 120 parking spaces, is sufficient.

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 Transportation Corridor Overlay District Application TCOD-21-001 pursuant to Section 1259.07 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.

(2) 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) Planning and Zoning Commission. 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.

TCOD-21-001 & PM-21-002 Red Rock Investments – Red Chip Farms Development

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

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CAUTION: 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 March 3, 2021 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 February 22, 2021. They will be included in the Staff Report that is

given to the Commission members.

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

Here is a link to download the review memo: https://pataskala-my.sharepoint.com/:f:/g/personal/jkuntzman_ci_pataskala_oh_us/EkgvOtW4JyZNhq1x1xVXmJUB9Gmr2gIbBnQyx7UfvUuPcQ?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 01/27/2005
Pages:4 F:$44.00 9:53AM
Bryan A. Long T20050002342
Licking County Recorder BX SOUTHWE

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, renewing, 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
Date January 27 2005
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 WHEREOF, the undersigned have set their hands this 18th day of January, 2005.

Signed and acknowledged
in the presence of:

Michael A. Frommer
(Witness)
Print Name: Michael A. Frommer

Katherine L. Killen
(Witness)
Print Name: Katherine L. Killen

GRANTORS:

Bonner C. Linn
Bonner C. Linn
Print Name: BONNER C. LINN

Ola D. Linn
Ola D. Linn
Print Name: OLA D. LINN

STATE OF OHIO }
} ss:
COUNTY OF LICKING }

On this 18th day of January, 2005 before me, a Notary Public in and for said County, personally appeared **Bonner C. and Ola D. Linn**, the GRANTORS in the foregoing document, and acknowledged the signing thereof to be their voluntary act and deed.

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

Katherine L. Killen
NOTARY PUBLIC
My comm. expires

After recording return to: The Southwest Licking Community Water and Sewer District
P.O.Box 215, Etna, Ohio 43018
(740) 927-0410

Prepared by Southwest Licking Community Water & Sewer District

GGC ENGINEERS

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

By Thomas D. Sibbalds
Thomas D. Sibbalds
Registered Surveyor Number 5908

STATE OF OHIO
THOMAS D. SIBBALDS 5908
REGISTERED
PROFESSIONAL SURVEYOR

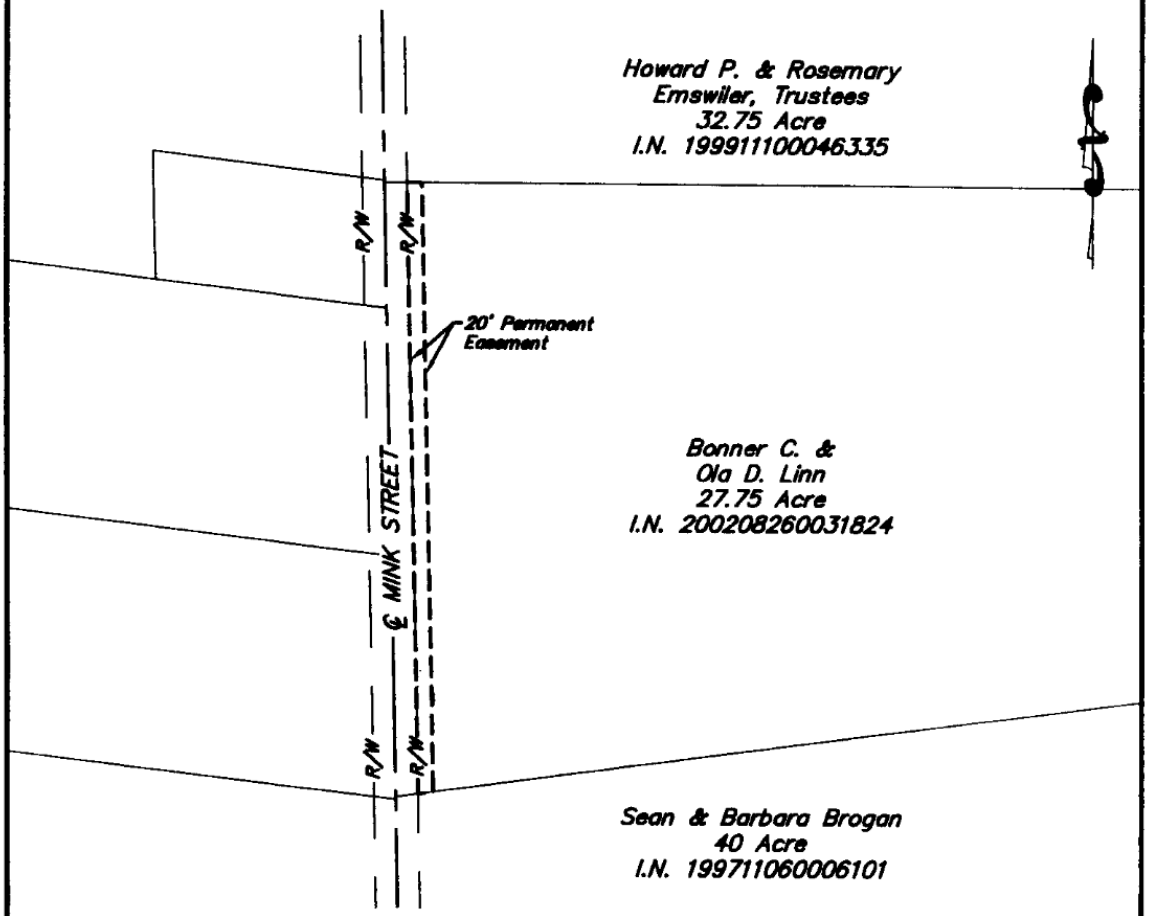
GAHANNA CUYAHOGA FALLS
104 Mill Street • Gahanna, OH 43230 • Phone: 614.471.7310 • Fax: 614.471.7320
2104 Front Street • Cuyahoga Falls, OH 44221 • Phone: 330.922.1701 • Fax: 330.922.1722
1701 Mentor Avenue, Suite 5 • Painesville, OH 44077 • Phone: 440.336.6006 • Fax: 440.350.9577
e-mail: ggceng@rrohio.com

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

EXHIBIT "A"
PERMANENT & TEMPORARY EASEMENT

SCALE:
1" = 200'

LICKING COUNTY
RECORDERS OFFICE



GGC Engineers

By: Thomas D. Sibbalds 11-12-04
Thomas D. Sibbalds Date
Registered Surveyor No. S-5908

STATE OF OHIO
THOMAS D.
SIBBALDS
S-5908
REGISTERED
PROFESSIONAL SURVEYOR

JOB NO. 04500

Instr:200501110001134 01/11/2005
Pages:5 F:$52.00 1:19PM
Bryan A. Long T200500000925
Licking County Recorder MEPSWLCWSD

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 **0.31** acres more or less, and the permanent easement described on Exhibit A is **1.09** 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, renewing, 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 WHEREOF, the undersigned have set their hands this 10th day of January, 2005.

Signed and acknowledged
in the presence of:

Kimberly J. Shearer
(Witness)
Print Name: KIMBERLY J. SHEARER

Katherijn L. Killen
(Witness)
Print Name: Katherijn L. Killen

GRANTORS:

Howard P Emswiler Trustee
Howard P. Emswiler, Trustee
Print Name: HOWARD-P-EMSWILER-TRUSTEE

Rosemary A Emswiler - trustee
Rosemary A. Emswiler, Trustee
Print Name: Rosemary A Emswiler - Trustee

STATE OF OHIO }
} ss:
COUNTY OF LICKING }

On this 10th day of January, 2005, before me, a Notary Public in and for said County, personally appeared **Howard P. Emswiler, Trustee and Rosemary A. Emswiler, Trustee**, the GRANTORS in the foregoing document, who acknowledged the signing thereof to be their voluntary act and deed and their voluntary act and deed as Trustees of their respective Trusts.

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

Katherijn L. Killen
NOTARY PUBLIC
My comm. expires 10/18/06

After recording return to: The Southwest Licking Community Water and Sewer District
P.O.Box 215, Etna, Ohio 43018
(740) 927-0410

TRANSFER NOT NECESSARY
Date January 11 2005
Licking County Auditor

GGC ENGINEERS

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.

STATE OF OHIO
THOMAS D. SIBBALDS 5908
REGISTERED PROFESSIONAL SURVEYOR

GGC Engineers

By Thomas D. Sibbalds
Thomas D. Sibbalds
Registered Surveyor Number 5908

TRANSFER NOT NECESSARY
Date January 11, 2005
Licking County Auditor

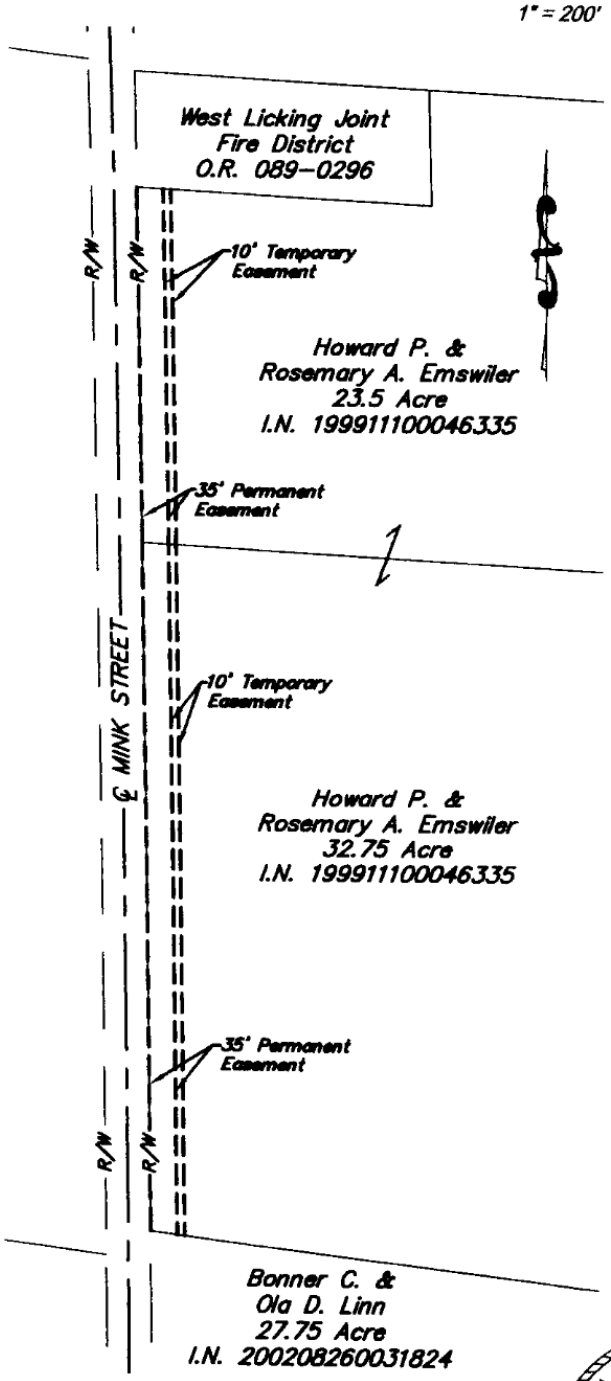
GAHANNA
☐ 104 Mill Street • Gahanna, OH 43230 • Phone: 614.471.7310 • Fax: 614.471.7320
CUYAHOGA FALLS
☐ 2104 Front Street • Cuyahoga Falls, OH 44221 • Phone: 330.922.1701 • Fax: 330.922.1722
☐ 1701 Mentor Avenue, Suite 5 • Painesville, OH 44077 • Phone: 440.336.6006 • Fax: 440.350.9577
e-mail: ggceng@rrohio.com

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

EXHIBIT "A"
PERMANENT & TEMPORARY EASEMENT

SCALE:
1" = 200'

LICKING COUNTY
RECORDERS OFFICE



STATE OF OHIO
THOMAS D. SIBBALDS
S-5908
REGISTERED
PROFESSIONAL SURVEYOR

GGC Engineers

By: Thomas D. Sibbalds 11-12-04
Thomas D. Sibbalds Date
Registered Surveyor No. S-5908

JOB NO. 04500

Instr:200503170007809 03/17/2005
Pages:7 F:$68.00 1:23PM
Bryan A. Long T20050006983
Licking County Recorder MEP SWLCWS

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 undersigned have set their hands this 1st day of March, 2005.

WITNESSED BY:

Amy K Wheeler
Witness

Michael A. Gron
Witness

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

TRANSFER NOT NECESSARY
Date March 17, 2005
MSW
Licking 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.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 1st day of March, 2005.

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

Amy K Wheeler NEE Schulze
NOTARY PUBLIC

WITNESSED BY:

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

Amy K Wheeler
Witness

Michael A. Jones
Witness

By: Rosemary A. Emswiler, Trustee
Rosemary A. Emswiler, Trustee

STATE OF OHIO }
}ss:
COUNTY OF LICKING }

Before me, a Notary Public in and for said County, personally appeared the above named Rosemary A. Emswiler, as Trustee, 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 1st day of March, 2005.

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

Amy K Wheeler NEE Schulze
NOTARY PUBLIC

WITNESSED BY:

Bobbie Cook Hafer
Witness

Mary Alice Snider
Witness

PURCHASER: Southwest Licking
Community Water and Sewer District

BY: Melvin Hite
Melvin Hite, Treasurer

PREPARED BY SOUTHWEST LICKING COMMUNITY WATER & SEWER DISTRICT

STATE OF OHIO)
)ss:
COUNTY OF LICKING)

Melvin Hite as Treasurer Before 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.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 1st day of March, 2005.

NOTARIAL SEAL STATE OF OHIO

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

Amy K Schulze nee Deluge
NOTARY PUBLIC

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
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

November 18, 2004
Revised February 09, 2005 (names)

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 & Associates, Inc.
Engineers · Surveyors
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

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.*

STATE OF OHIO
STEVEN J. HYDE 7529
PROFESSIONAL SURVEYOR

STEVEN J. HYDE P.S.

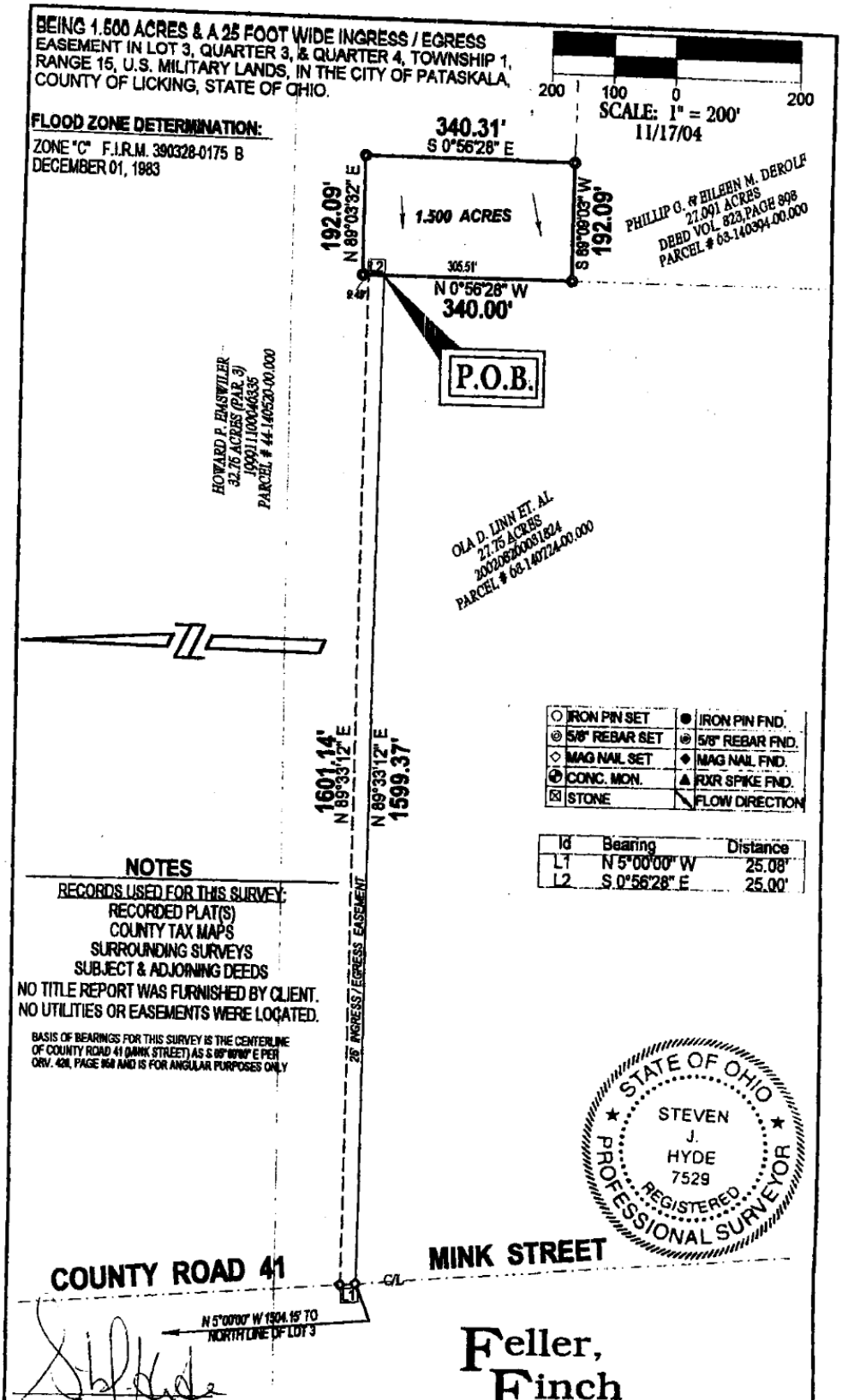
mink.doc

Feller, Finch & Associates, Inc.
Engineers · Surveyors
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

BEING 1.500 ACRES & A 25 FOOT WIDE INGRESS / EGRESS EASEMENT IN LOT 3, QUARTER 3, & QUARTER 4, TOWNSHIP 1, RANGE 15, U.S. MILITARY LANDS, IN THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO.

200 100 0 200
SCALE: 1" = 200'
11/17/04

FLOOD ZONE DETERMINATION:
ZONE "C" F.I.R.M. 390328-0175 B
DECEMBER 01, 1983



○	IRON PIN SET	●	IRON PIN FND.
⊕	5/8" REBAR SET	⊕	5/8" REBAR FND.
◇	MAG NAIL SET	◆	MAG NAIL FND.
⊕	CONC. MON.	▲	RXR SPIKE FND.
⊠	STONE	↘	FLOW DIRECTION

Id	Bearing	Distance
L1	N 5°00'00" W	25.08'
L2	S 0°56'28" E	25.00'

NOTES

RECORDS USED FOR THIS SURVEY:
RECORDED PLAT(S)
COUNTY TAX MAPS
SURROUNDING SURVEYS
SUBJECT & ADJOINING DEEDS
NO TITLE REPORT WAS FURNISHED BY CLIENT.
NO UTILITIES OR EASEMENTS WERE LOCATED.

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF COUNTY ROAD 41 (MINK STREET) AS S 89°00'00" E PER ORV. 420L PAGE 958 AND IS FOR ANGULAR PURPOSES ONLY

STEVEN J. HYDE
P.S. 7529
B04-35

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

IRON PINS SET ARE 1" X 30" O.D. WITH YELLOW PLASTIC CAPS INSCRIBED " HYDE P.S. 7529 ".

Copyright 2004, Feller, Finch & Associates, Inc.
This is a Cad Drawing, Do not Revise Manually.

Feller, Finch & Associates, Inc.
Engineers · Surveyors
250 E. WILSON BRIDGE ROAD STE. 190
WORTHINGTON, OHIO 43085
(614) 430-8612 FAX (614) 430-8614

APPROVED
3-1-2005

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 March 3, 2021 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 February 22, 2021. They will be included in the Staff Report that is given to the Commission members.

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

Here is a link to download the review memo: https://pataskala-

my.sharepoint.com/:f:/g/personal/jkuntzman_ci_pataskala_oh_us/EkgvOtW4JyZNhq1x1xVXmJUB9Gmr2gIbBnQyx7UfvUuPcQ?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 ½ 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

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

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

TRANSPORTATION CORRIDOR OVERLAY DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1259)

Property Information		
Address: Etna Parkway		
Parcel Number: 064-152898-00.001		
Zoning: Planned Manufacturing District - PM	Acres: 43.29	
Water Supply: ☐ City of Pataskala	☑ South West Licking	☐ On Site
Wastewater Treatment: ☐ City of Pataskala	☑ South West Licking	☐ On Site

Staff Use
Application Number: TCOD-21-001
Fee: 300
Filing Date: 2-5-21
Hearing Date: 3-3-21
Receipt Number: 21675

Applicant Information		
Name: Red Rock investment Partners, LLC		
Address: PO Box 11747		
City: Columbia	State: SC	Zip: 29211
Phone: (803) 779-3025	Email: jbarker@redrockdevelopments.com	

Documents
☑ Application
☑ Fee
☑ Site Plan
☑ Development Plan
☑ Deed
☑ Area Map

Property Owner Information		
Name: Red Chip Farms Inc		
Address: 13167 Morse Road		
City: Pataskala	State: OH	Zip: 43062
Phone:	Email:	

Transportation Corridor Overlay District Information
Describe the Project:
The proposed development will construct 2 industrial buildings, on site access drive, any necessary associated parking areas for employees, truck dock areas with trailer parking stalls and necessary utilities and storm water facilities for the development.

Revised March 21, 2018

Additional Information on Back of Page

Documents to Submit

Transportation Corridor Overlay District Application: Submit one (1) copy of the Transportation Corridor Overlay District application.

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale including the following:

- The boundaries and dimensions of the lot.
- The size and location of existing and proposed structures.
- The proposed use of all parts of the lot and structures.
- All reserve parcels and anticipated development phases.
- The use of land and location of structures on adjacent property within 100 feet of the property line.
- Existing trees that are six (6) inches or greater in diameter measured five (5) feet above the ground located within the setback.

Development Plan: Submit one (1) copy (unless staff requests additional) of a development plan including the following:

- Structures: All proposed structures shall be located, showing square footage for each structure, expected entrance(s), service, and pedestrian areas for each phase of the development.
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- Parking layout: A parking layout must be shown to include access points and expected movement for all transportation modes through and between separate parking lot areas and expected pedestrian access routes from parking areas and bus stops to structures.
- Landscaping: All proposed site landscaping, screening, and buffering shall be indicated as to type and size of material to be used, proposed locations, berming and other features in accordance with Section 1259.05(G).
- Proposed location, dimensions, and design of signs.
- Elevations of proposed structures or expansion of existing structures including dimensions and materials.

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 one (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 true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Transportation Corridor Overlay District request.

Applicant (required):	Date: February 3, 2021
Property Owner (required): Red Chip Farm INC Howard P Emmler Rosemary A. Emmerlin - Red Chip Farms Inc.	Date: 2-4-2021 2-4-2021

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

TRANSPORTATION CORRIDOR OVERLAY DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1259)

Property Information		
Address: Mink Street		
Parcel Number: 063-140508-00.000		
Zoning: Planned Manufacturing District - PM	Acres: 108.24	
Water Supply: ☐ City of Pataskala	☑ South West Licking	☐ On Site
Wastewater Treatment: ☐ City of Pataskala	☑ South West Licking	☐ On Site

Staff Use
Application Number: TCOD-21-001
Fee:
Filing Date:
Hearing Date:
Receipt Number:

Applicant Information		
Name: Red Rock Investment Partners, LLC		
Address: PO Box 11747		
City: Columbia	State: SC	Zip: 29211
Phone: (803) 779-3025	Email: jbarker@redrockdevelopments.com	

Documents
☑ Application
☑ Fee
☑ Site Plan
☑ Development Plan
☑ Deed
☑ Area Map

Property Owner Information		
Name: Red Chip Farms Inc		
Address: 13167 Morse Road		
City: Pataskala	State: OH	Zip: 43062
Phone:	Email:	

Transportation Corridor Overlay District Information
Describe the Project:
The proposed development will construct 2 industrial buildings, on site access drive, any necessary associated parking areas for employees, truck dock areas with trailer parking stalls and necessary utilities and storm water facilities for the development.

Additional Information on Back of Page

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Applicant (required):	Date: February 3, 2021
Property Owner (required): Red Chip Farm INC Howard Plumb Rhemary L Emerville - Red Chip Farms Inc.	Date: 2-4-2021 2-4-2021

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

TRANSPORTATION CORRIDOR OVERLAY DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1259)

Property Information		
Address: Mink Street		
Parcel Number: 063-140724-00.000		
Zoning: Planned Manufacturing District - PM	Acres: 26.05	
Water Supply: ☐ City of Pataskala	☑ South West Licking	☐ On Site
Wastewater Treatment: ☐ City of Pataskala	☑ South West Licking	☐ On Site

Staff Use
Application Number: TCOD-21-001
Fee:
Filing Date:
Hearing Date:
Receipt Number:

Applicant Information		
Name: Red Rock Investment Partners, LLC		
Address: PO Box 11747		
City: Columbia	State: SC	Zip: 29211
Phone: (803) 779-3025	Email: jbarker@redrockdevelopments.com	

Documents
☐ Application
☐ Fee
☐ Site Plan
☐ Development Plan
☐ Deed
☐ Area Map

Property Owner Information		
Name: Emswiler, Howard P Trustee		
Address: 13167 Morse Road		
City: Pataskala	State: OH	Zip: 43062
Phone:	Email:	

Transportation Corridor Overlay District Information
Describe the Project:
The proposed development will construct 2 industrial buildings, on site access drive, any necessary associated parking areas for employees, truck dock areas with trailer parking stalls and necessary utilities and storm water facilities for the development.

Revised March 21, 2018

Additional Information on Back of Page

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Applicant (required):	Date: February 3, 2021
Property Owner (required): Howard P Emsweiler trust Rosemary A Emsweiler trust	Date: 2-4-2021 2-4-2021

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

TRANSPORTATION CORRIDOR OVERLAY DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1259)

Property Information		
Address: 7409 Mink Street		
Parcel Number: 063-140724-00.00101		
Zoning: Planned Manufacturing District - PM	Acres: 1.62	
Water Supply: ☐ City of Pataskala	☑ South West Licking	☐ On Site
Wastewater Treatment: ☐ City of Pataskala	☑ South West Licking	☐ On Site

Staff Use
Application Number: TCOD-21-001
Fee:
Filing Date:
Hearing Date:
Receipt Number:

Applicant Information		
Name: Red Rock Investment Partners, LLC		
Address: PO Box 11747		
City: Columbia	State: SC	Zip: 29211
Phone: (803) 779-3025	Email: jbarker@redrockdevelopments.com	

Documents
☐ Application
☐ Fee
☐ Site Plan
☐ Development Plan
☐ Deed
☐ Area Map

Property Owner Information		
Name: Reeves, Amanda		
Address: 7409 Mink Street		
City: Pataskala	State: OH	Zip: 43062
Phone:	Email:	

Transportation Corridor Overlay District Information
Describe the Project:
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Revised March 21, 2018

Additional Information on Back of Page

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Signatures

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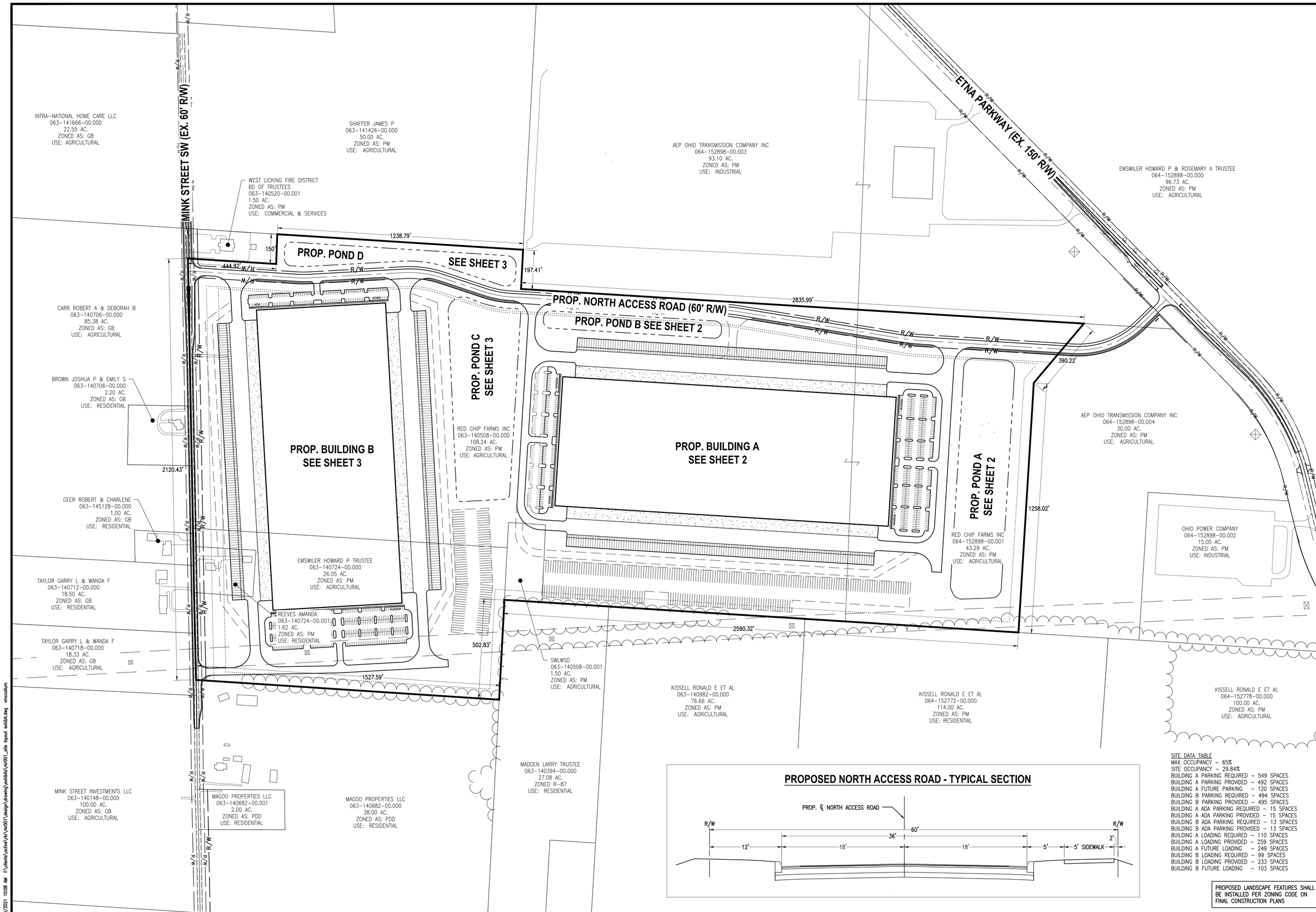
Applicant (required):	Date: February 3, 2021
Property Owner (required): Amanda Reeves	Date: 2-4-2021



SITE DATA TABLE

MAX OCCUPANCY – 65%
SITE OCCUPANCY – 29.84%
BUILDING A PARKING REQUIRED – 549 SPACES
BUILDING A PARKING PROVIDED – 492 SPACES
BUILDING A FUTURE PARKING – 120 SPACES
BUILDING B PARKING REQUIRED – 494 SPACES
BUILDING B PARKING PROVIDED – 495 SPACES
BUILDING A ADA PARKING REQUIRED – 15 SPACES
BUILDING A ADA PARKING PROVIDED – 15 SPACES
BUILDING B ADA PARKING REQUIRED – 13 SPACES
BUILDING B ADA PARKING PROVIDED – 13 SPACES
BUILDING A LOADING REQUIRED – 110 SPACES
BUILDING A LOADING PROVIDED – 259 SPACES
BUILDING A FUTURE LOADING – 249 SPACES
BUILDING B LOADING REQUIRED – 99 SPACES
BUILDING B LOADING PROVIDED – 233 SPACES
BUILDING B FUTURE LOADING – 103 SPACES

PROPOSED LANDSCAPE FEATURES SHALL BE INSTALLED PER ZONING CODE ON FINAL CONSTRUCTION PLANS

N

HORIZONTAL SCALE IN FEET
0 200 400

DRAWN	CHECKED	DATE
VRM	AES	02/09/2021

NO.	PLAN ISSUE/REVISION	DATE

Hull & Associates, Inc.
5151 Blazer Parkway
Dublin, OH 43017-3305
Phone: (614) 793-8777
Fax: (740) 344-9659
www.hullinc.com
HULL
Environment / Energy / Infrastructure

BUCKEYE FARMS I-70 AT ETNA PARKWAY

OVERALL SITE LAYOUT

JOB NUMBER: RKR001

1

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PROPOSED LANDSCAPE FEATURES SHALL BE INSTALLED PER ZONING CODE ON FINAL CONSTRUCTION PLANS

MATCHLINE: SEE SHEET 3

AEP OHIO TRANSMISSION COMPANY INC
064-152898-00.003
93.10 AC.
ZONED AS: PM
USE: INDUSTRIAL

EMSWILER HOWARD P & ROSEMARY A TRUSTEE
064-152898-00.000
96.73 AC.
ZONED AS: PM
USE: AGRICULTURAL

ETNA PARKWAY (EX. 180' R/W)

NORTH ACCESS ROAD (PROP. 60' R/W)

PROP. POND B

FUTURE DRIVE

40' PARKING SETBACK
50' BUILDING SETBACK

5' SIDEWALK TYP.

PROP. SIGN

130 TRAILER SPACES

TRUCK DOCKS

RED CHIP FARMS INC
063-140508-00.000
108.24 AC.
ZONED AS: PM
USE: AGRICULTURAL

PROP. BUILDING A
1,092,000 SF

374 AUTO SPACES

PROP. POND A

RED CHIP FARMS INC
064-152898-00.001
43.29 AC.
ZONED AS: PM
USE: AGRICULTURAL

AEP OHIO TRANSMISSION COMPANY INC
064-152898-00.004
30.00 AC.
ZONED AS: PM
USE: AGRICULTURAL

OHIO POWER COMPANY
064-152898-00.002
15.00 AC.
ZONED AS: PM
USE: INDUSTRIAL

TRUCK DOCKS

129 TRAILER SPACES

FUTURE LOOP ROAD

249 FUTURE TRAILER SPACES

50' BUILDING SETBACK

KISSELL RONALD E ET AL
063-140982-00.000
76.66 AC.
ZONED AS: PM
USE: AGRICULTURAL

KISSELL RONALD E ET AL
064-152772-00.000
114.00 AC.
ZONED AS: PM
USE: RESIDENTIAL

HORIZONTAL SCALE IN FEET: 0, 100, 200

DRAWN	CHECKED	DATE
VRM	AES	02/09/2021

NO.	DATE	PLAN ISSUE/REVISION

HULL & Associates, Inc.
50 Granville Road
Newark, OH 43055
Phone: (740) 349-5451
Fax: (740) 344-8659
www.hullinc.com

HULL
Environment / Energy / Infrastructure

BUCKEYE FARMS I-70 AT ETNA PARKWAY

BUILDING A SITE LAYOUT

JOB NUMBER: RKR001

2

2/9/2021 10:08 AM I:\clients\active\rkr\rkr001\design\drawing\exhibits\rkr001_site layout exhibit.dwg vmccollum

MINK STREET INVESTMENTS LLC
063-140148-00.000
100.00 AC.
ZONED AS: GB
USE: AGRICULTURAL

TAYLOR GARRY L & WANDA F
063-140718-00.000
18.33 AC.
ZONED AS: GB
USE: AGRICULTURAL

TAYLOR GARRY L & WANDA F
063-140712-00.000
18.50 AC.
ZONED AS: GB
USE: RESIDENTIAL

GEER ROBERT & CHARLENE
063-145128-00.000
1.00 AC.
ZONED AS: GB
USE: RESIDENTIAL

CARR ROBERT A & DEBORAH B
063-140706-00.000
85.38 AC.
ZONED AS: GB
USE: AGRICULTURAL

BROWN JOSHUA P & EMILY S
063-140706-00.000
2.20 AC.
ZONED AS: GB
USE: RESIDENTIAL

CARR ROBERT A & DEBORAH B
063-140706-00.000
85.38 AC.
ZONED AS: GB
USE: AGRICULTURAL

INTRA-NATIONAL HOME CARE LLC
063-141666-00.000
22.55 AC.
ZONED AS: GB
USE: AGRICULTURAL

MINK STREET SW (EX. 60' R/W)

PROP. R/W

100' BUILDING SETBACK

40' PARKING SETBACK

FUTURE LOOP ROAD

REEVES AMANDA
063-140724-00.001
1.62 AC
ZONED AS: PM
USE: RESIDENTIAL

116 TRAILER SPACES

60' TYP.

12' TYP.

TRUCK DOCKS

WEST LICKING FIRE DISTRICT
BD OF TRUSTEES
063-140520-00.001
1.50 AC.
ZONED AS: PM
USE: COMMERCIAL & SERVICES

5' SIDEWALK TYP.

EX. ELECTRIC TOWER

370 AUTO SPACES

125 AUTO SPACES

EMSWILER HOWARD P TRUSTEE
063-140724-00.000
26.05 AC.
ZONED AS: PM
USE: AGRICULTURAL

PROP. BUILDING B
982,800 SF

RED CHIP FARMS INC
063-140508-00.000
108.24 AC.
ZONED AS: PM
USE: AGRICULTURAL

MAGOO PROPERTIES LLC
063-140682-00.000
38.00 AC
ZONED AS: PDD
USE: RESIDENTIAL

50' BUILDING SETBACK

NORTH ACCESS ROAD (PROP. 60' R/W)

PROP. POND D

SHAFFER JAMES P
063-141426-00.000
50.00 AC.
ZONED AS: PM
USE: AGRICULTURAL

1512'

TRUCK DOCKS

117 TRAILER SPACES

FUTURE LOOP ROAD

103 FUTURE TRAILER SPACES

PROP. POND C

MADDEN LARRY TRUSTEE
063-140394-00.000
27.08 AC.
ZONED R-87
USE: RESIDENTIAL

SWLWSD
063-140508-00.001
1.50 AC.
ZONED AS: PM
USE: AGRICULTURAL

FUTURE LOOP ROAD

120 FUTURE AUTO SPACES

118 AUTO SPACES

PROP. BUILDING A
1,092,000 SF

PROP. POND B

AEP OHIO TRANSMISSION COMPANY INC
064-152898-00.003
93.10 AC.
ZONED AS: PM
USE: INDUSTRIAL

MATCHLINE: SEE SHEET 2

HORIZONTAL SCALE IN FEET
0 100 200

DRAWN	CHECKED	DATE
VRM	AES	02/09/2021

NO.	DATE	PLAN ISSUE/REVISION

Hull & Associates, Inc.
9188 Etna Road
Newark, OH 43055
Phone: (740) 344-5451
Fax: (740) 344-9859
www.hullinc.com

HULL
Environment / Energy / Infrastructure

BUCKEYE FARMS I-70 AT ETNA PARKWAY
BUILDING B SITE LAYOUT

JOB NUMBER: RKR001

3

2/9/2021 10:08 AM F:\clients\active\rkr\rkr001\design\drawing\exhibits\rkr001_site layout exhibit.dwg vmccollum

INTRA-NATIONAL HOME CARE LLC
063-141666-00.000
22.55 AC.
ZONED AS: GB
USE: AGRICULTURAL

SHAFFER JAMES P
063-141426-00.000
50.00 AC.
ZONED AS: PM
USE: AGRICULTURAL

AEP OHIO TRANSMISSION COMPANY INC
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93.10 AC.
ZONED AS: PM
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EMSWILER HOWARD P & ROSEMARY A TRUSTEE
064-152898-00.000
96.73 AC.
ZONED AS: PM
USE: AGRICULTURAL

MINK STREET SW (EX. 60' R/W)

ETNA PARKWAY (EX. 150' R/W)

WEST LICKING FIRE DISTRICT
BD OF TRUSTEES
063-140520-00.001
1.50 AC.
ZONED AS: PM
USE: COMMERCIAL & SERVICES

1238.79'
150'
444.92'
197.41'
2835.99'
1697.59'
1138.4'
390.22'

CARR ROBERT A & DEBORAH B
063-140706-00.000
85.38 AC.
ZONED AS: GB
USE: AGRICULTURAL

BROWN JOSHUA P & EMILY S
063-140706-00.000
2.20 AC.
ZONED AS: GB
USE: RESIDENTIAL

1357.28'
2120.43'

RED CHIP FARMS INC
063-140508-00.000
108.24 AC.
ZONED AS: PM
USE: AGRICULTURAL

1569.78'

AEP OHIO TRANSMISSION COMPANY INC
064-152898-00.004
30.00 AC.
ZONED AS: PM
USE: AGRICULTURAL

GEER ROBERT & CHARLENE
063-145128-00.000
1.00 AC.
ZONED AS: GB
USE: RESIDENTIAL

186.23'
1583.14'
315.25'
91.51'
45.25'
36.28'
31.88'
51.53'
231.82'
234.36'
296.93'
439.82'
262.73'
389.34'
1258.02'

EMSWILER HOWARD P TRUSTEE
063-140724-00.000
26.05 AC.
ZONED AS: PM
USE: AGRICULTURAL

EX BUILDING

RED CHIP FARMS INC
064-152898-00.001
43.29 AC.
ZONED AS: PM
USE: AGRICULTURAL

OHIO POWER COMPANY
064-152898-00.002
15.00 AC.
ZONED AS: PM
USE: INDUSTRIAL

TAYLOR GARRY L & WANDA F
063-140712-00.000
18.50 AC.
ZONED AS: GB
USE: RESIDENTIAL

REEVES AMANDA
063-140724-00.001
1.62 AC.
ZONED AS: PM
USE: RESIDENTIAL

1527.83'
190.09'
872.4'
2590.32'
502.83'
1527.59'

TAYLOR GARRY L & WANDA F
063-140718-00.000
18.33 AC.
ZONED AS: GB
USE: AGRICULTURAL

SWLWSD
063-140508-00.001
1.50 AC.
ZONED AS: PM
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063-140982-00.000
76.66 AC.
ZONED AS: PM
USE: AGRICULTURAL

KISSELL RONALD E ET AL
064-152772-00.000
114.00 AC.
ZONED AS: PM
USE: RESIDENTIAL

KISSELL RONALD E ET AL
064-152778-00.000
100.00 AC.
ZONED AS: PM
USE: AGRICULTURAL

MINK STREET INVESTMENTS LLC
063-140148-00.000
100.00 AC.
ZONED AS: GB
USE: AGRICULTURAL

MAGOO PROPERTIES LLC
063-140682-00.001
2.00 AC.
ZONED AS: PDD
USE: RESIDENTIAL

MAGOO PROPERTIES LLC
063-140682-00.000
38.00 AC.
ZONED AS: PDD
USE: RESIDENTIAL

MADDEN LARRY TRUSTEE
063-140394-00.000
27.08 AC.
ZONED R-87
USE: RESIDENTIAL

N

0 200 400
HORIZONTAL SCALE IN FEET

DRAWN	CHECKED	DATE
VRM	AES	02/09/2021

NO.	PLAN ISSUE/REVISION	DATE

Hull & Associates, Inc.
99 Granville Street
Newark, OH 43055
Phone: (740) 344-5451
Fax: (740) 344-9659
www.hullinc.com

HULL
Environment / Energy / Infrastructure

BUCKEYE FARMS I-70 AT ETNA PARKWAY

EXISTING CONDITIONS

JOB NUMBER:
RKR001

4

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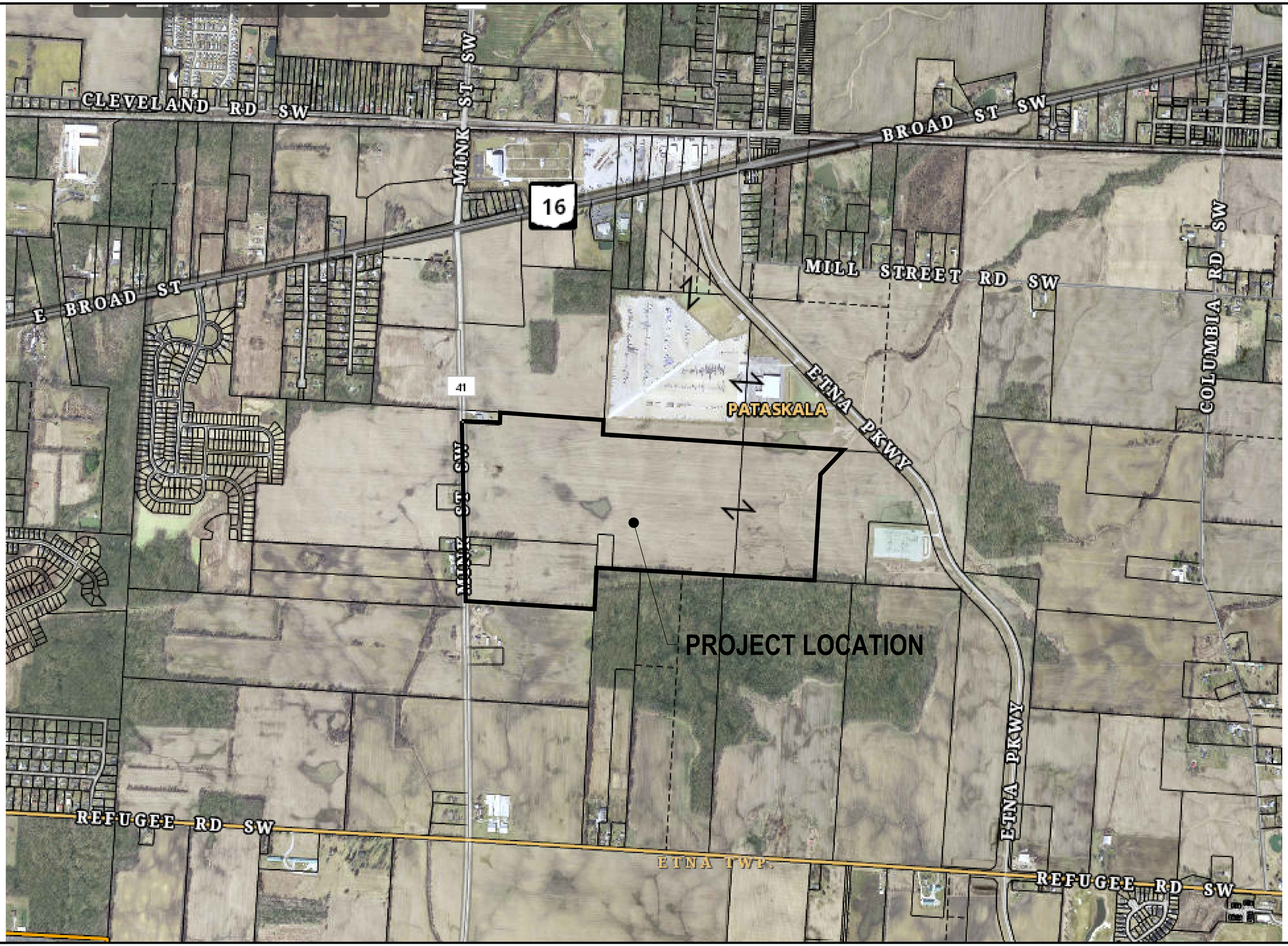

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DRAWN VRM
CHECKED AES
DATE 02/09/2021

HULL & Associates, Inc.
10 G Street
Newark, OH 43055
Phone: (740) 344-5451
Fax: (740) 344-9859
www.hullinc.com

HULL
Environment / Energy / Infrastructure

BUCKEYE FARMS I-70 AT ETNA PARKWAY
AREA MAP

JOB NUMBER: RKR001

5

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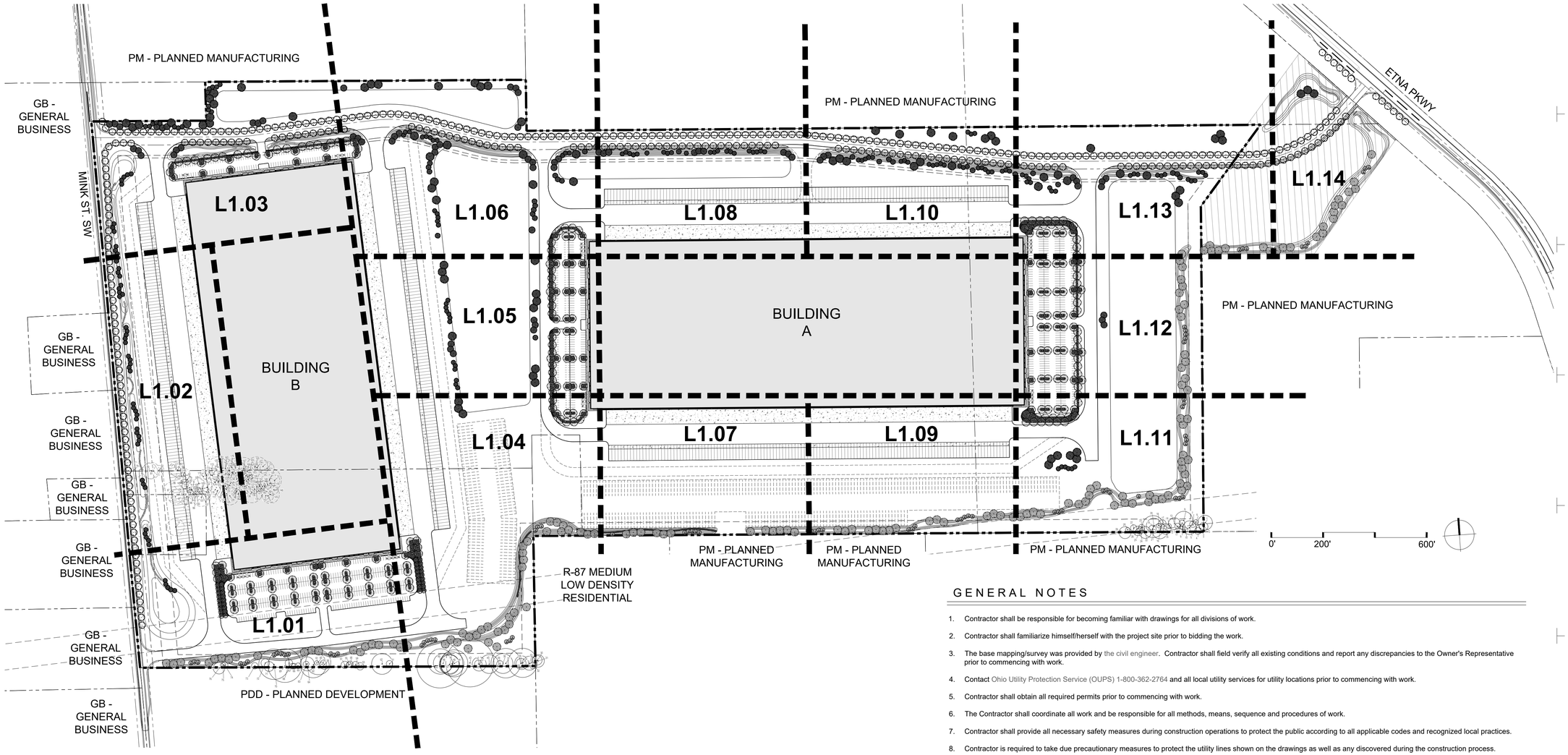

GENERAL NOTES

1. Contractor shall be responsible for becoming familiar with drawings for all divisions of work.
2. Contractor shall familiarize himself/herself with the project site prior to bidding the work.
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 notification.
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 own work.
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 and details.

LANDSCAPE NOTES

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

ADDITIONAL PLANTING NOTES

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

PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING + DESIGN

SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Landscape Architect

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

BUCKEYE FARMS
I-70 AT ETNA

Mink Road,
Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

drawn by: dcg
checked by: gs
issue date 01.27.21
PROJECT NO. 21003

SHEET INDEX

L0.01

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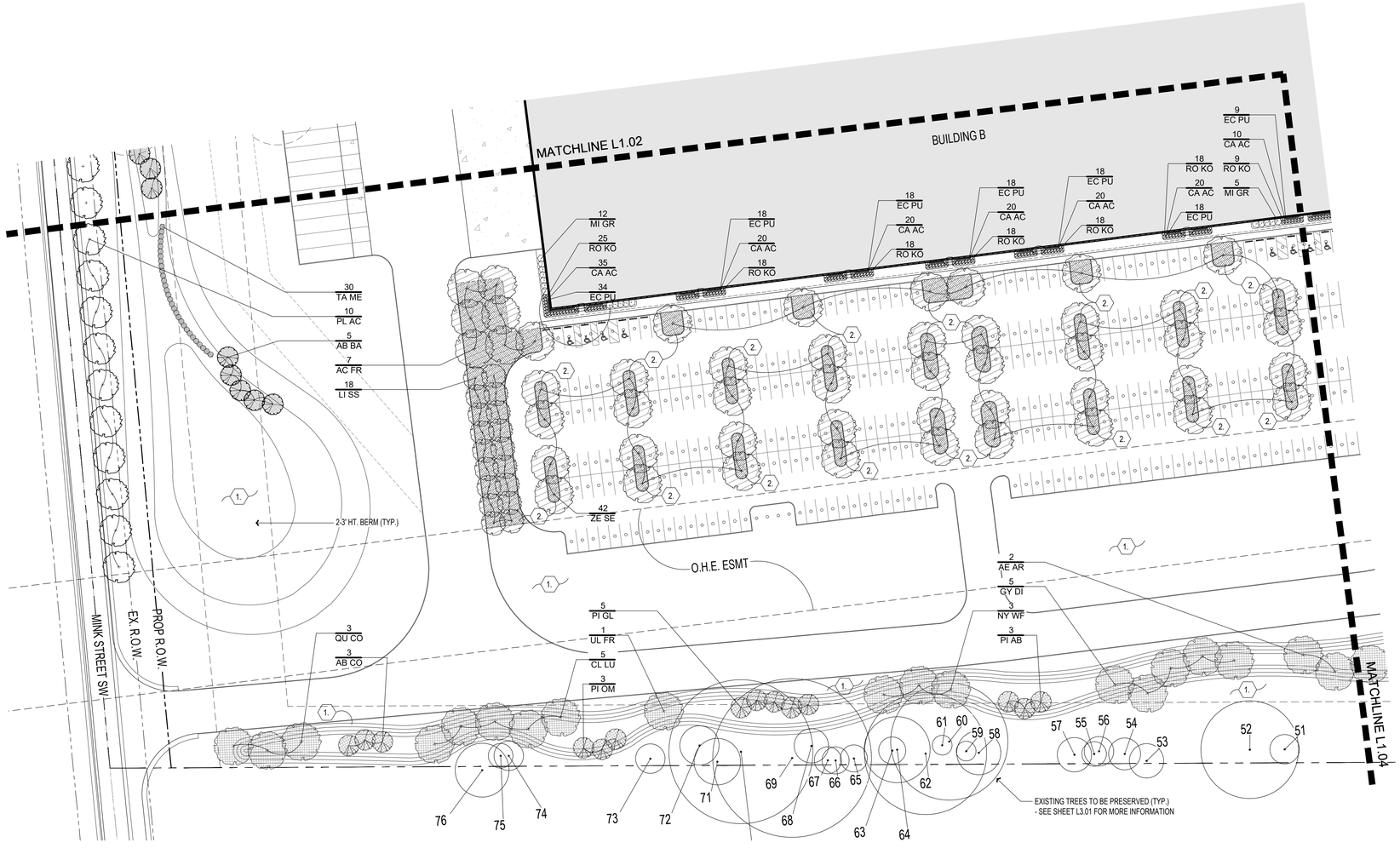


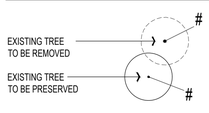
PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC SA	Acer saccharum 'JFS-Caddo2' Flashfire Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
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 SUBJECT TO 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' 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 SUBJECT TO APPROVAL BY CITY OF PATASKALA
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	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 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	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
TI AM	Tilia americana 'McKSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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
EVERGREEN TREES					
AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor White Fir	6' HT.	B+B	PER PLAN	MATCH FORM
PI AB	Picea abies Norway Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI OM	Picea omorika Serbian Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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' Heritage River Birch	8-10' HT	B+B	PER PLAN	MATCH FORM
SHRUBS					
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	24" HT.	B+B OR #3 CONT.	PER PLAN	-
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	
GRASSES, 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' 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	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stonecrop	12" HT.	#1 CONT.	8" O.C.	

PLANT KEY

SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA 1259.05 G. 4 b. (1) TREES	A L2.01
	1283.03 B. 2. a. REPLACEMENT TREES	A,B L2.01
	1283.05 A. STREET TREES	A L2.01
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	A,C L2.01

TREE PRESERVATION KEY



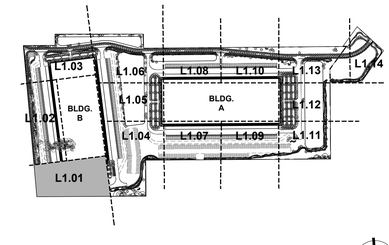
*SEE SHEET L3.01 FOR EXISTING TREE INDEX
- USE TREE # FOR CROSS-REFERENCE

PLANT LABEL KEY

1 / XX XX (QUANTITY / CODE)

CODED LANDSCAPE NOTES

1. 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

0' 50' 150'

PROJECT FOR:

HULL
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
p 614.362.7010

Landscape Architect

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

BUCKEYE FARMS I-70 AT ETNA
Mink Road,
Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.01

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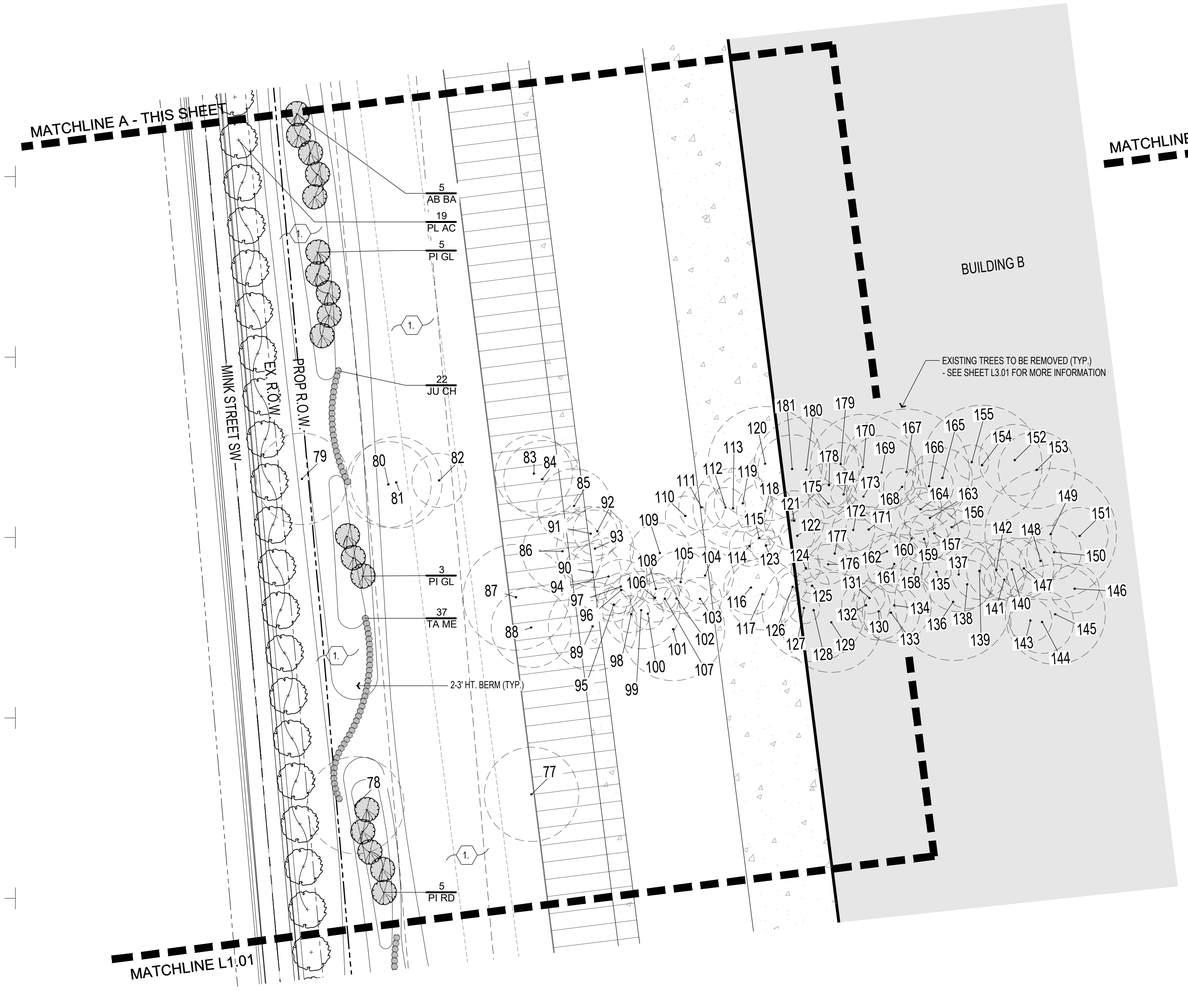

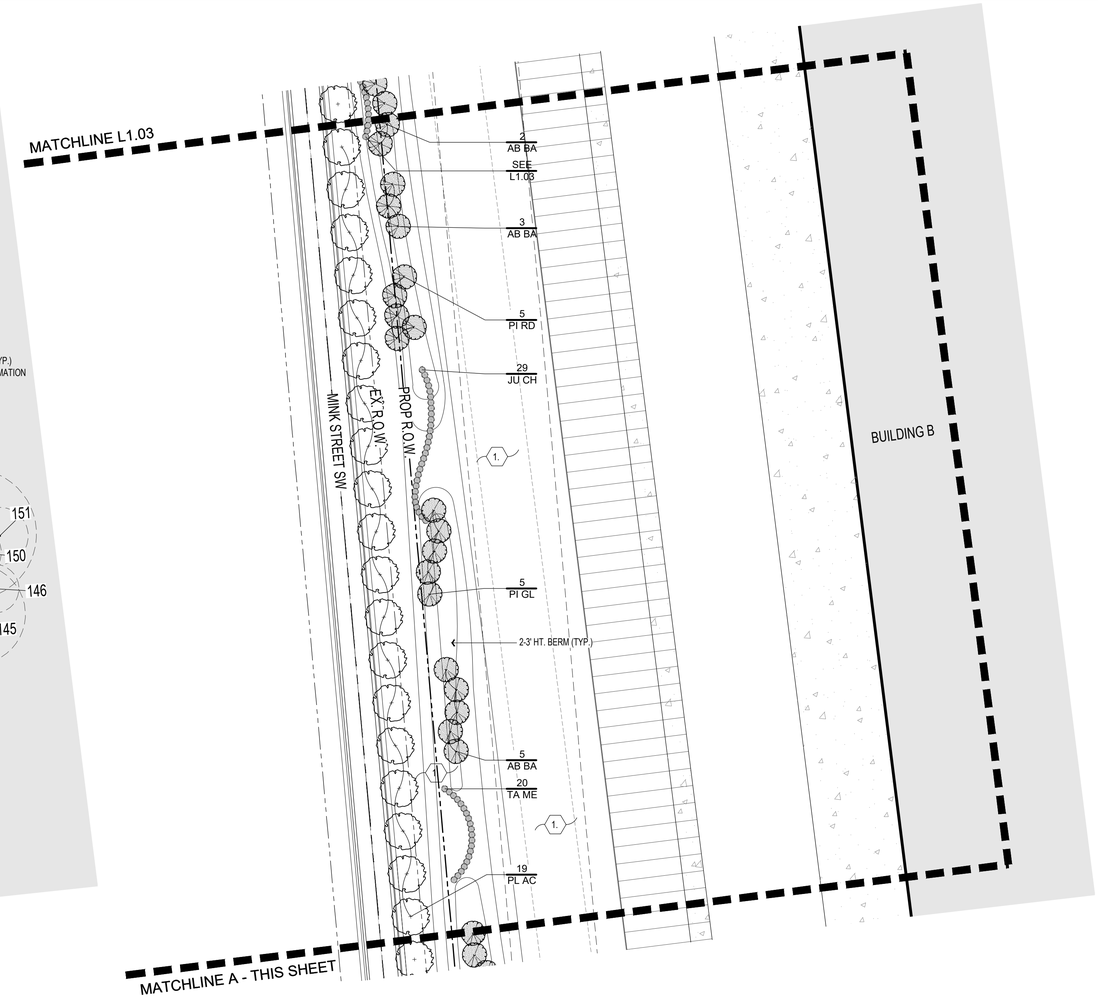

PLANT KEY

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	1283.05 A. STREET TREES	A L2.01
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	A,C L2.01

TREE PRESERVATION KEY

EXISTING TREE TO BE REMOVED #

EXISTING TREE TO BE PRESERVED #

*SEE SHEET L3.01 FOR EXISTING TREE INDEX
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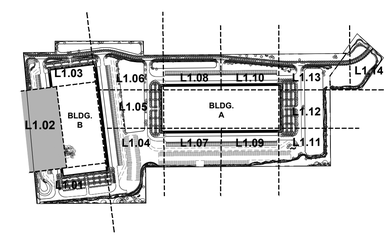

MINK ROAD LANDSCAPE PLAN

0' 50' 150'

PROJECT FOR:

HULL
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G2 PLANNING + DESIGN

SEAL

CHECK SET
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DESIGN TEAM

Civil Engineer

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BUCKEYE FARMS
I-70 AT ETNA
Mink Road,
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REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.02

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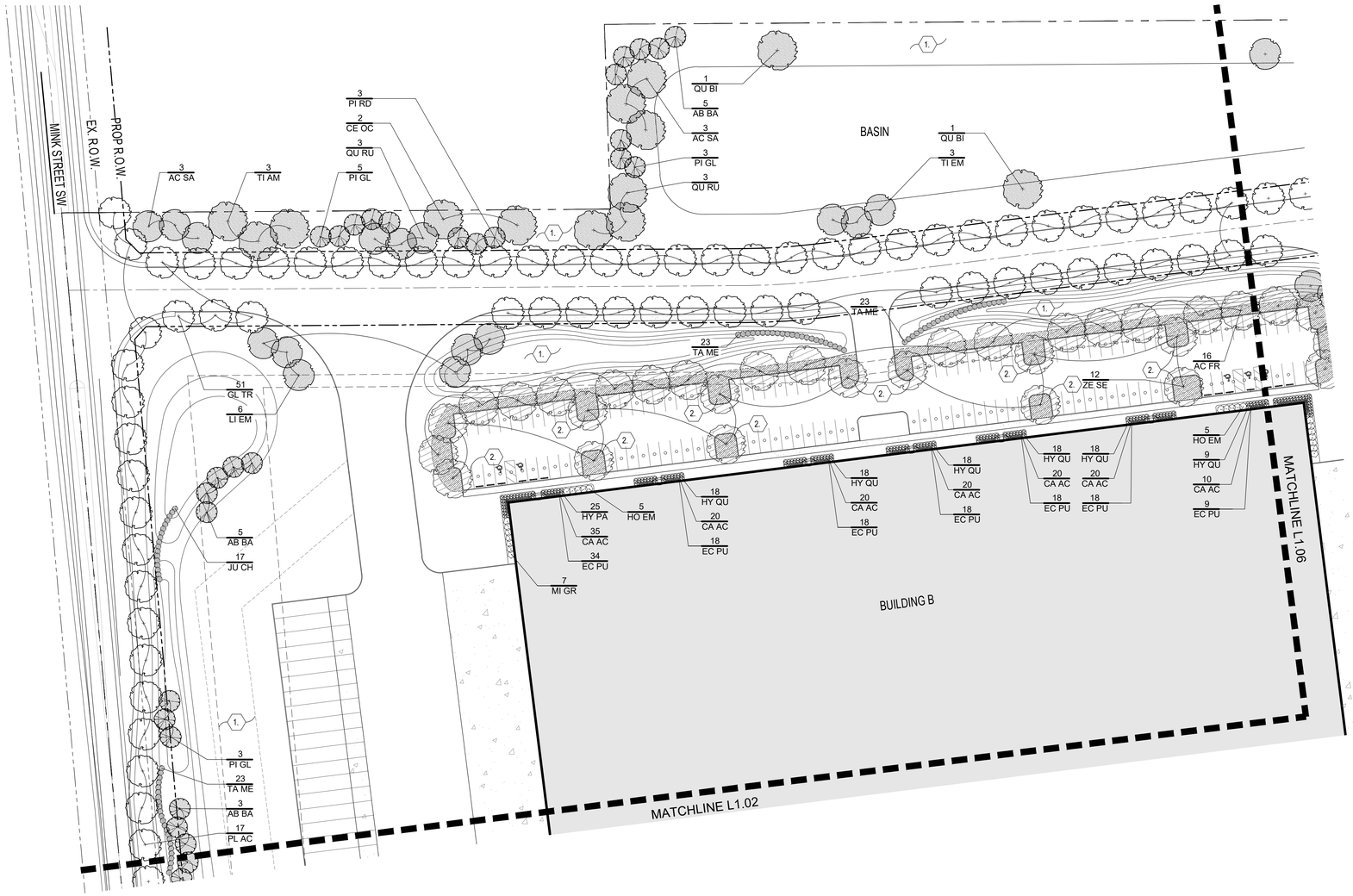

PLANT LIST

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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 SUBJECT TO 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' 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 SUBJECT TO APPROVAL BY CITY OF PATASKALA
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	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 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	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
TI AM	Tilia americana 'McKSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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
EVERGREEN TREES					
AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor White Fir	6' HT.	B+B	PER PLAN	MATCH FORM
PI AB	Picea abies Norway Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI OM	Picea omorika Serbian Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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' Heritage River Birch	8-10' HT	B+B	PER PLAN	MATCH FORM
SHRUBS					
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	24" HT.	B+B OR #3 CONT.	PER PLAN	-
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	
GRASSES, 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' 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	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stonecrop	12" HT.	#1 CONT.	8" O.C.	

PLANT KEY

SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA 1259.05 G. 4 b. (1) TREES	A / L2.01
	1283.03 B. 2. a. REPLACEMENT TREES	A,B / L2.01
	1283.05 A. STREET TREES	A / L2.01
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	A,C / L2.01

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

PLANT LABEL KEY

1 / XX XX (QUANTITY / CODE)

CODED LANDSCAPE NOTES

1. TURF AREA
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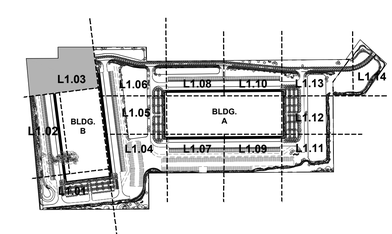

MINK ROAD LANDSCAPE PLAN

0' 50' 150'

PROJECT FOR:

HULL
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
p 614.362.7010

Landscape Architect

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

BUCKEYE FARMS I-70 AT ETNA

Mink Road,
Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.03

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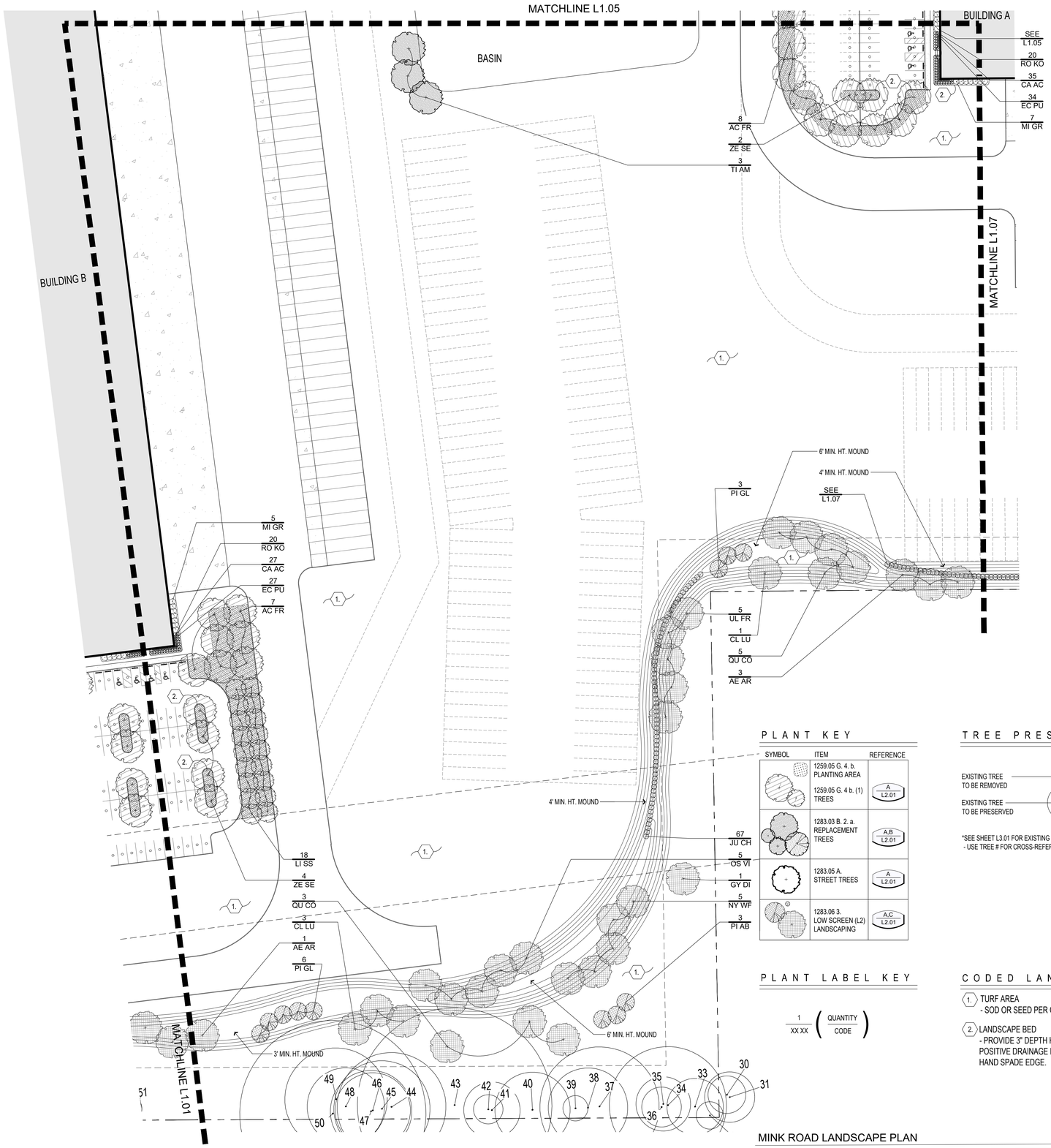

MINK ROAD LANDSCAPE PLAN

0' 50' 150'

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC SA	Acer saccharum 'JFS-Caddo2' Flashfire Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
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 SUBJECT TO 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' 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 SUBJECT TO APPROVAL BY CITY OF PATASKALA
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	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 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	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
TI AM	Tilia americana 'McKSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
UL FR	Ulmus x 'Frontier' Frontier Elm	1.75" CAL.	B+B	PER PLAN	MATCH FORM
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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	-
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	1283.05 A. STREET TREES	A L2.01
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	A,C L2.01

TREE PRESERVATION KEY

EXISTING TREE TO BE REMOVED #

EXISTING TREE TO BE PRESERVED #

*SEE SHEET L3.01 FOR EXISTING TREE INDEX
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1 / XX XX (QUANTITY / CODE)

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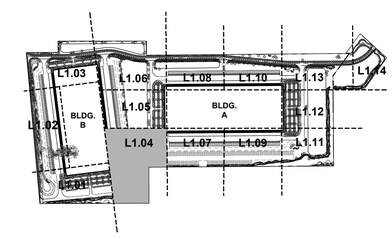

PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING + DESIGN

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BUCKEYE FARMS I-70 AT ETNA

Mink Road,
Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.04

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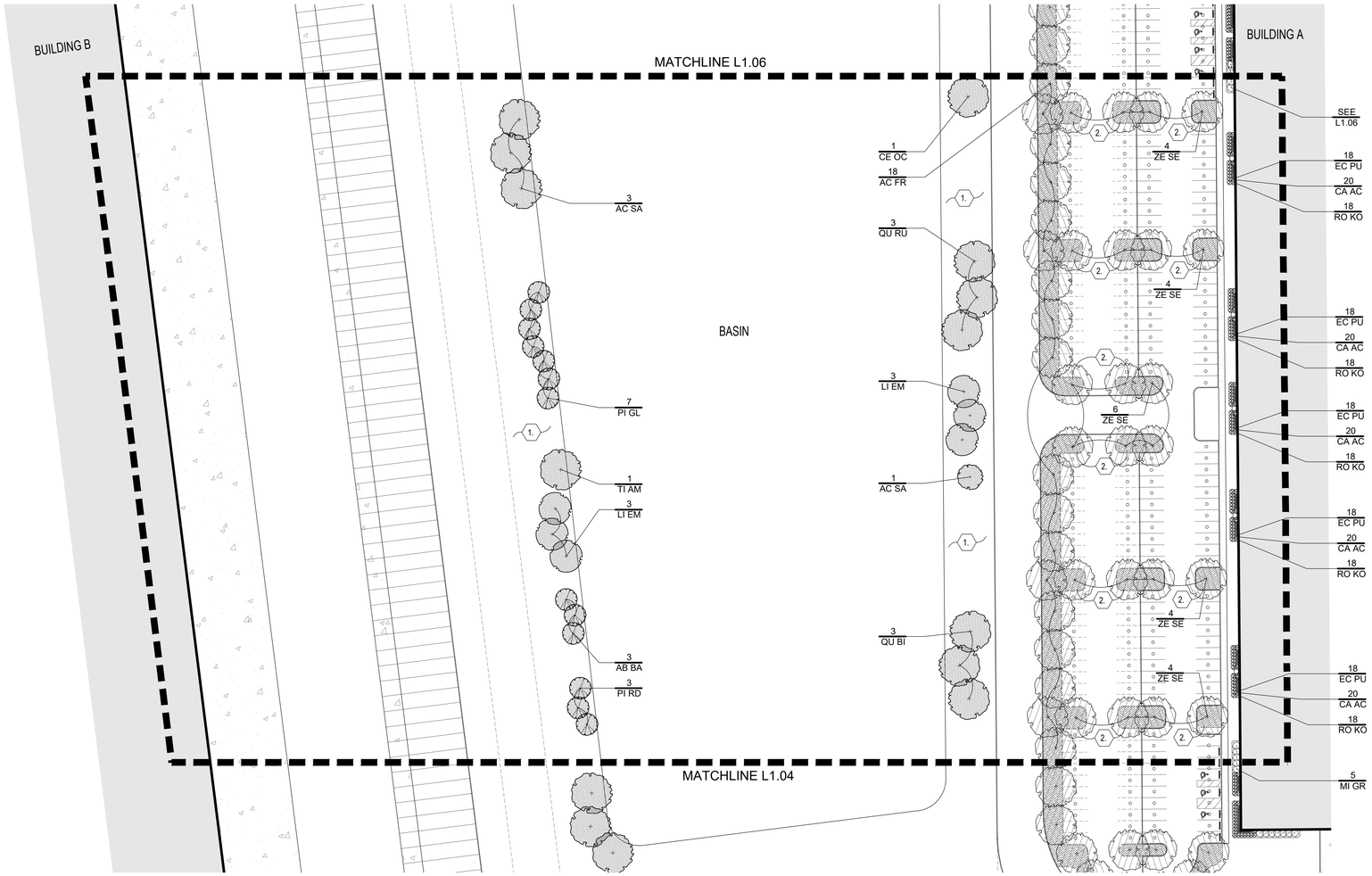

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
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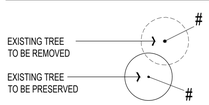
TREE PRESERVATION KEY



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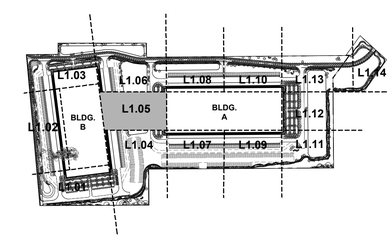

MINK ROAD LANDSCAPE PLAN

0' 50' 150'

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Mink Road,
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REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.05

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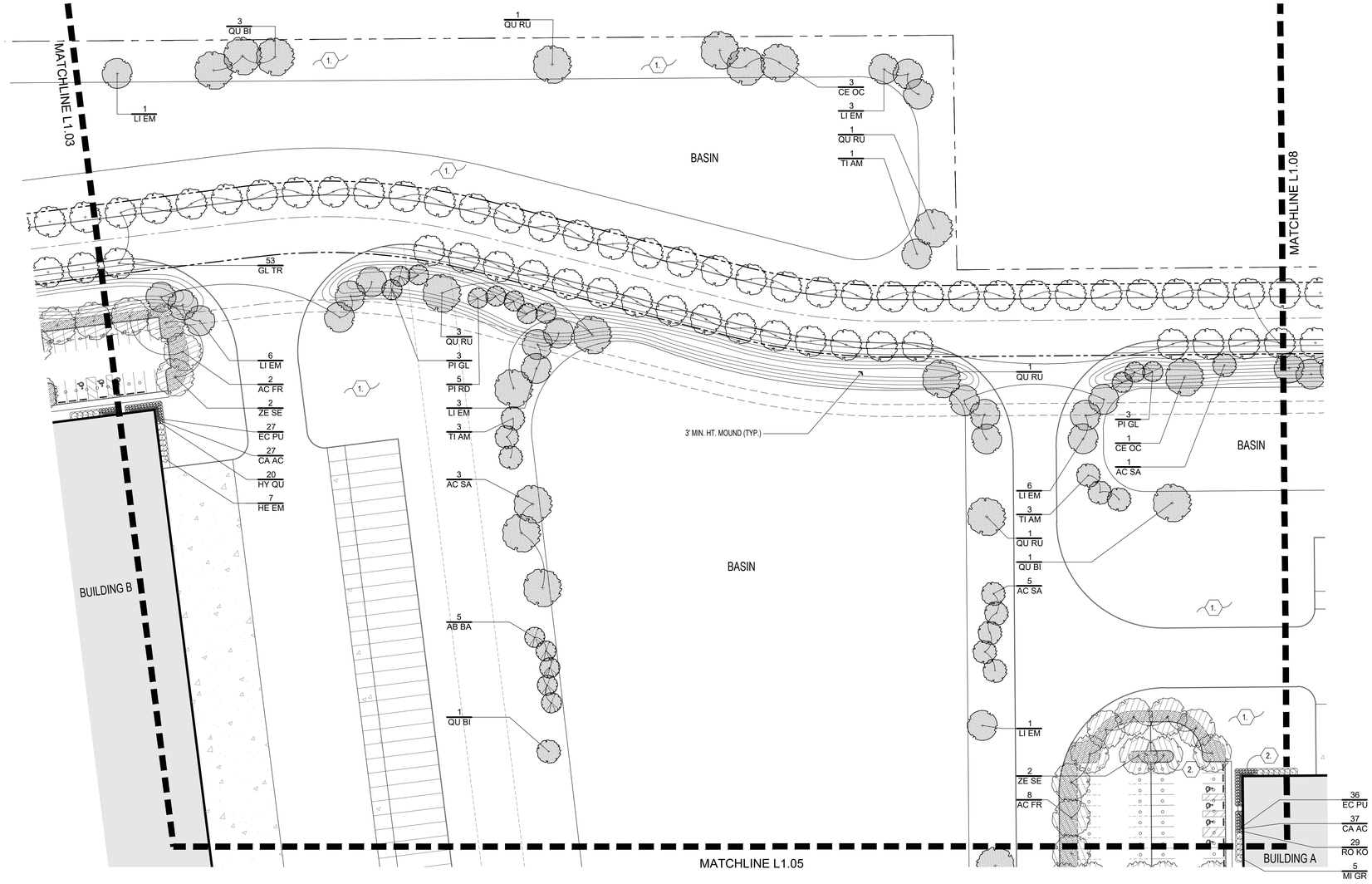

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LI SS	Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B+B	PER PLAN	MATCH FORM
LI EM	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	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 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	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
TI AM	Tilia americana 'McKSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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
EVERGREEN TREES					
AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor White Fir	6' HT.	B+B	PER PLAN	MATCH FORM
PI AB	Picea abies Norway Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI OM	Picea omorika Serbian Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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' Heritage River Birch	8-10' HT	B+B	PER PLAN	MATCH FORM
SHRUBS					
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	24" HT.	B+B OR #3 CONT.	PER PLAN	-
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	
GRASSES, 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' 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	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stonecrop	12" HT.	#1 CONT.	8" O.C.	

PLANT KEY

SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA 1259.05 G. 4 b. (1) TREES	A / L2.01
	1283.03 B. 2. a. REPLACEMENT TREES	A,B / L2.01
	1283.05 A. STREET TREES	A / L2.01
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	A,C / L2.01

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

PLANT LABEL KEY

1 / XX XX (QUANTITY / CODE)

CODED LANDSCAPE NOTES

1. TURF AREA
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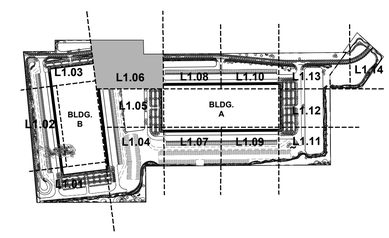
- PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.



MINK ROAD LANDSCAPE PLAN

0' 50' 150'

PROJECT FOR:

HULL
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
p 614.362.7010

Landscape Architect

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p 614.583.9230

BUCKEYE FARMS
I-70 AT ETNA
Mink Road,
Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.06

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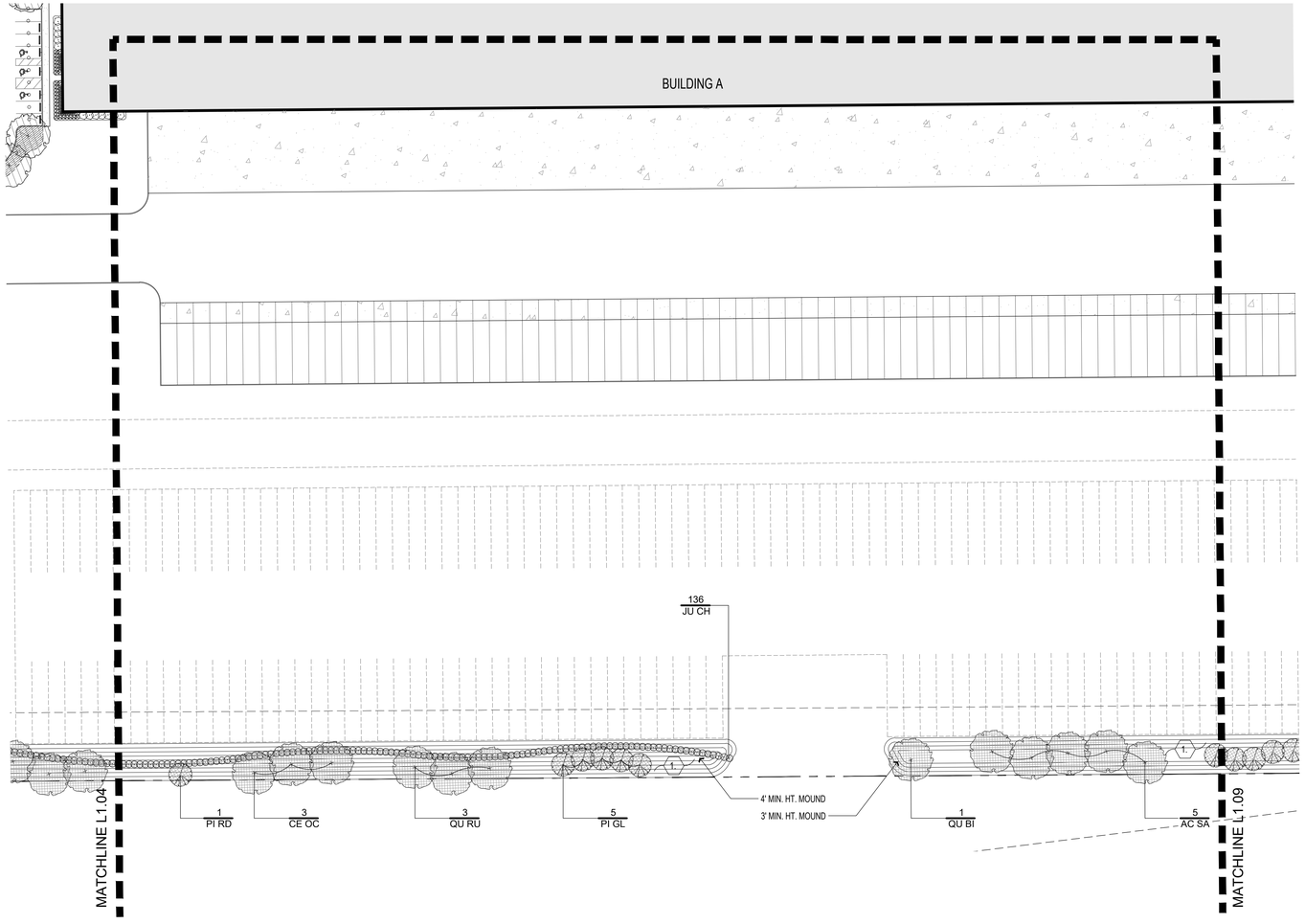

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC SA	Acer saccharum 'JFS-Caddo2' Flashfire Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
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 SUBJECT TO 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' 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
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UL FR	Ulmus x 'Frontier' Frontier Elm	1.75" CAL.	B+B	PER PLAN	MATCH FORM
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AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
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TA ME	Taxus x media 'Densiformis' Dense Yew	24" HT.	B+B OR #3 CONT.	PER PLAN	-
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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' 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	-
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PLANT KEY

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	1259.05 G. 4. b. PLANTING AREA 1259.05 G. 4 b. (1) TREES	A L2.01
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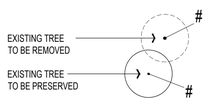
	1283.05 A. STREET TREES	A L2.01
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	A,C L2.01

TREE PRESERVATION KEY



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

PLANT LABEL KEY

1 / XX XX (QUANTITY / CODE)

CODED LANDSCAPE NOTES

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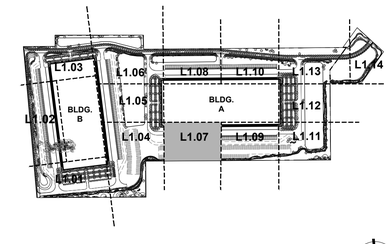

MINK ROAD LANDSCAPE PLAN

0' 50' 150'

PROJECT FOR:

HULL
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
p 614.362.7010

Landscape Architect

G2 Planning and Design
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p 614.583.9230

BUCKEYE FARMS I-70 AT ETNA

Mink Road,
Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.07

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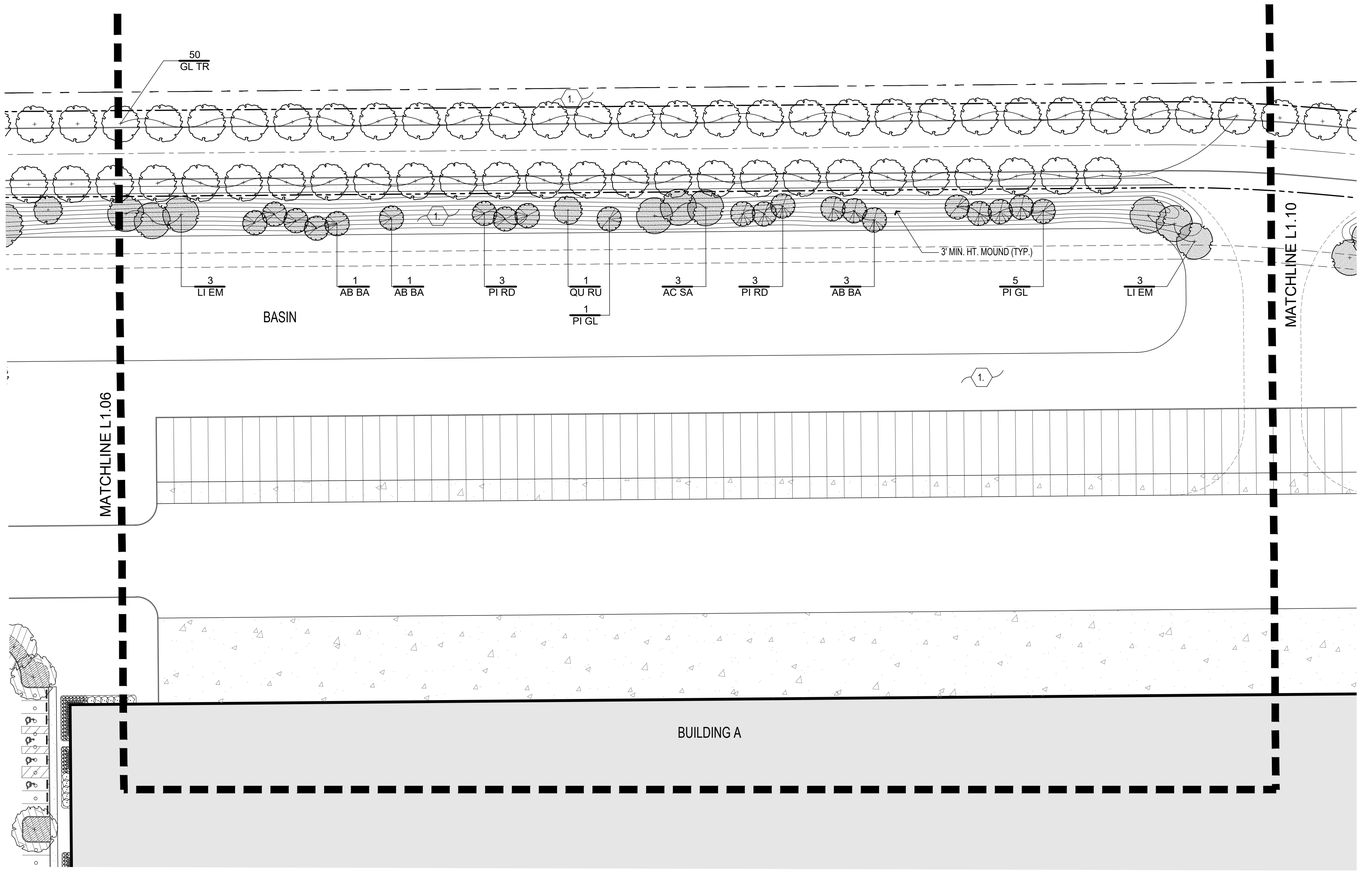

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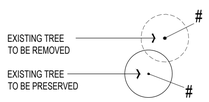
TREE PRESERVATION KEY



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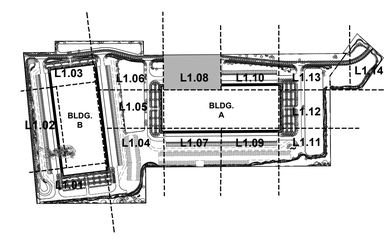

MINK ROAD LANDSCAPE PLAN

0' 50' 150'

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G2 PLANNING + DESIGN

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BUCKEYE FARMS
I-70 AT ETNA
Mink Road,
Pataskala, Ohio

REVISIONS

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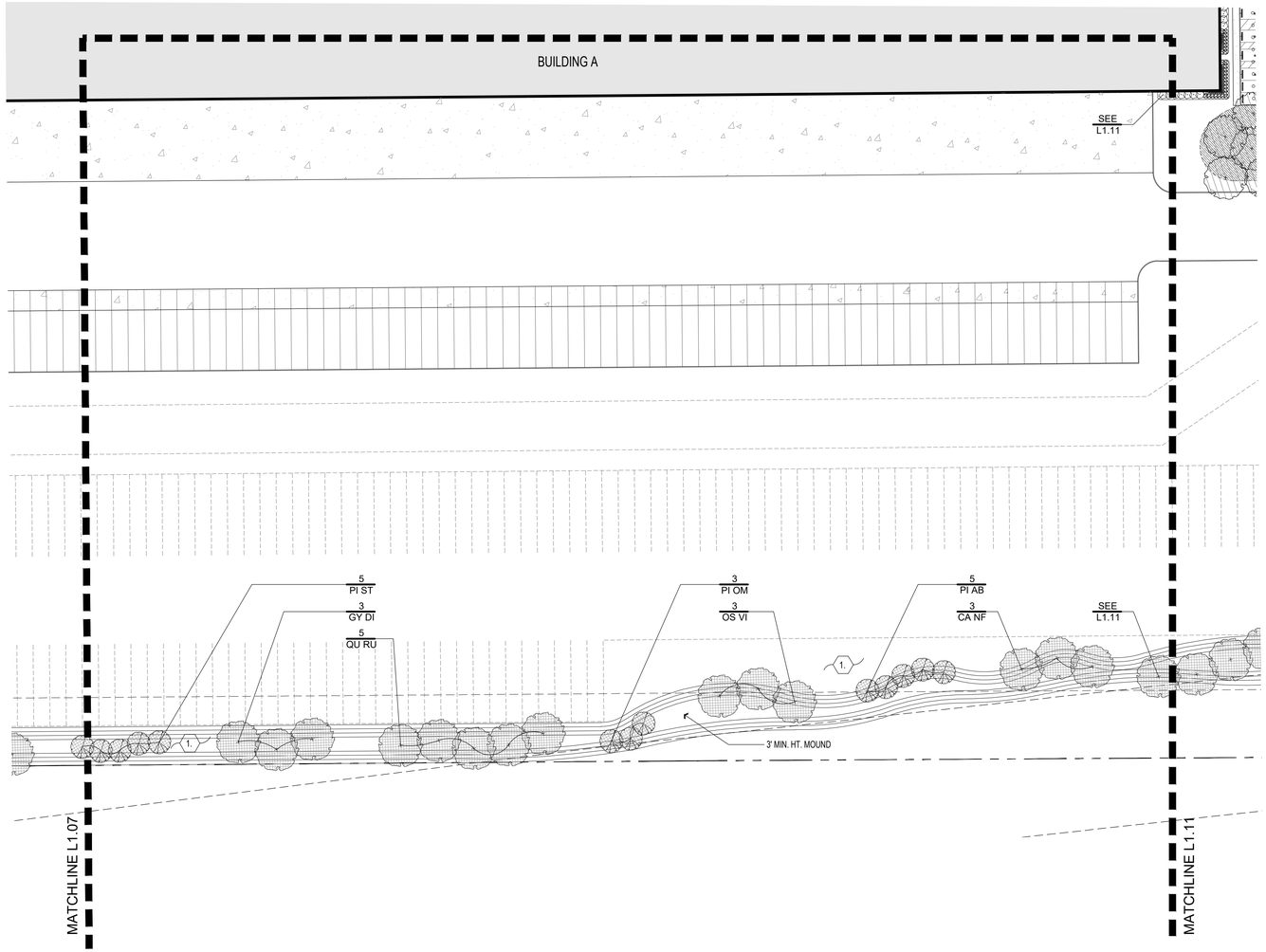
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.08

D:\Hull\21003 Red Rock Mink Road\21 0208\CAD\21003_RR MINK ROAD_L1.01 Landscape Plans.dwg Feb 09, 2021 - 12:59pm,pmoorehead



PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC SA	Acer saccharum 'JFS-Caddo2' Flashfire Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
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 SUBJECT TO 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' 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 SUBJECT TO APPROVAL BY CITY OF PATASKALA
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	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 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	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
TI AM	Tilia americana 'McKSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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
EVERGREEN TREES					
AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor White Fir	6' HT.	B+B	PER PLAN	MATCH FORM
PI AB	Picea abies Norway Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI OM	Picea omorika Serbian Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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' Heritage River Birch	8-10' HT	B+B	PER PLAN	MATCH FORM
SHRUBS					
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	24" HT.	B+B OR #3 CONT.	PER PLAN	-
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	
GRASSES, 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' 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	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stonecrop	12" HT.	#1 CONT.	8" O.C.	

PLANT KEY

SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA 1259.05 G. 4 b. (1) TREES	A / L2.01
	1283.03 B. 2. a. REPLACEMENT TREES	A,B / L2.01
	1283.05 A. STREET TREES	A / L2.01
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	A,C / L2.01

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EXISTING TREE TO BE REMOVED #

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*SEE SHEET L3.01 FOR EXISTING TREE INDEX
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1 / XX XX (QUANTITY / CODE)

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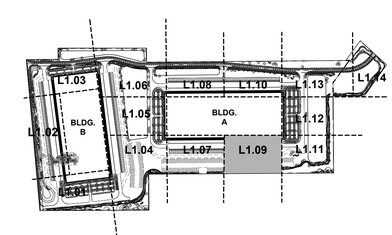
- PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.



MINK ROAD LANDSCAPE PLAN

0' 50' 150'

PROJECT FOR:

HULL
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
p 614.362.7010

Landscape Architect

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

BUCKEYE FARMS I-70 AT ETNA
Mink Road,
Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.09

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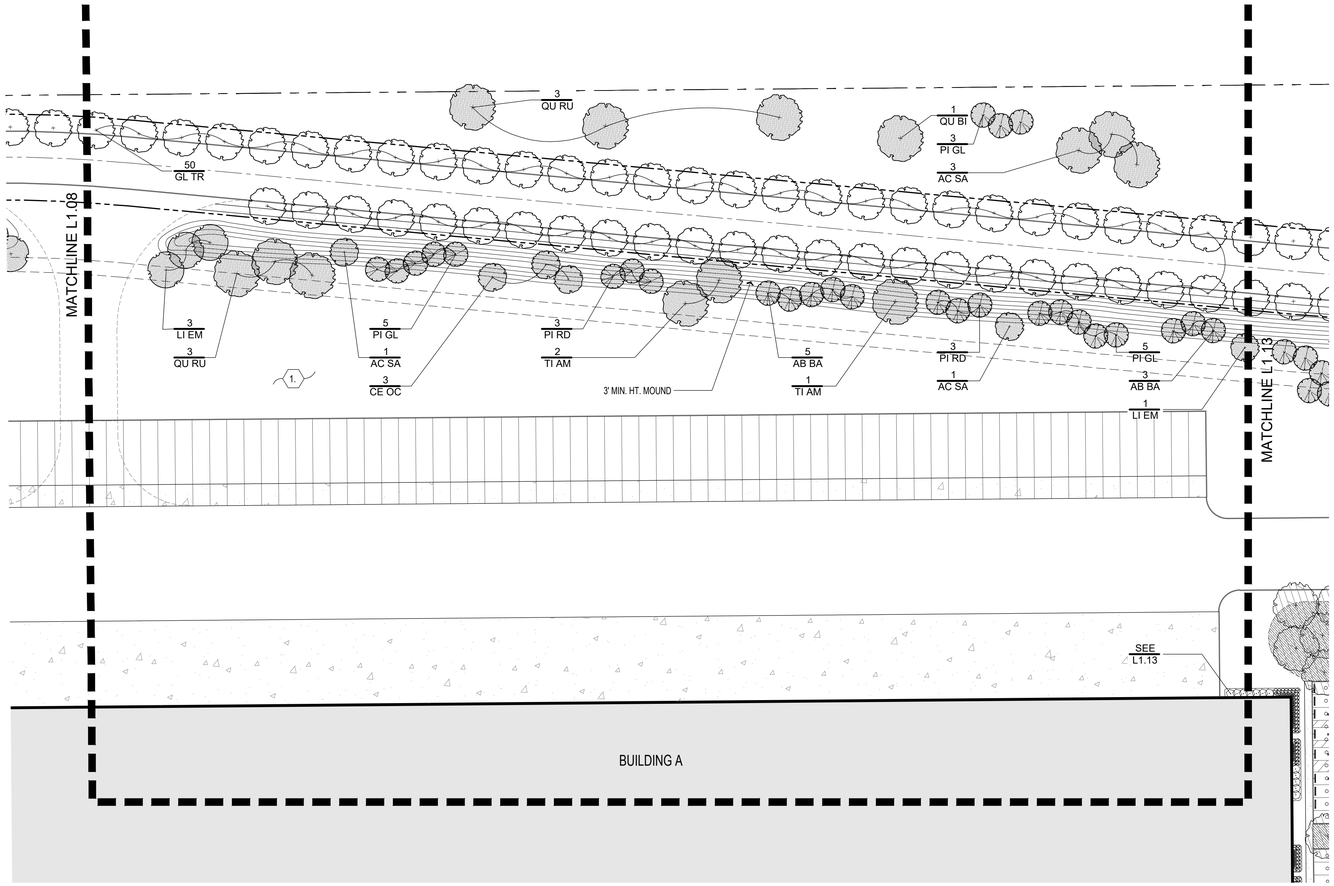

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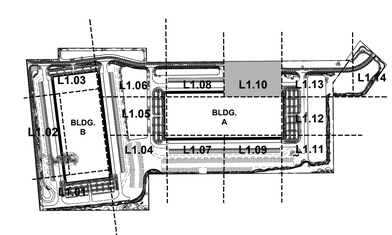

MINK ROAD LANDSCAPE PLAN

0' 50' 150'

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G2 PLANNING + DESIGN

SEAL

CHECK SET
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BUCKEYE FARMS I-70 AT ETNA
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REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.10

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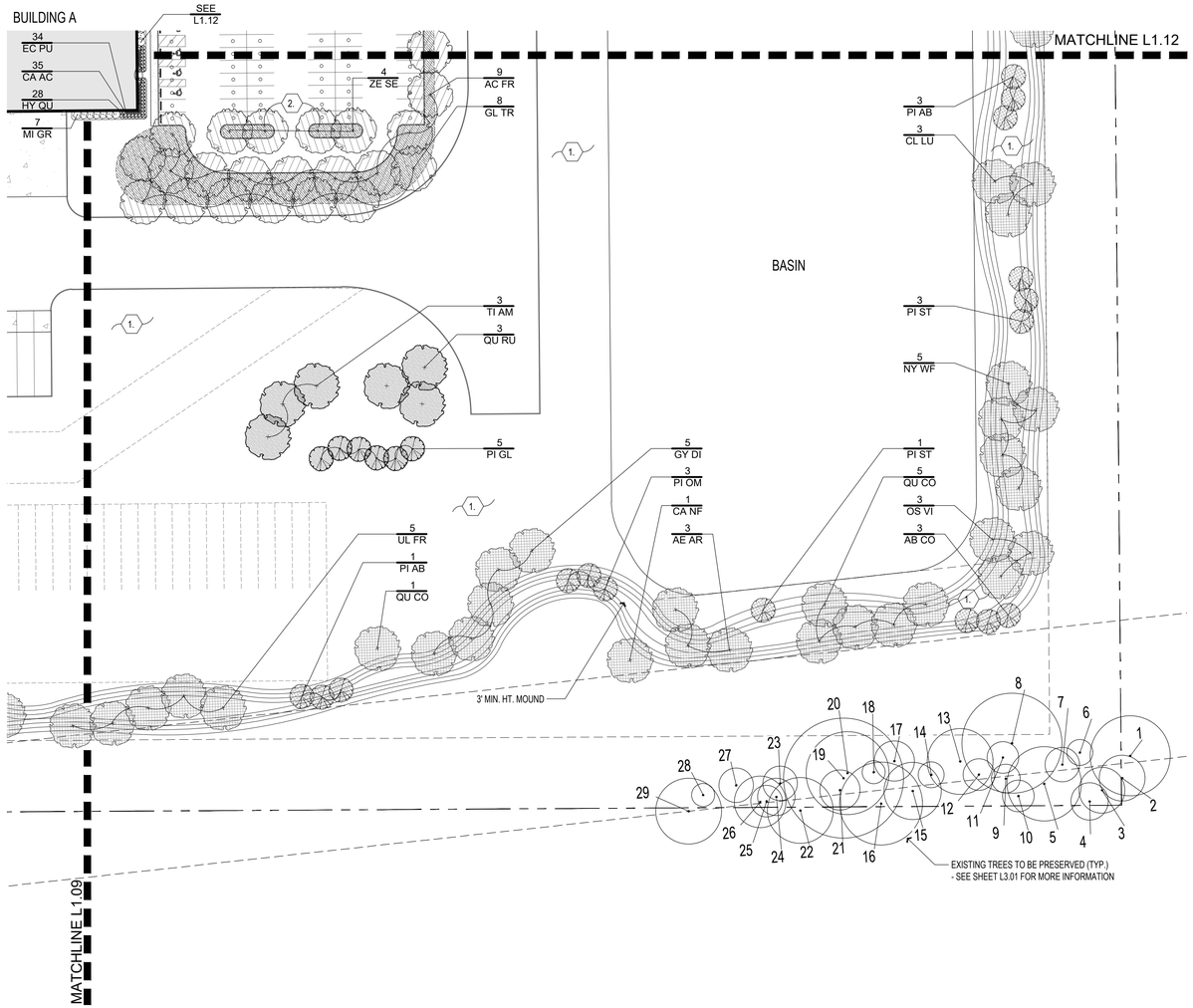

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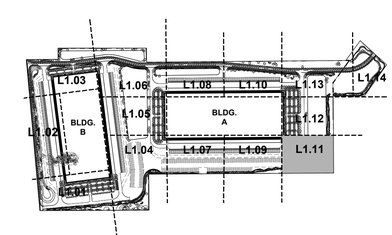

MINK ROAD LANDSCAPE PLAN

0' 50' 150'

PROJECT FOR:

HULL
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
p 614.362.7010

Landscape Architect

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

BUCKEYE FARMS I-70 AT ETNA
Mink Road, Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.11

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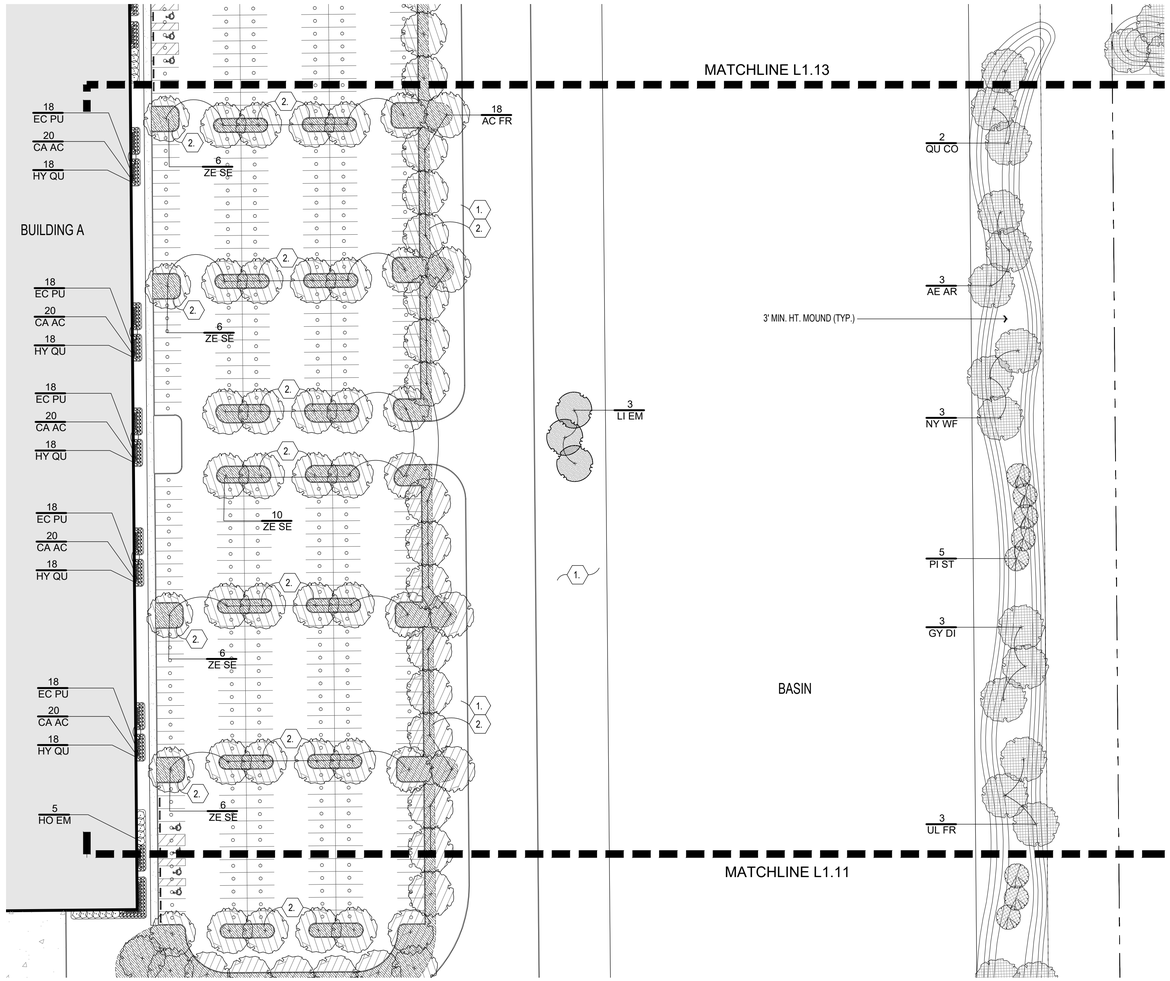

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC SA	Acer saccharum 'JFS-Caddo2' Flashfire Sugar Maple	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
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 SUBJECT TO 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' 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 SUBJECT TO APPROVAL BY CITY OF PATASKALA
NY WF	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	1.75" CAL.	B+B	PER PLAN	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 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	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
TI AM	Tilia americana 'McKSentry' American Sentry Linden	2.5" CAL.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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
EVERGREEN TREES					
AB BA	Abies balsamea Balsam Fir	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
AB CO	Abies concolor White Fir	6' HT.	B+B	PER PLAN	MATCH FORM
PI AB	Picea abies Norway Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO APPROVAL BY CITY OF PATASKALA
PI OM	Picea omorika Serbian Spruce	6' HT.	B+B	PER PLAN	MATCH FORM
PI RD	Pinus resinosa Red Pine	6' HT.	B+B	PER PLAN	OR SIMILAR NATIVE TREE SUBJECT TO 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' Heritage River Birch	8-10' HT	B+B	PER PLAN	MATCH FORM
SHRUBS					
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	24" HT.	B+B OR #3 CONT.	PER PLAN	-
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	
GRASSES, 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' 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	-
RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	18" HT.	#3 CONT.	48" O.C.	-
ST CR	Sedum 'Autumn Joy' Stonecrop	12" HT.	#1 CONT.	8" O.C.	

PLANT KEY

SYMBOL	ITEM	REFERENCE
	1259.05 G. 4. b. PLANTING AREA 1259.05 G. 4 b. (1) TREES	A / L2.01
	1283.03 B. 2. a. REPLACEMENT TREES	A,B / L2.01
	1283.05 A. STREET TREES	A / L2.01
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	A,C / L2.01

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

PLANT LABEL KEY

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1. TURF AREA
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2. LANDSCAPE BED
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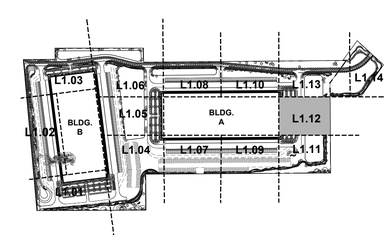

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0' 50' 150'

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REVISIONS

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

LANDSCAPE PLAN

L1.12

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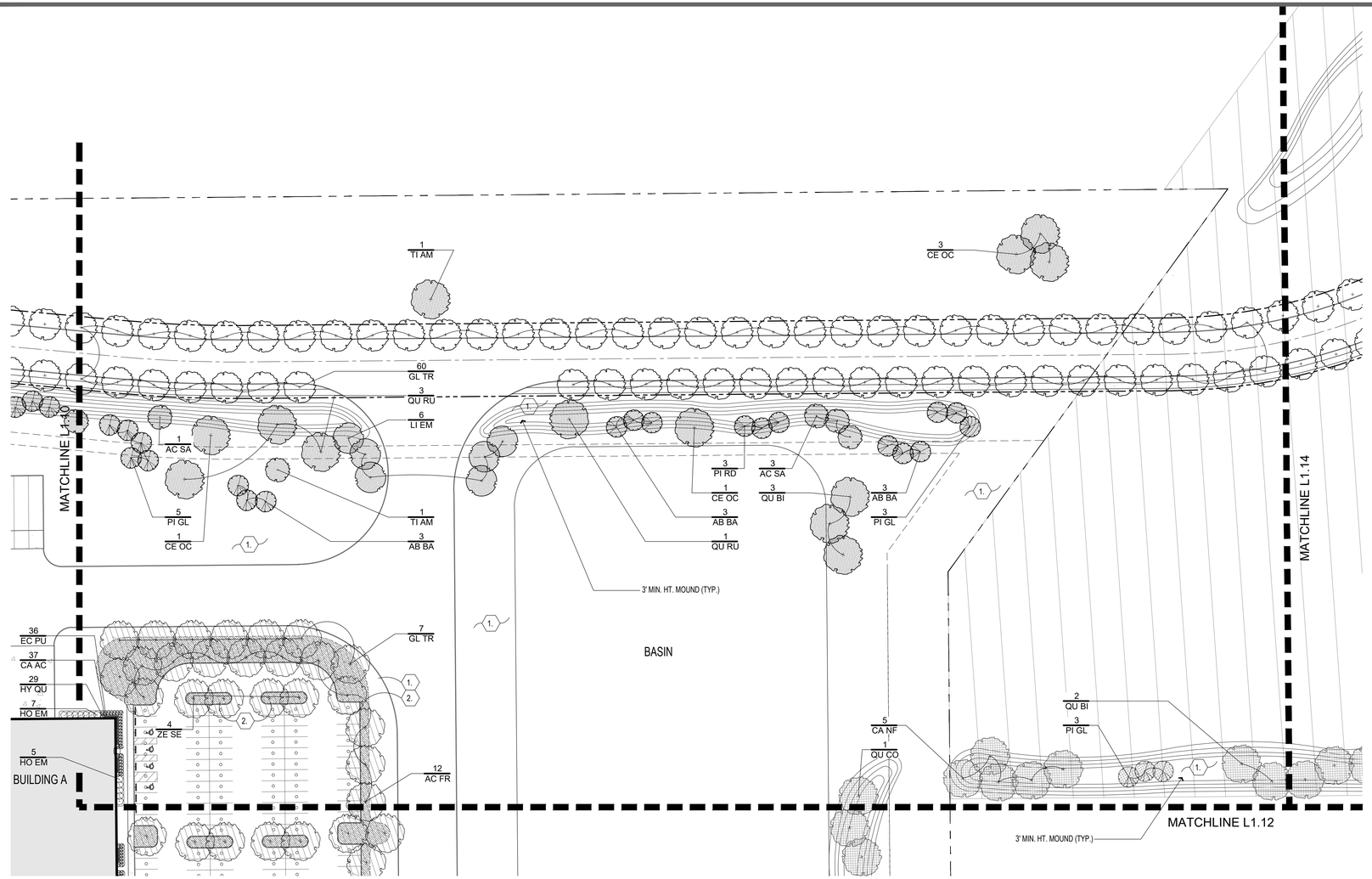

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EC PU	Ehinacea purpurea 'Magnus' Magnus Purple Coneflower	-	#1 CONT.	12" O.C.	-
HE ST	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	-
HO EM	Hosta x Shadowland® 'Empress Wu' Empress Wu Hosta	-	#2 CONT.	54" O.C.	-
PE AT	Perovskia 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	-
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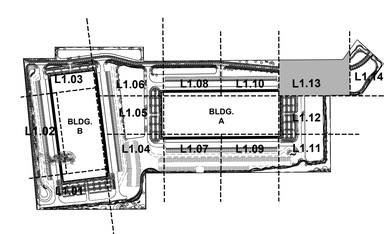

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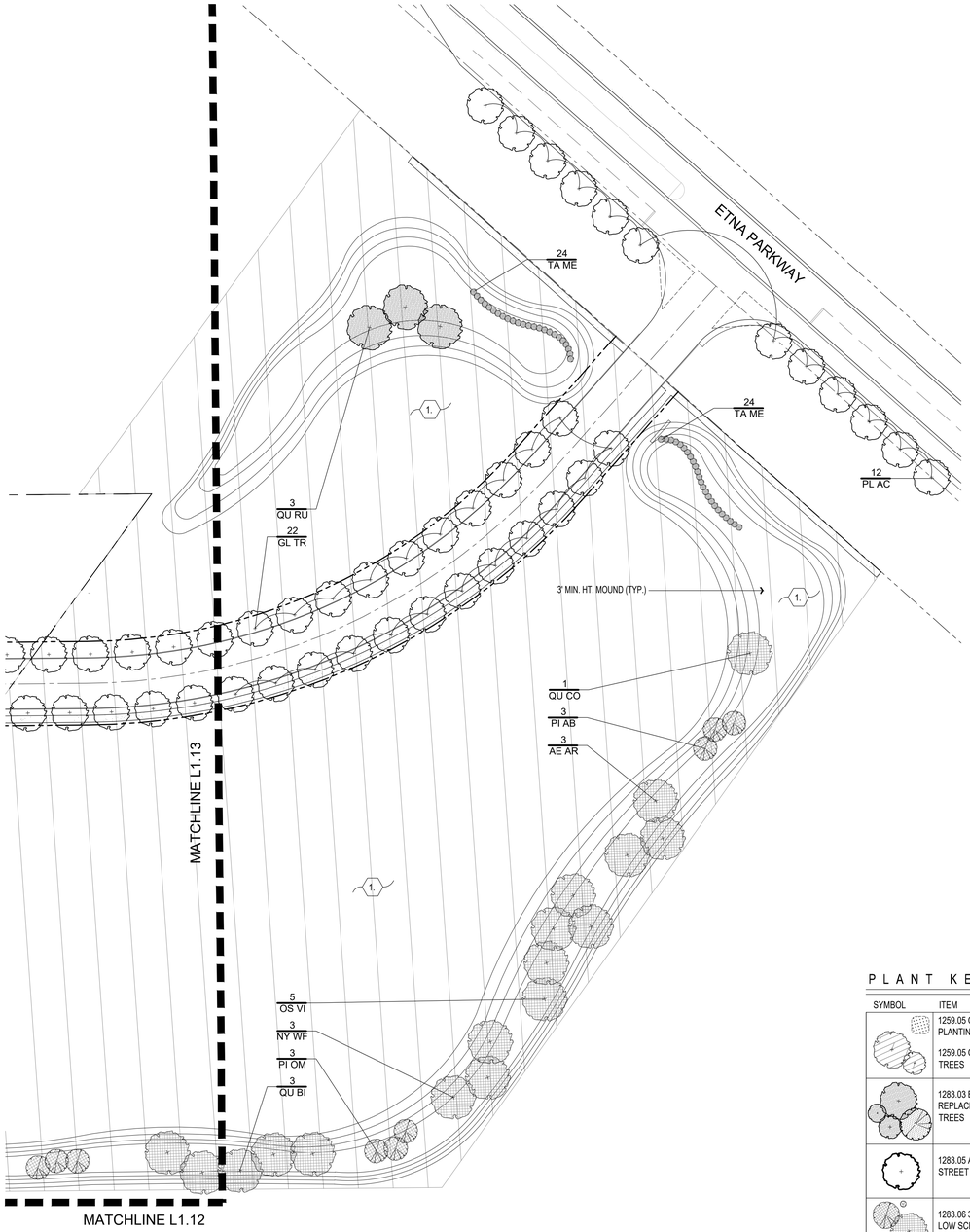
PROJECT NO. 21003

LANDSCAPE PLAN

L1.13

D:\Hull\21003 Red Rock Mink Road\21 0208\CAD\21003_RR MINK ROAD_L1.01 Landscape Plans.dwg Feb 09, 2021 - 12:59pm-pmoorehead



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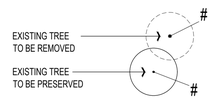
	1259.05 G. 4. b. PLANTING AREA 1259.05 G. 4 b. (1) TREES	A / L2.01
	1283.03 B. 2. a. REPLACEMENT TREES	A,B / L2.01
	1283.05 A. STREET TREES	A / L2.01
	1283.06 3. LOW SCREEN (L2) LANDSCAPING	A,C / L2.01

TREE PRESERVATION KEY



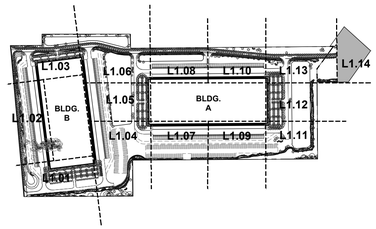
*SEE SHEET L3.01 FOR EXISTING TREE INDEX
- USE TREE # FOR CROSS-REFERENCE

PLANT LABEL KEY

1 / XX XX (QUANTITY / CODE)

CODED LANDSCAPE NOTES

1. 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

0' 50' 150'

PROJECT FOR:

HULL
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
p 614.362.7010

Landscape Architect

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

BUCKEYE FARMS I-70 AT ETNA
Mink Road,
Pataskala, Ohio

REVISIONS

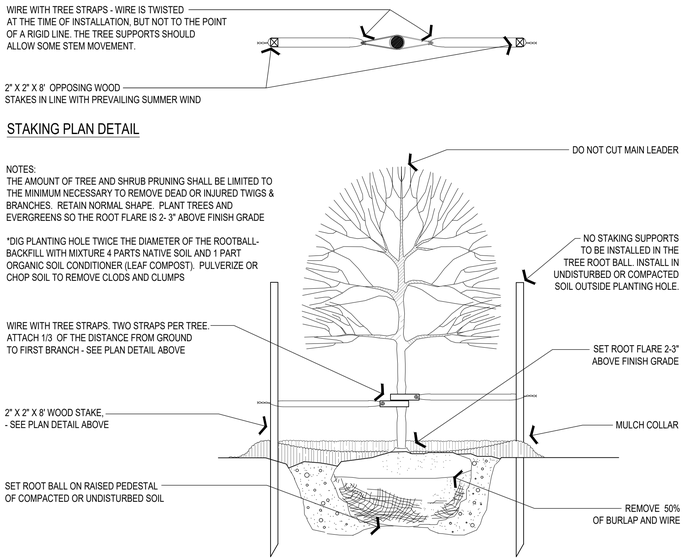
	date	issued
1	XX.XX.XXXX	NOTES

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

LANDSCAPE PLAN

L1.14

D:\Hull\21003 Red Rock Mink Road\21 0208\CAD\21003_RR MINK ROAD_L1.01 Landscape Plans.dwg Feb 09, 2021 - 1:00pm gmoorehead

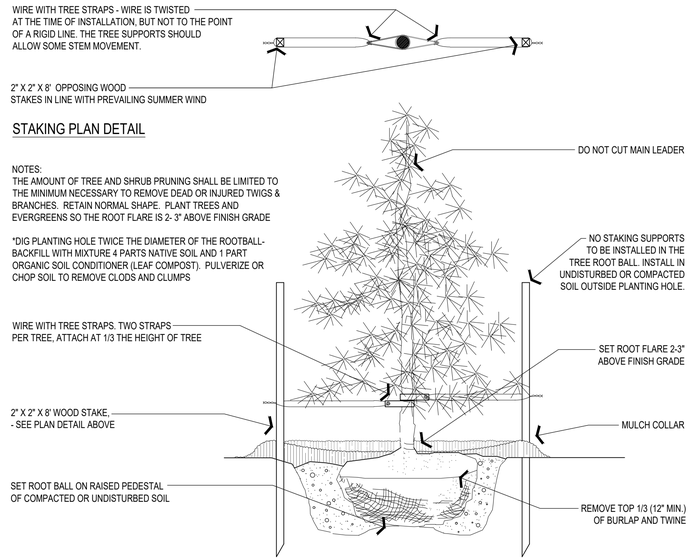


STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

A DECIDUOUS TREE
SCALE: 1/2" = 1'-0"

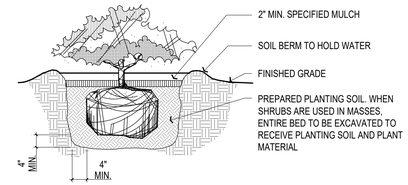


STAKING PLAN DETAIL

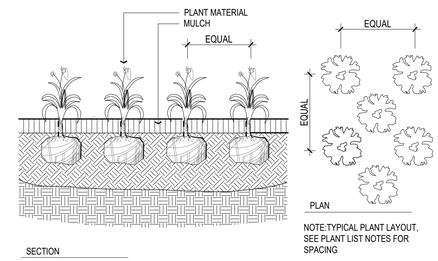
NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

B EVERGREEN TREE
SCALE: 1/2" = 1'-0"



C SHRUB
SCALE: 1/2" = 1'-0"



D PERENNIALS & GROUNDCOVERS
SCALE: 1" = 1'-0"

PROJECT FOR:

HULL
Environment / Energy / Infrastructure

G2 PLANNING + DESIGN

SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Civil Engineer

Hull Inc.
6397 Emerald Parkway
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720 E. Broad St. Suite 200
Columbus, Ohio 43215
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BUCKEYE FARMS
I-70 AT METNA
Mink Road,
Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

DETAILS

L2.01

D:\Hull\21003 Red Rock Mink Road\21 0208\CAD\21003_RR MINK ROAD_L2.01 Details.dwg Feb 09, 2021 - 1:00pm pmoonehead

TREE#	CALIPER	SPECIES	CONDITION	STATUS
1	28	OAK	GOOD	PRESERVE
2	16	MAPLE	GOOD	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	42	OAK	GOOD	PRESERVE
20	29	MAPLE	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	12	OAK	GOOD	PRESERVE
40	36	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	13	MULBERRY	FAIR	PRESERVE
55	10	MULBERRY	FAIR	PRESERVE
56	12	MULBERRY	FAIR	PRESERVE
57	14	OAK	GOOD	PRESERVE
58	18	MAPLE	FAIR	PRESERVE
59	8	MULBERRY	FAIR	PRESERVE
60	48	MAPLE	GOOD	PRESERVE
61	8	HACKBERRY	FAIR	PRESERVE
62	50	MAPLE	GOOD	PRESERVE
63	11	OAK	FAIR	PRESERVE

TREE#	CALIPER	SPECIES	CONDITION	STATUS
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
127	11	MAPLE	FAIR	REMOVE

TREE#	CALIPER	SPECIES	CONDITION	STATUS
129	35	OAK	FAIR	REMOVE
130	20	OAK	GOOD	REMOVE
131	11	OAK	FAIR	REMOVE
132	17	OAK	GOOD	REMOVE
133	20	OAK	GOOD	REMOVE
134	26	OAK	GOOD	REMOVE
135	10	OAK	POOR	REMOVE
136	41	OAK	GOOD	REMOVE
137	26	OAK	GOOD	REMOVE
138	17	OAK	FAIR	REMOVE
139	20	OAK	GOOD	REMOVE
140	22	OAK	GOOD	REMOVE
141	14	OAK	GOOD	REMOVE
142	21	OAK	GOOD	REMOVE
143	15	OAK	POOR	REMOVE
144	22	OAK	GOOD	REMOVE
145	35	OAK	FAIR	REMOVE
146	17	OAK	GOOD	REMOVE
147	21	OAK	GOOD	REMOVE
148	15	OAK	GOOD	REMOVE
149	46	OAK	FAIR	REMOVE
150	19	OAK	GOOD	REMOVE
151	20	OAK	FAIR	REMOVE
152	25	OAK	FAIR	REMOVE
153	27	OAK	FAIR	REMOVE
154	42	OAK	FAIR	REMOVE
155	12	ELM	FAIR	REMOVE
156	13	OAK	GOOD	REMOVE
157	17	OAK	GOOD	REMOVE
158	10	OAK	GOOD	REMOVE
159	17	OAK	GOOD	REMOVE
160	12	ELM	GOOD	REMOVE
161	20	OAK	GOOD	REMOVE
162	12	OAK	GOOD	REMOVE
163	18	OAK	GOOD	REMOVE
164	15	OAK	GOOD	REMOVE
165	21	OAK	GOOD	REMOVE
166	17	OAK	GOOD	REMOVE
167	44	OAK	FAIR	REMOVE
168	13	MAPLE	GOOD	REMOVE
169	26	OAK	GOOD	REMOVE
170	37	COTTONWOOD	FAIR	REMOVE
171	16	OAK	GOOD	REMOVE
172	15	OAK	GOOD	REMOVE
173	12	OAK	GOOD	REMOVE
174	9	OAK	GOOD	REMOVE
175	14	OAK	GOOD	REMOVE
176	14	ELM	GOOD	REMOVE
177	12	OAK	GOOD	REMOVE
178	16	OAK	GOOD	REMOVE
179	15	OAK	GOOD	REMOVE
180	37	OAK	GOOD	REMOVE
181	24	OAK	GOOD	REMOVE

TREE REPLACEMENT CALCULATIONS

TREE CATEGORY	TREES REMOVED	REPLACEMENTS REQ'D
TREES 8" TO 15" replace with 2 native trees @ 2.5" cal. min. for ea. removed	37TREES	74TREES @ 2.5" MIN. CAL.
TREES GREATER THAN 15" replace with 4 native trees @ 2.5" cal. min. for ea. removed	67TREES	268TREES @ 2.5" MIN. CAL.
TOTAL REPLACEMENT TREES REQUIRED* ***(ACHIEVED WITH 2.5" MIN CAL. TREES)***		***342TREES***

PROJECT FOR:

HULL
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
p 614.362.7010

Landscape Architect

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

BUCKEYE FARMS
I-70 AT ETNA
Mink Road,
Pataskala, Ohio

REVISIONS

	date	issued
1	XX.XX.XXXX	NOTES

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

EXISTING TREE INDEX

L3.01

D:\Hull\21003 Red Rock Mink Road\21 0208\CAD\21003_RR MINK ROAD_L1.01 Landscape Plans.dwg Feb 09, 2021 - 1:00pm pmoorehead

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MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

Buckeye Industrial Park
Monument Sign

No.	Description	Date
A	FOR REVIEW	03 FEB 21

MONUMENT SIGN PERSPECTIVE

Project number: A20570.0

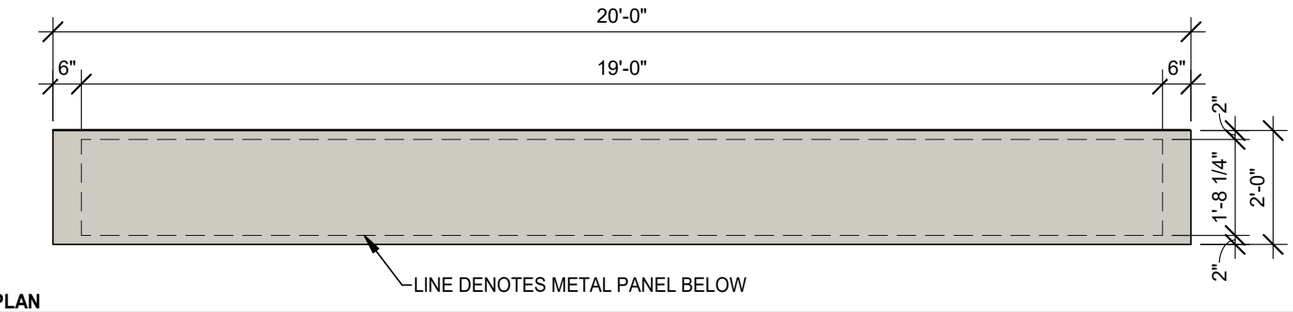
AG201

Drawn by: ACC

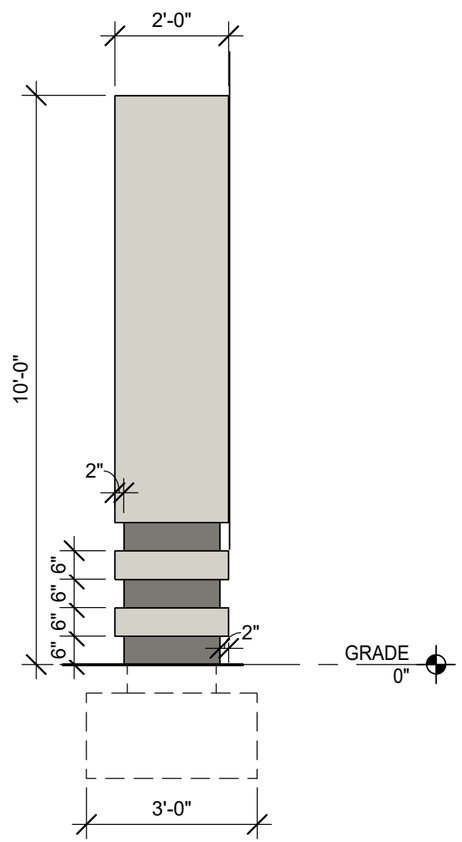
Checked by: KMC

Scale: 12" = 1'-0"

NOTE: INCLUDE GROUND MOUNTED LED UP-LIGHTS. ELECTRICAL PANEL AND METER TO BE REMOTE FROM SIGN (WITHIN 30').



3 **PLAN**
3/8" = 1'-0"



1 **East**
3/8" = 1'-0"

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

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

Buckeye Industrial Park
Monument Sign

No.	Description	Date
A	FOR REVIEW	03 FEB 21

PLANS AND ELEVATIONS

Project number: A20570.0

Drawn by: PCP Checked by: KMC

AG202

Scale: 3/8" = 1'-0"

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1/18/2021 2:17:27 PM

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

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

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

RENDERING

Project number: A20570.0

Drawn by: ACC

Checked by: KMC

AG100

Scale:

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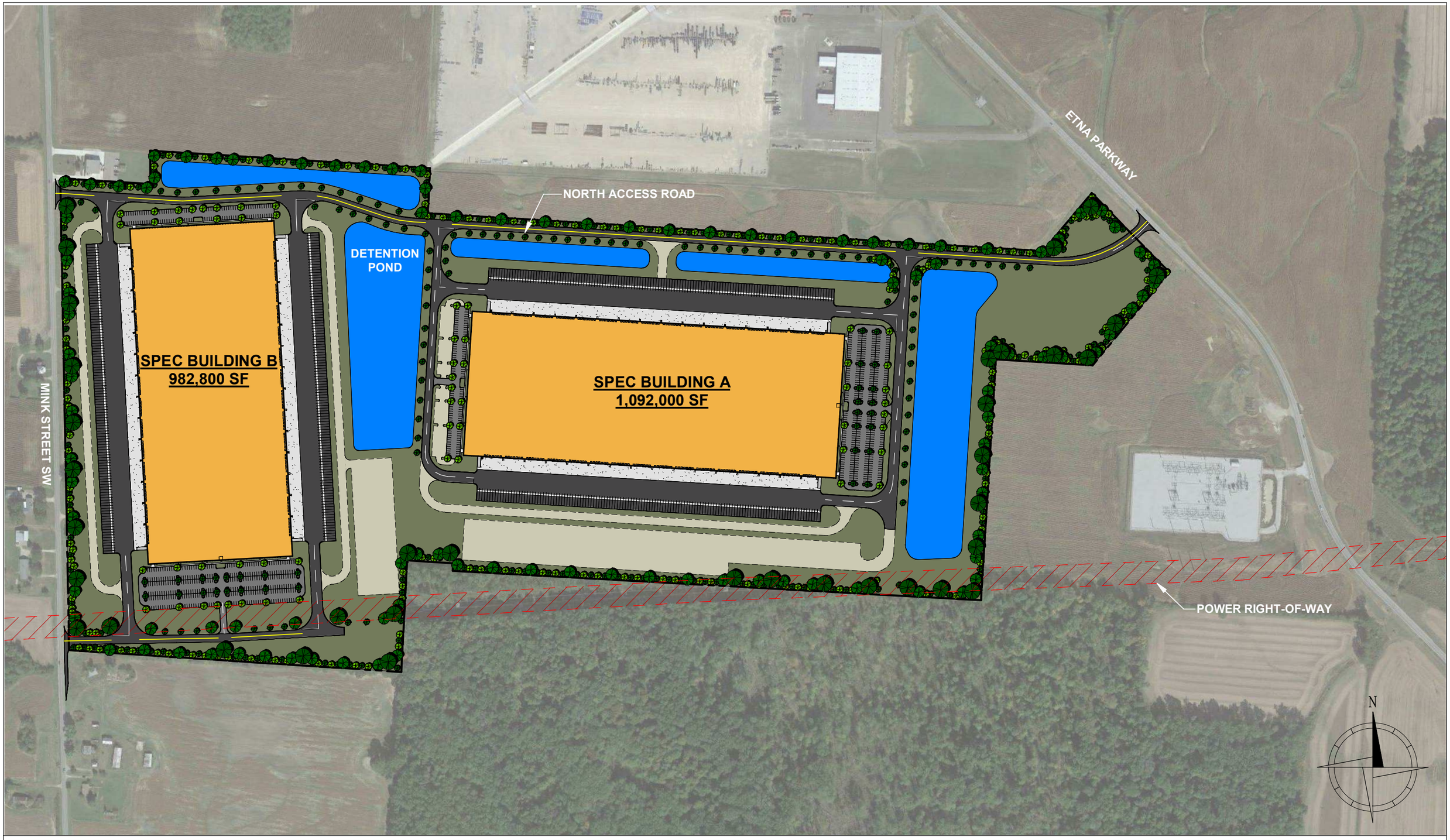
1/15/2021 11:25:08 AM



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MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

SPECULATIVE DISTRIBUTION FACILITY
FOR RED ROCK DEVELOPMENTS,
COLUMBUS, OHIO

No.	Description	Date
A	FOR REVIEW	15 JAN 21

OVERALL SITE PLAN

Project number: A20570.0

Drawn by: TJW

Checked by: KMC

AS-101

Scale: 1" = 400'-0"

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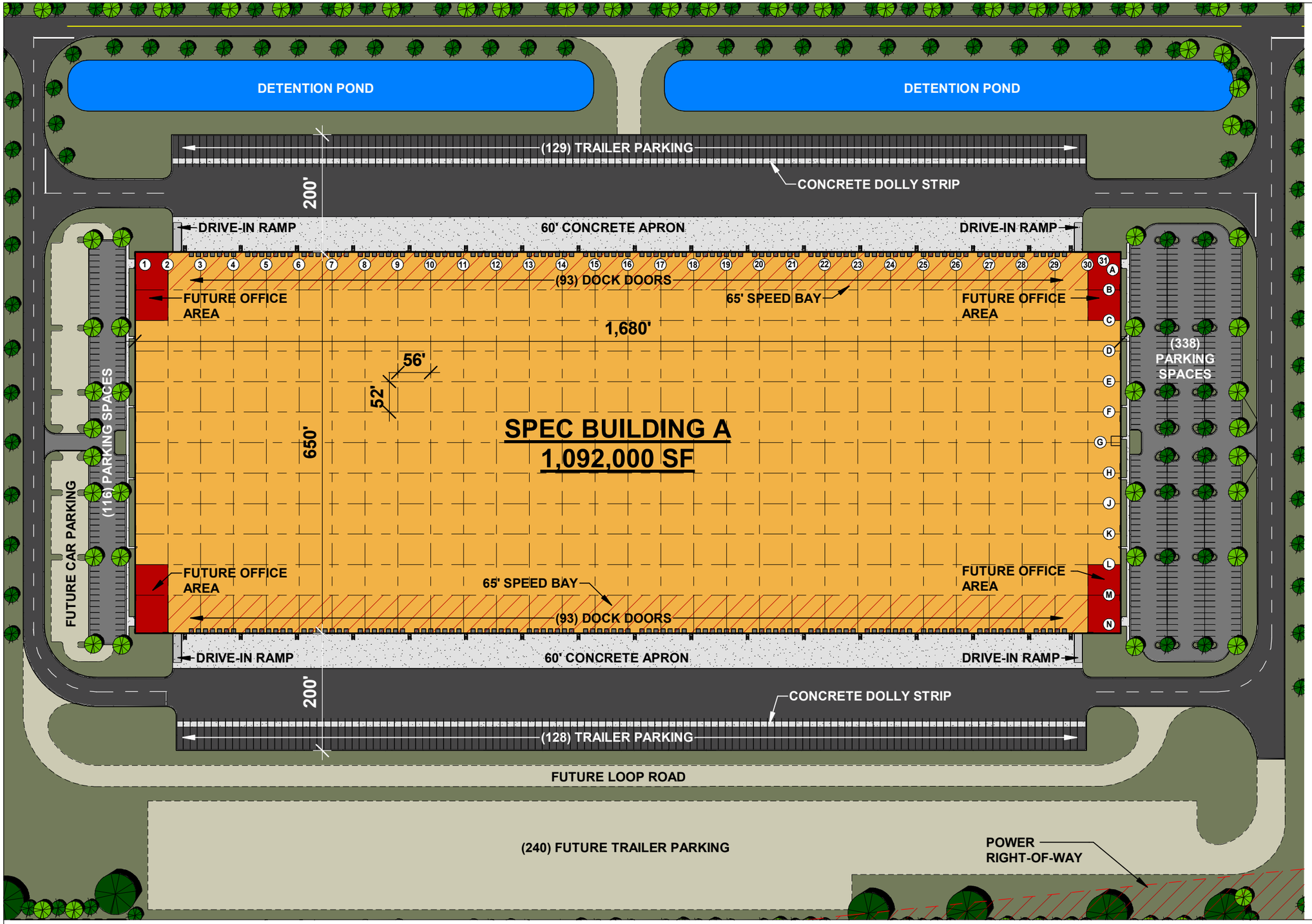
1/15/2021 11:25:19 AM



NOTES

CAR PARKING

PLAN EAST	338
PLAN WEST	116
TOTAL	**454**
FUTURE SPACES	116

TRAILER PARKING

PLAN NORTH	129
PLAN SOUTH	128
TOTAL	**257**
FUTURE SPACES	**240**

*TRAILER PARKING SIZED AT 12' WIDE X 60' DEEP

DOCK DOORS

PLAN NORTH	93
PLAN SOUTH	93
TOTAL	**186**

H.D. ASPHALT

L.D. ASPHALT

CONCRETE

PLAN NORTH N

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

SPECULATIVE DISTRIBUTION FACILITY
FOR RED ROCK DEVELOPMENTS,
COLUMBUS, OHIO

No.	Description	Date
A	FOR REVIEW	15 JAN 21

BUILDING A - ENLARGED SITE PLAN

Project number: A20570.0

Drawn by: TJW | Checked by: KMC

AS-102

Scale: As indicated

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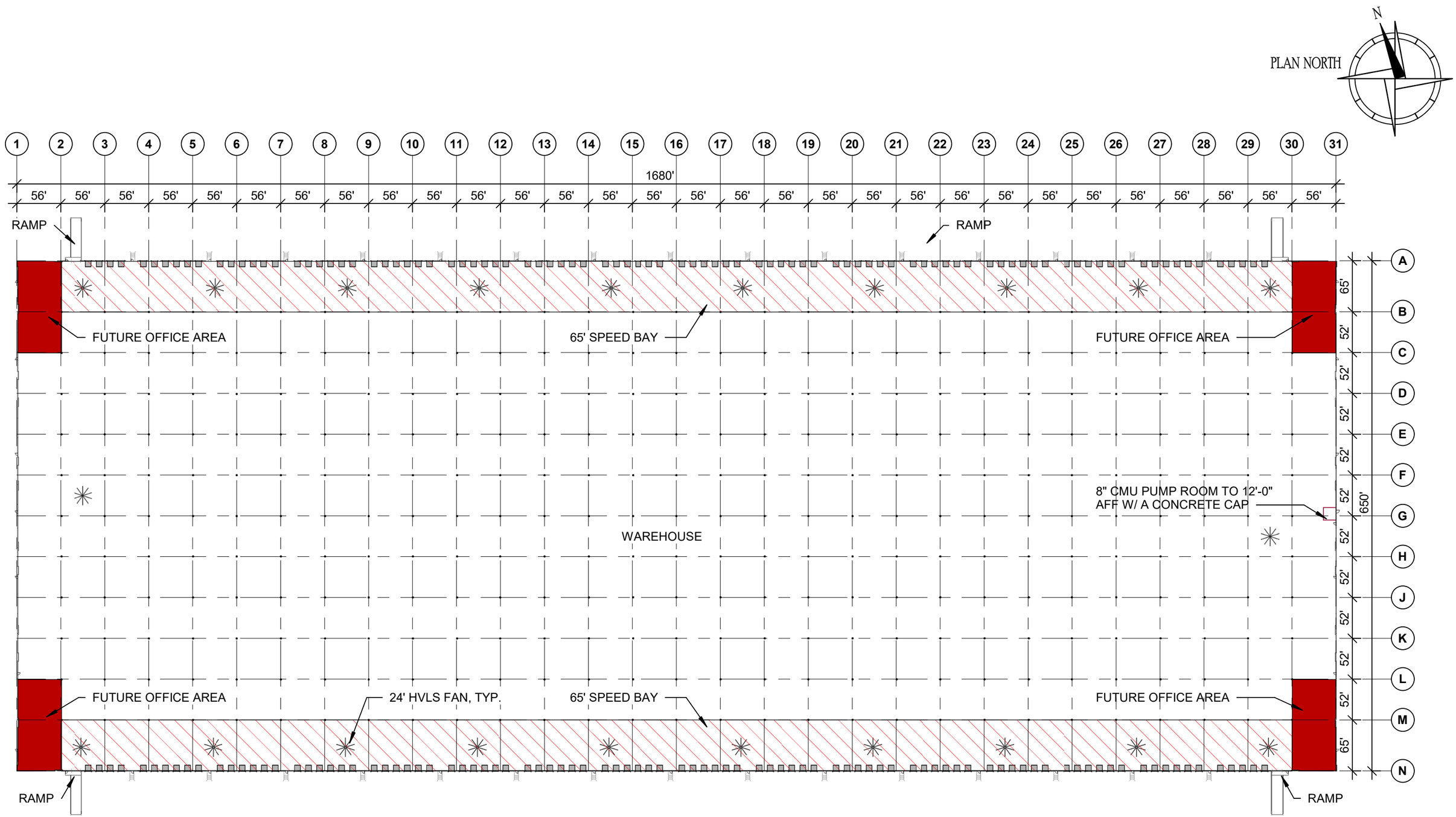

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

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

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

FLOOR PLAN

Project number: A20570.0

Drawn by: TJW

Checked by: KMC

AG101

Scale: 1 : 1400

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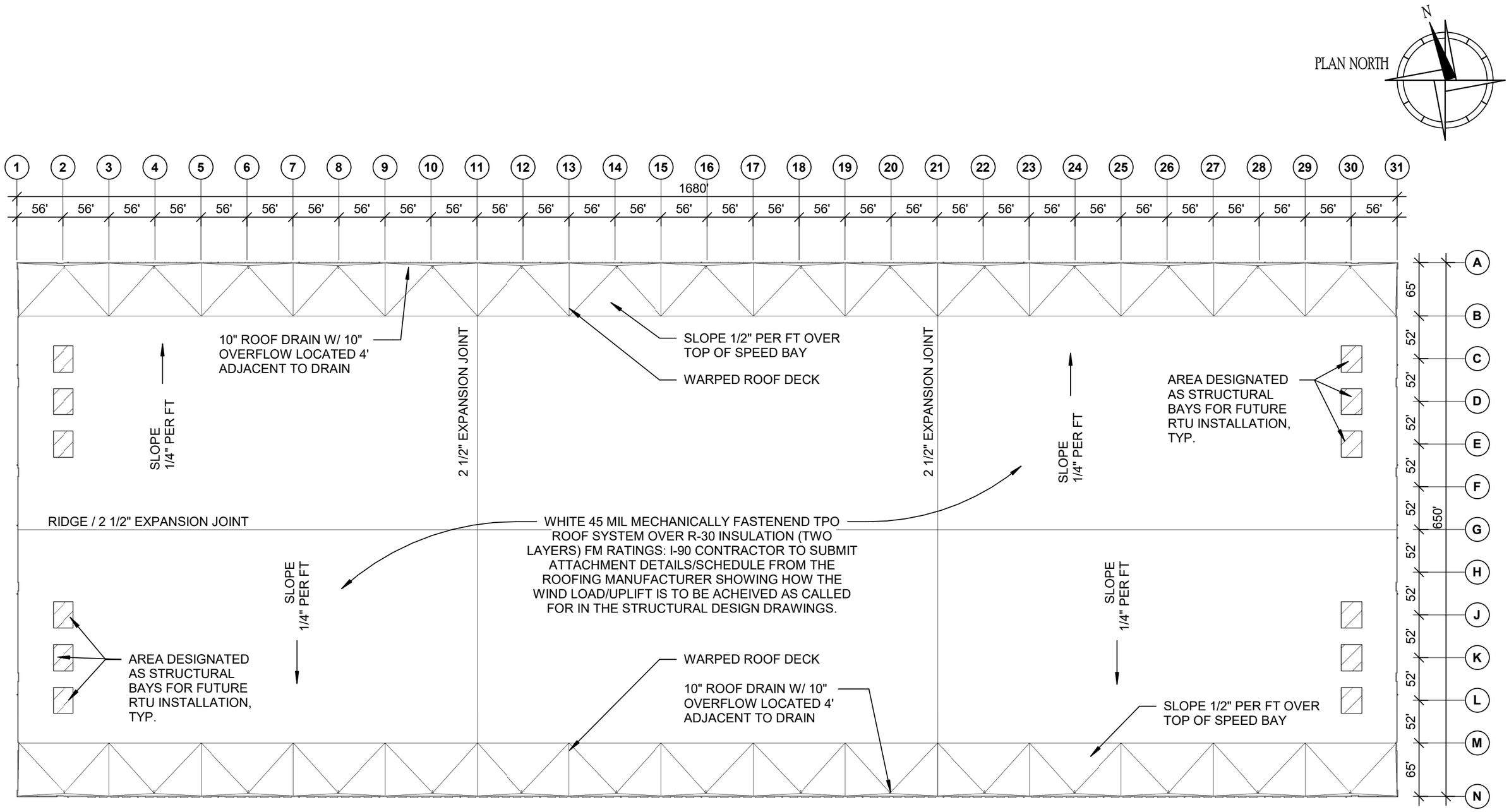

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

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

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

ROOF PLAN

Project number: A20570.0

Drawn by: TJW | Checked by: KMC

AG102

Scale: 1 : 1400

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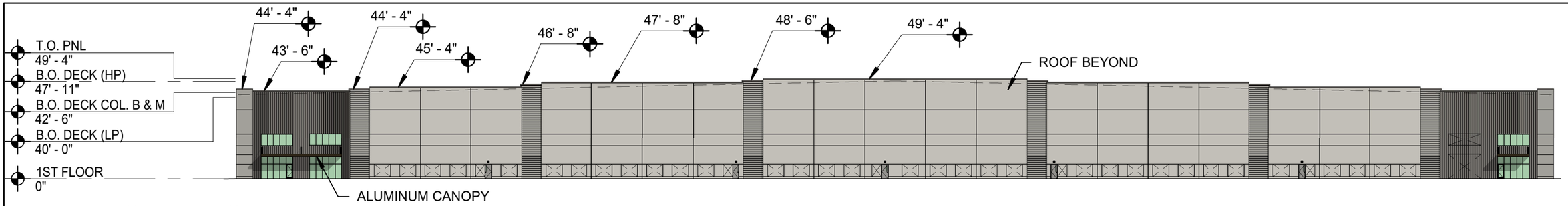
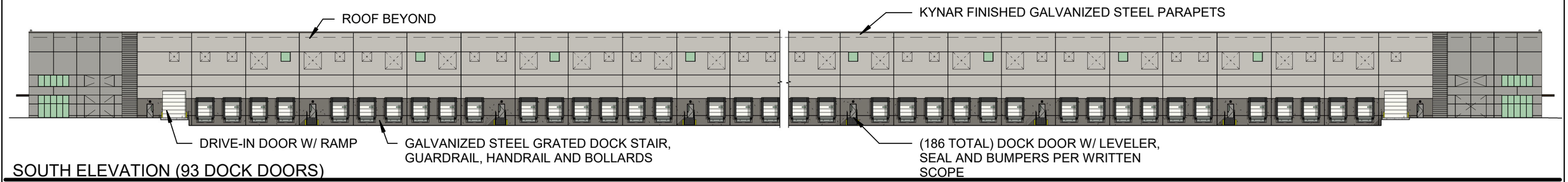
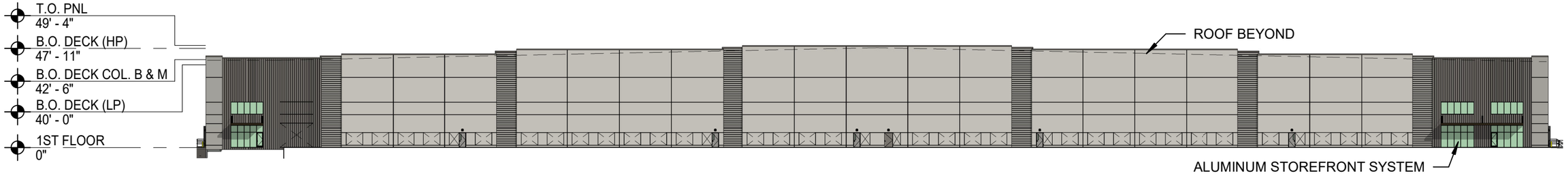
1/18/2021 10:32:15 AM



WEST ELEVATION
1" = 50'-0"



SOUTH ELEVATION (93 DOCK DOORS)
1" = 50'-0"



EAST ELEVATION
1" = 50'-0"

NORTH ELEVATION (93 DOCK DOORS)
1" = 50'-0"

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

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

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

ELEVATIONS

Project number: A20570.0
Drawn by: TJW
Checked by: KMC
Scale: 1" = 50'-0"

AG201

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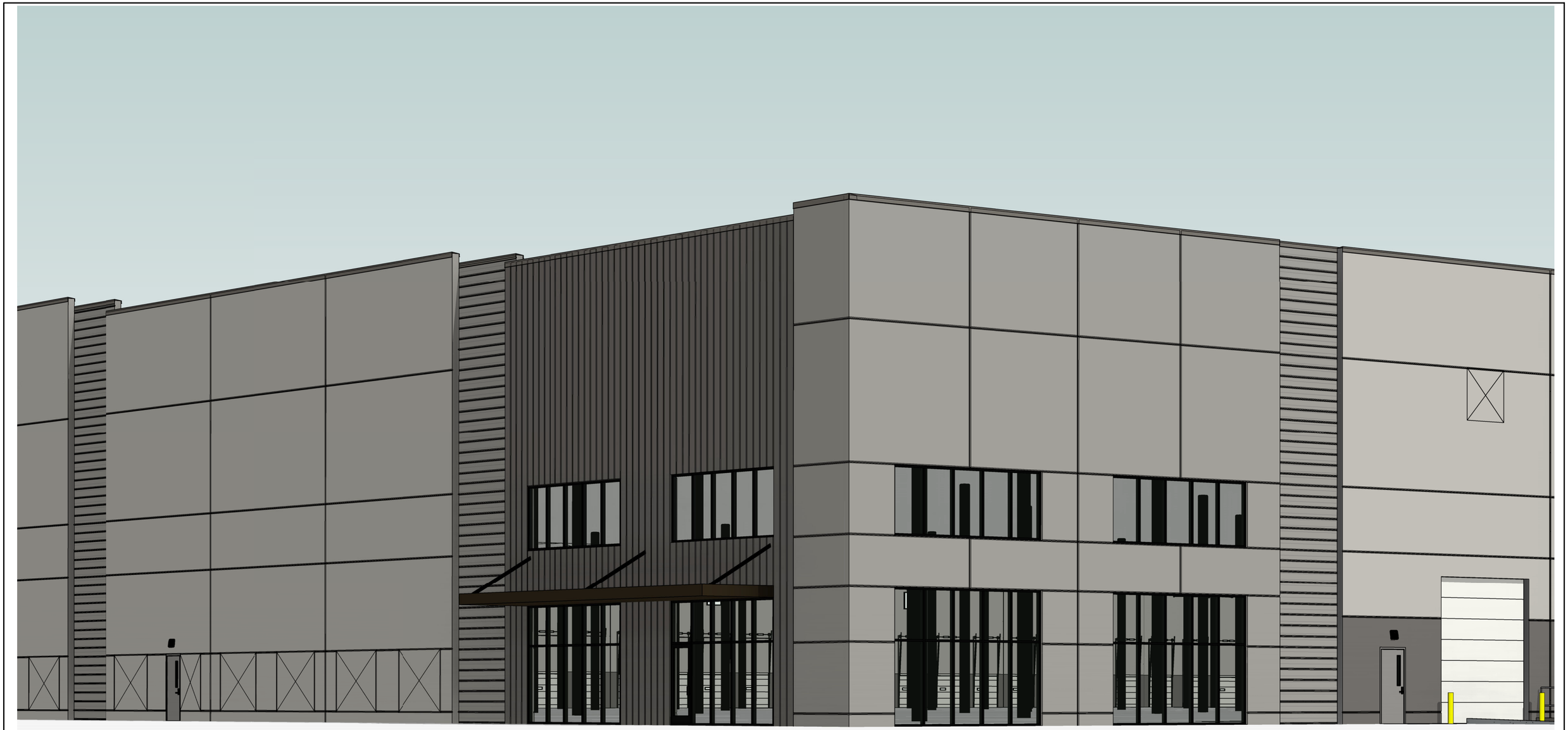

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

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

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

PERSPECTIVE - PRIMARY ENTRY

Project number: A20570.0

AG202

Drawn by: TJW | Checked by: KMC | Scale:

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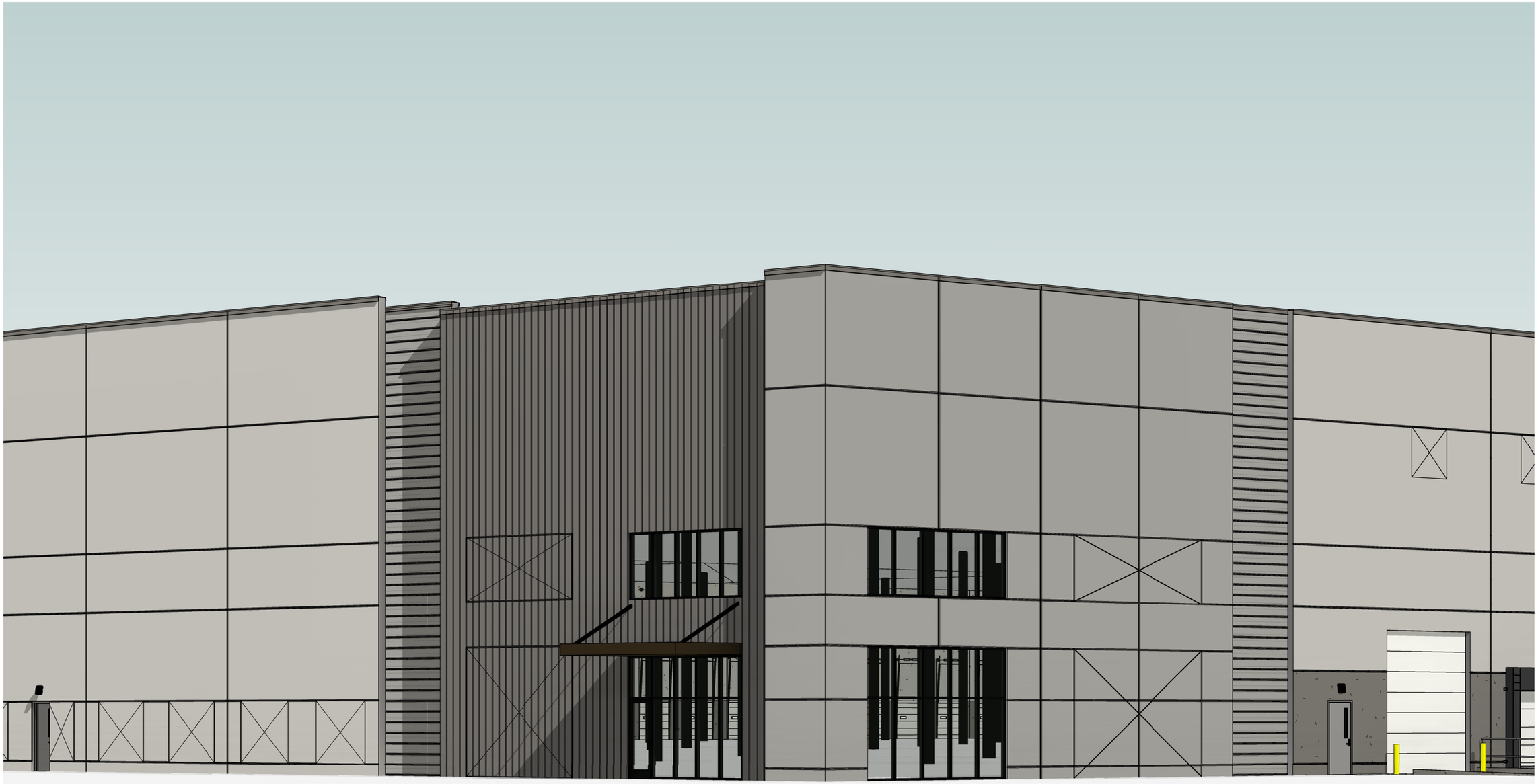

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

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

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

PERSPECTIVE - SECONDARY ENTRY

Project number: A20570.0

Drawn by: TJW

Checked by: KMC

AG203

Scale:

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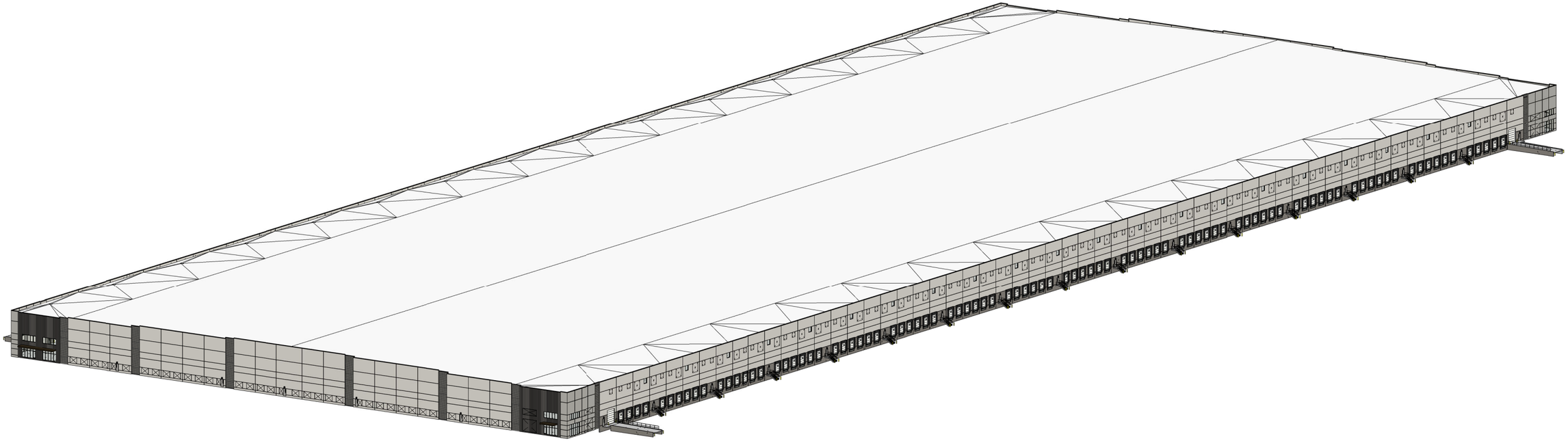

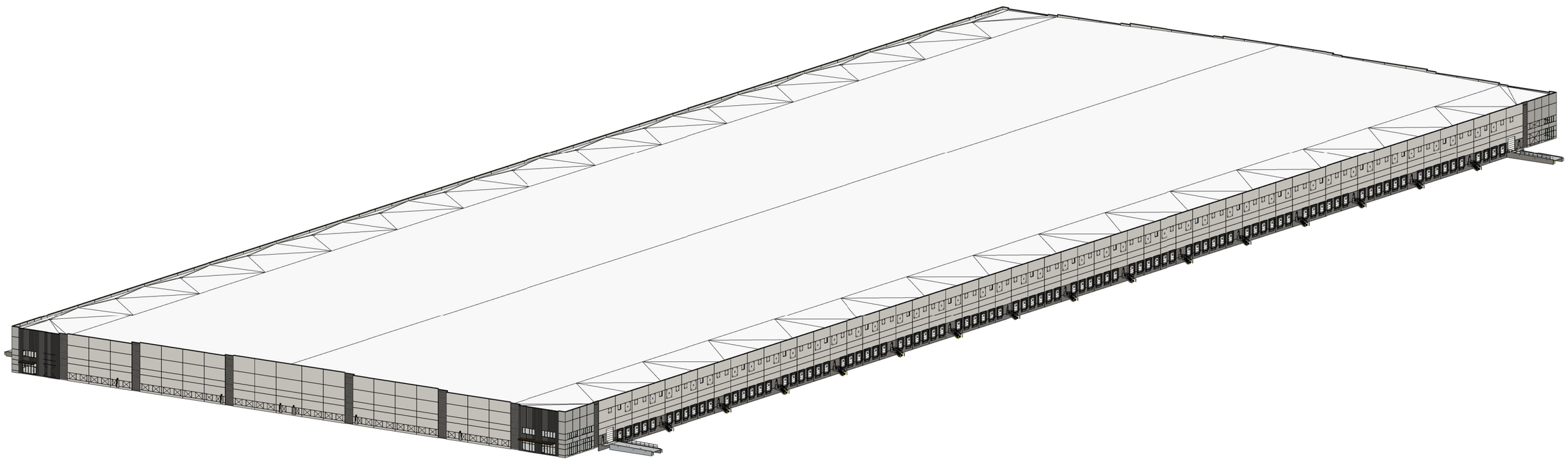

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

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

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

ISOMETRIC

Project number: A20570.0

Drawn by: TJW

Checked by: KMC

Scale:

AG204

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MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

COLUMBUS, OH 982,800 SF
SPECULATIVE BUILDING B

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

RENDERING

Project number: A20570.0

Drawn by: ACC

Checked by: KMC

AG100

Scale:

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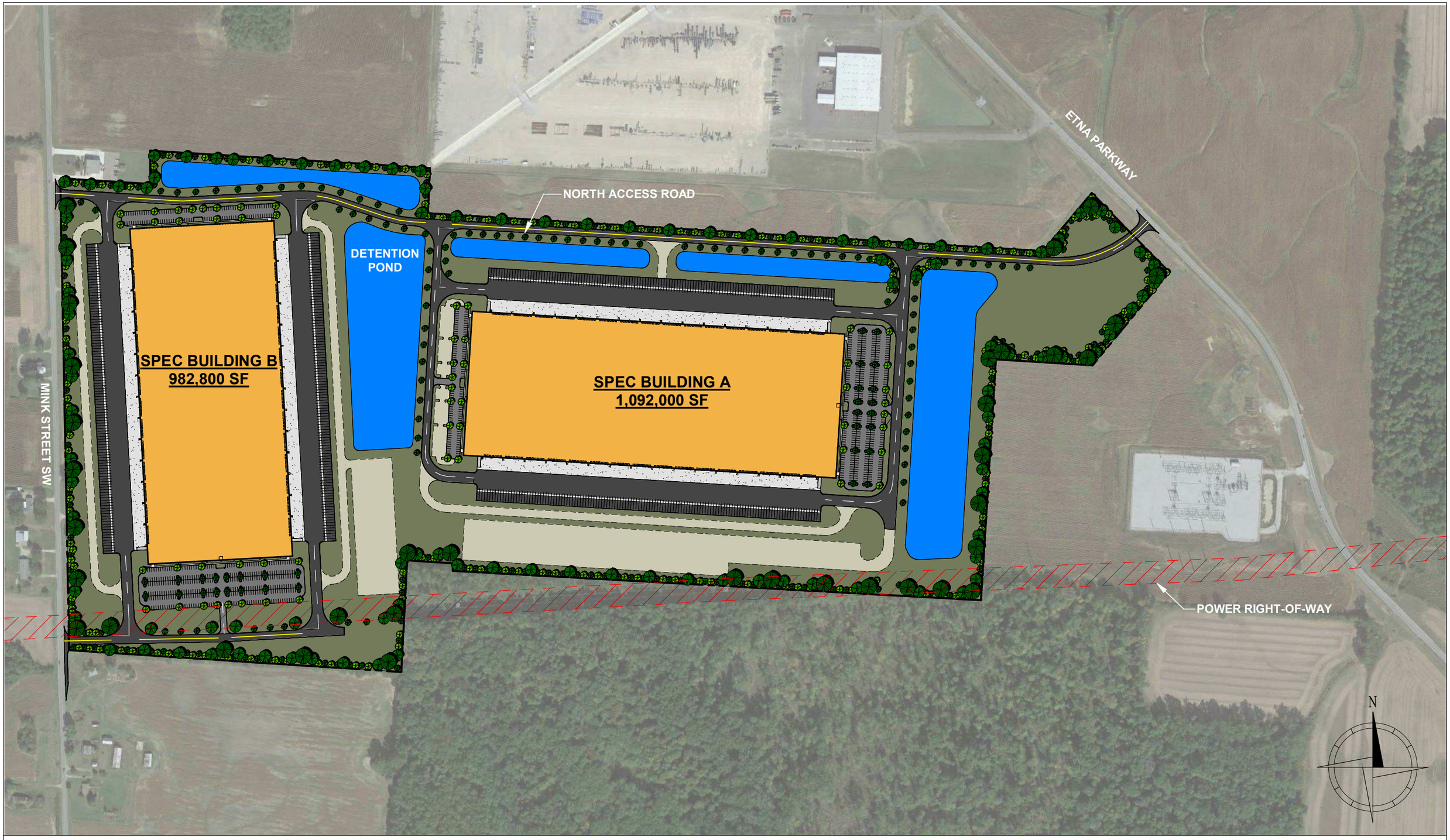
1/15/2021 11:25:08 AM



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MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

SPECULATIVE DISTRIBUTION FACILITY
FOR RED ROCK DEVELOPMENTS,
COLUMBUS, OHIO

No.	Description	Date
A	FOR REVIEW	15 JAN 21

OVERALL SITE PLAN

Project number: A20570.0

Drawn by: TJW

Checked by: KMC

AS-101

Scale: 1" = 400'-0"

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1/15/2021 11:25:29 AM

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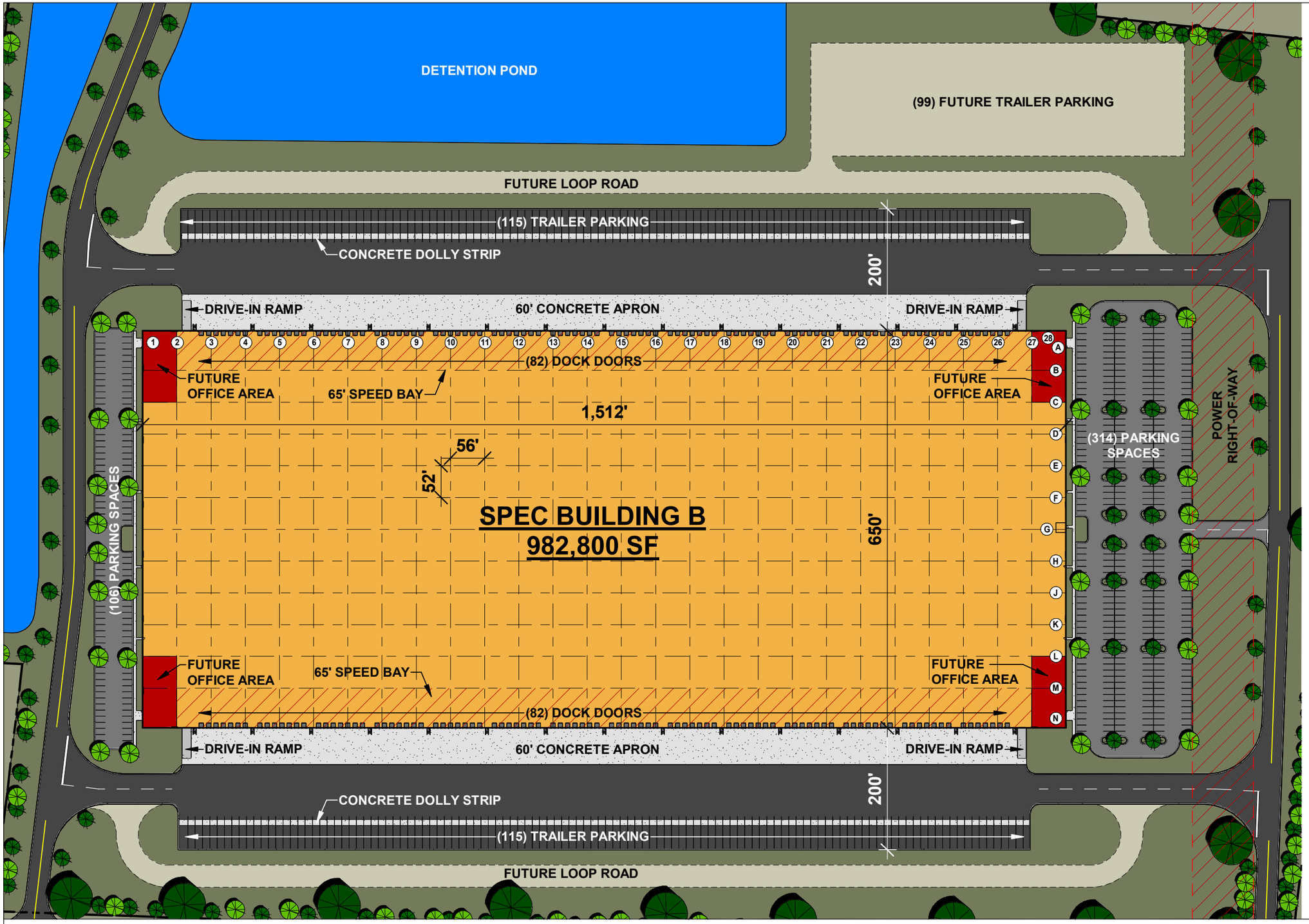

NOTES

CAR PARKING	
PLAN WEST	106
PLAN EAST	314
TOTAL	420
FUTURE SPACES	114
TRAILER PARKING	
PLAN NORTH	116
PLAN SOUTH	115
TOTAL	**231**
FUTURE SPACES	**99**

*TRAILER PARKING SIZED AT 12' WIDE X 60' DEEP

DOCK DOORS	
PLAN NORTH	82
PLAN SOUTH	82
TOTAL	**164**

H.D. ASPHALT

L.D. ASPHALT

CONCRETE

PLAN NORTH

N

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

SPECULATIVE DISTRIBUTION FACILITY
FOR RED ROCK DEVELOPMENTS,
COLUMBUS, OHIO

No.	Description	Date
A	FOR REVIEW	15 JAN 21

BUILDING B - ENLARGED SITE PLAN

Project number: A20570.0

Drawn by: TJW | Checked by: KMC

AS-103

Scale: As indicated

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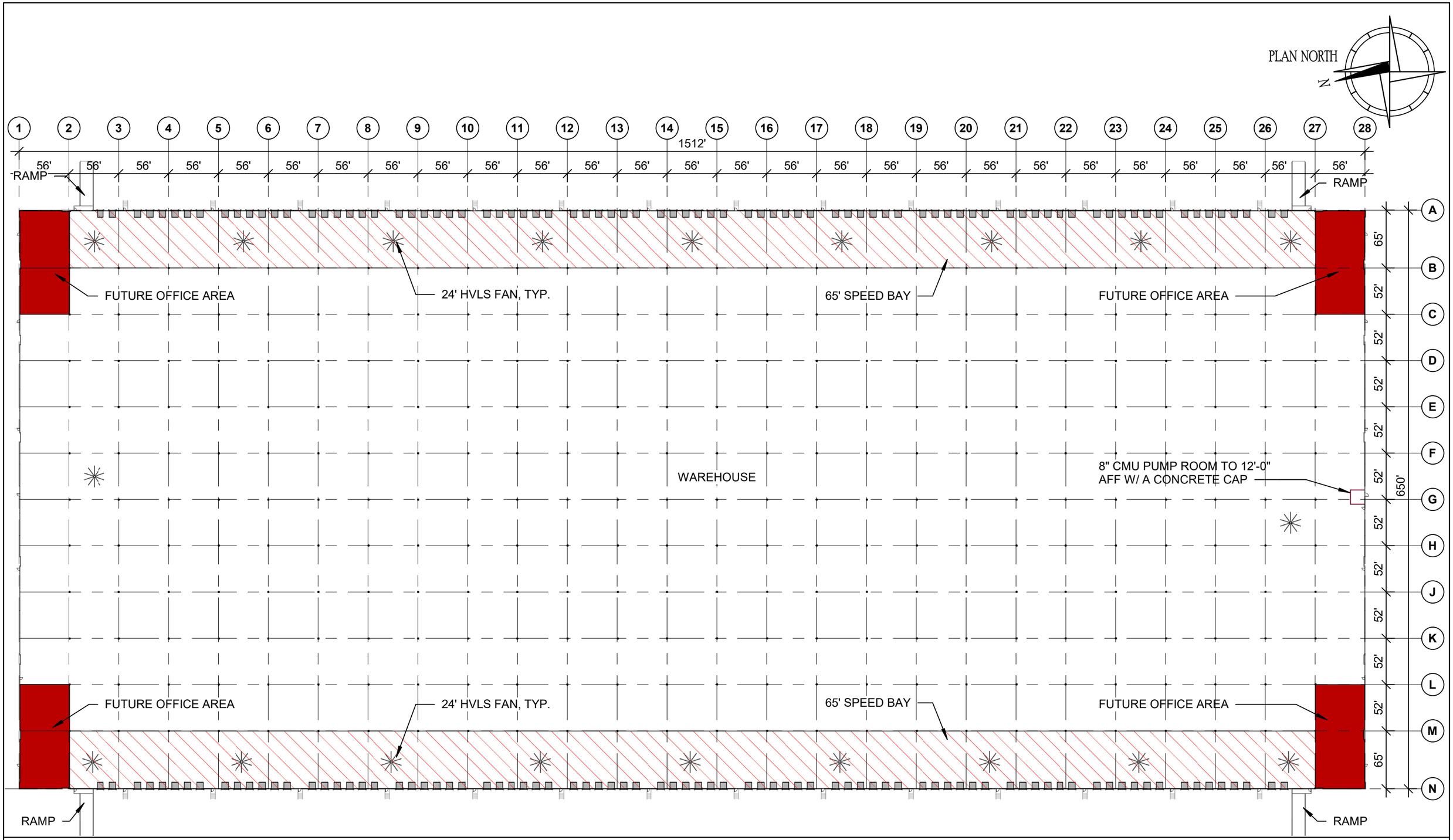

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

COLUMBUS, OH 982,800 SF
SPECULATIVE BUILDING B

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

FLOOR PLAN

Project number: A20570.0

Drawn by: TJW | Checked by: KMC

AG101

Scale: 1" = 100'-0"

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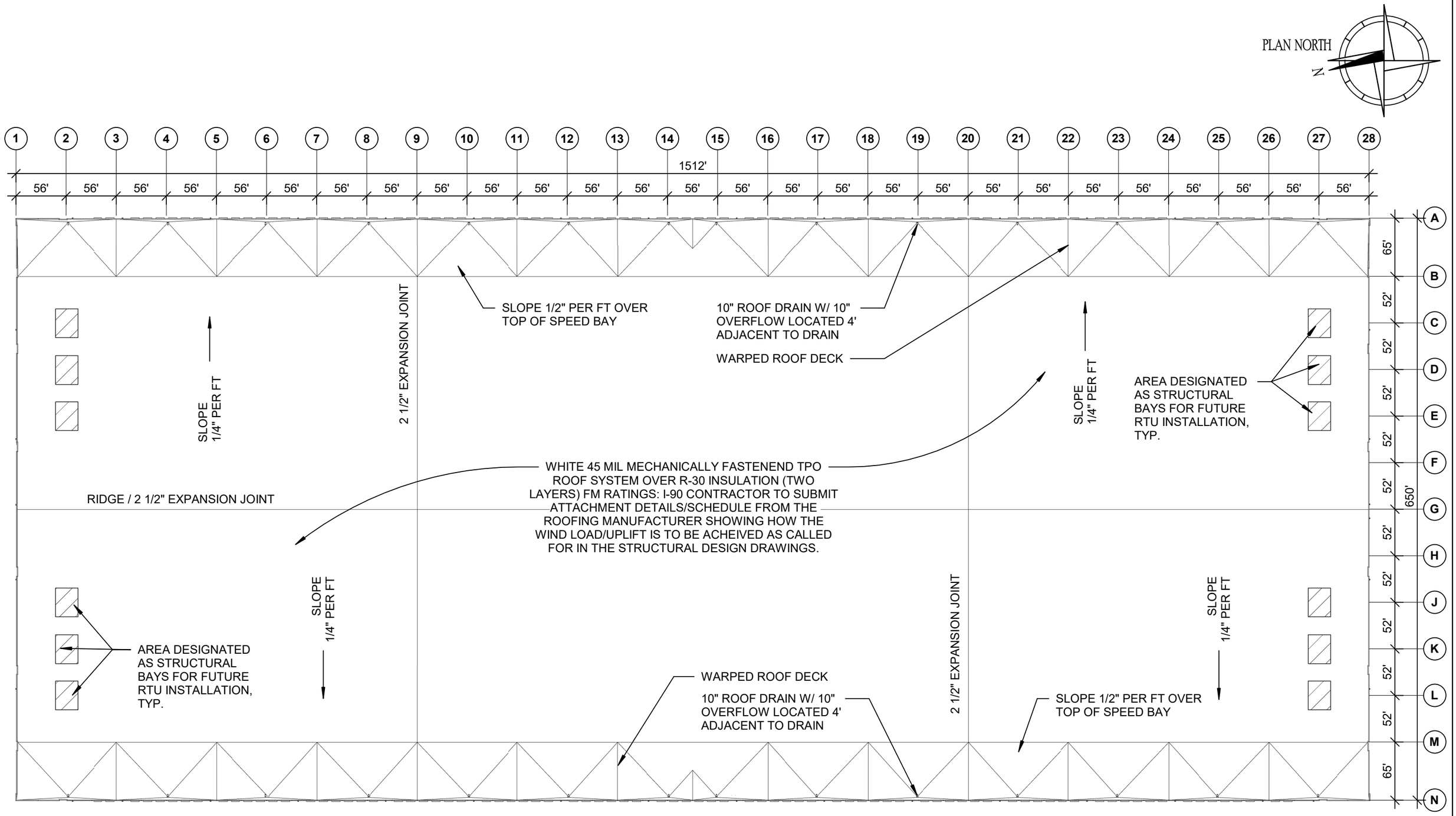

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

COLUMBUS, OH 982,800 SF
SPECULATIVE BUILDING B

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

ROOF PLAN

Project number: A20570.0		AG102
Drawn by: TJW	Checked by: KMC	Scale: 1" = 100'-0"

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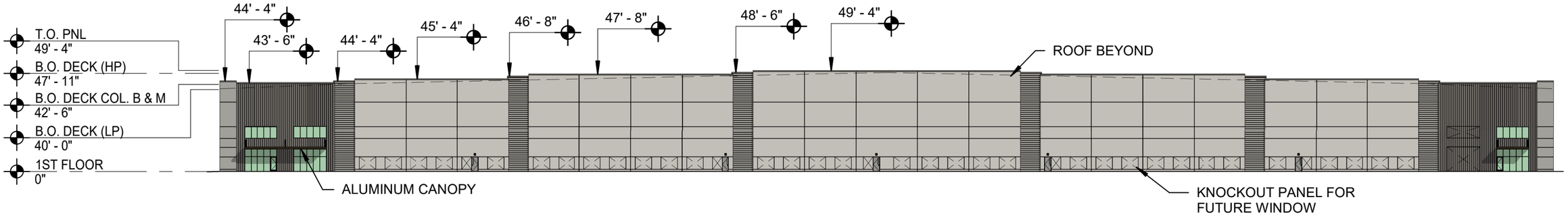
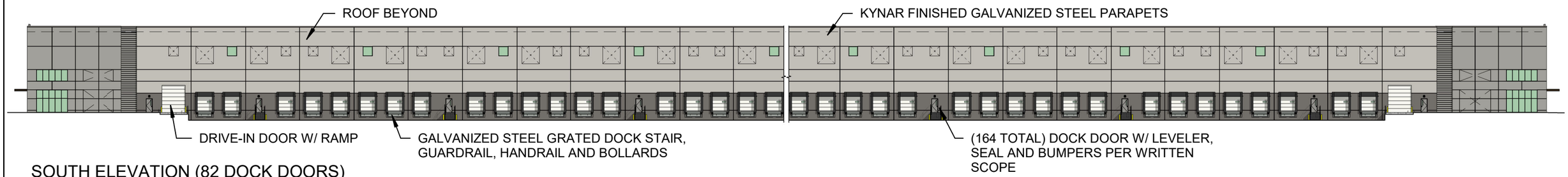
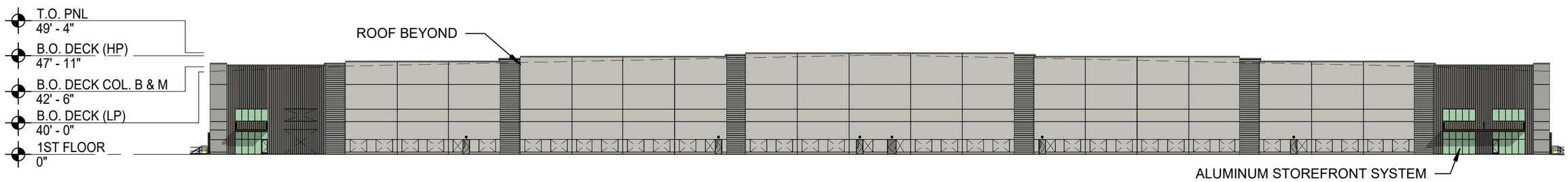


WEST ELEVATION
1" = 50'-0"



SOUTH ELEVATION (82 DOCK DOORS)
1" = 50'-0"



EAST ELEVATION
1" = 50'-0"

NORTH ELEVATION (82 DOCK DOORS)
1" = 50'-0"

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

COLUMBUS, OH 982,800 SF
SPECULATIVE BUILDING B

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

ELEVATIONS

Project number: A20570.0
Drawn by: TJW
Checked by: KMC
Scale: 1" = 50'-0"

AG201

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MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

COLUMBUS, OH 982,800 SF
SPECULATIVE BUILDING B

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

PERSPECTIVE - PRIMARY ENTRY

Project number: A20570.0

Drawn by: PCP

Checked by: KMC

Scale:

AG202

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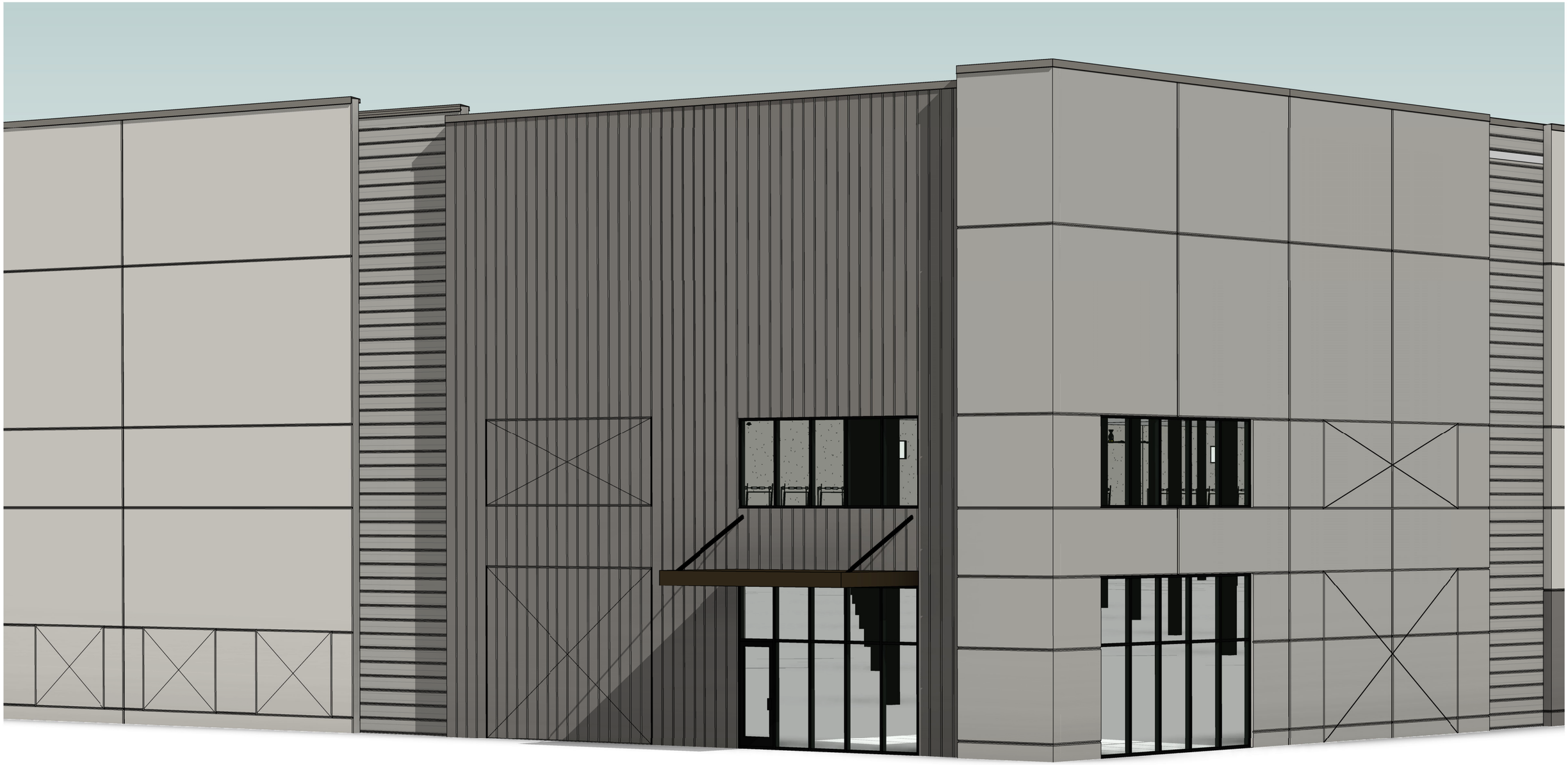

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

COLUMBUS, OH 982,800 SF
SPECULATIVE BUILDING B

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

PERSPECTIVE - SECONDARY ENTRY

Project number: A20570.0

Drawn by: PCP

Checked by: KMC

Scale:

AG203

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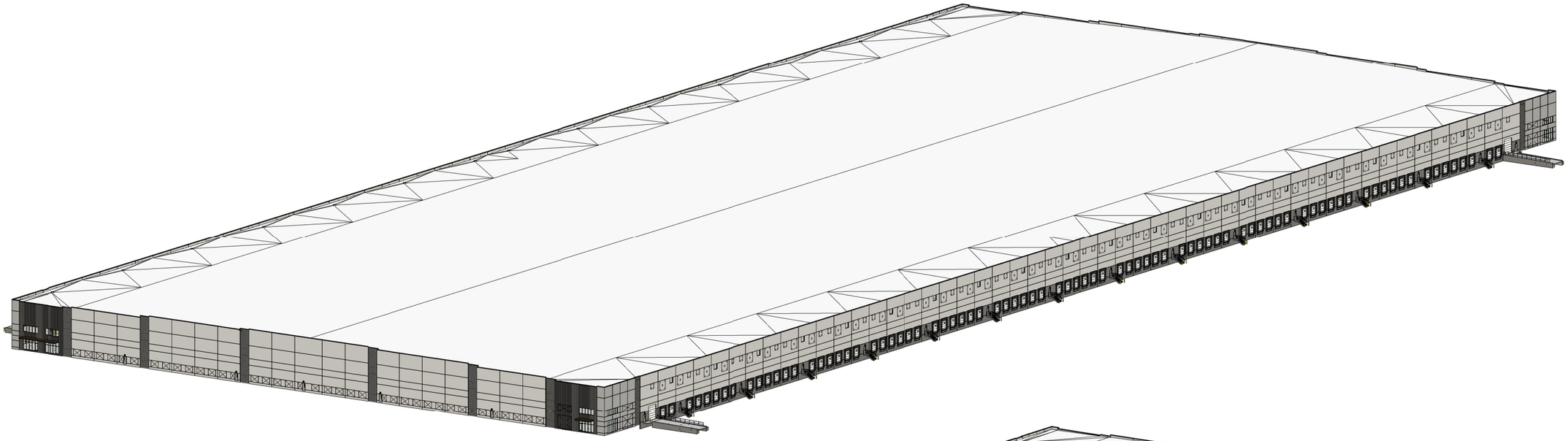

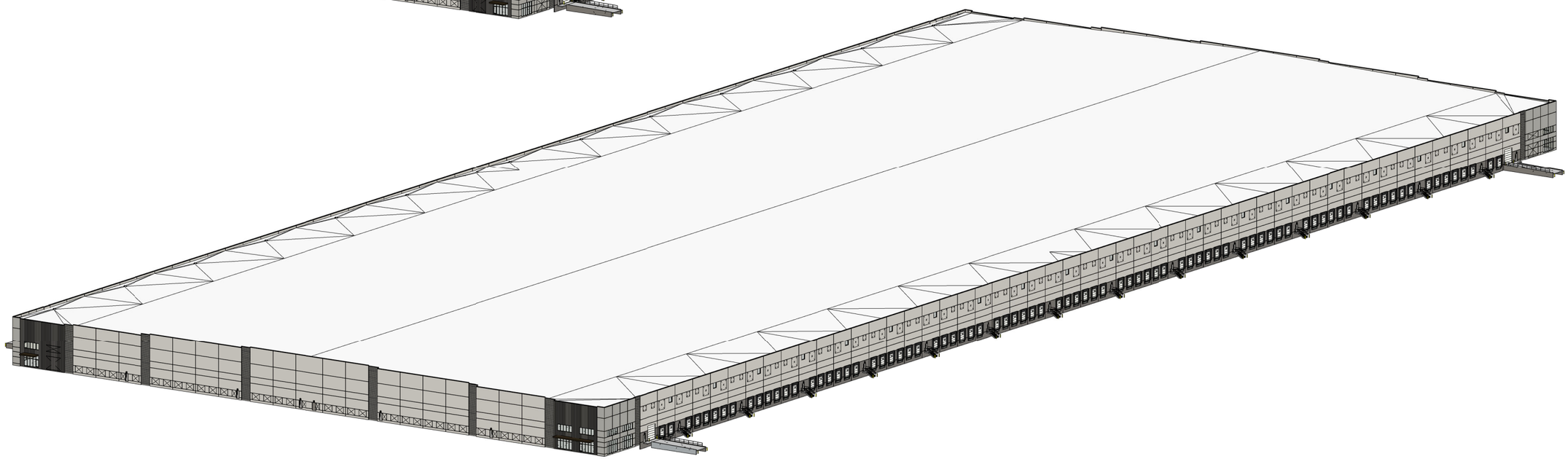

MCA ARCHITECTURE

RED ROCK DEVELOPMENTS

COLUMBUS, OH 982,800 SF
SPECULATIVE BUILDING B

No.	Description	Date
A	TILT CONVERSION	18 JAN 21

ISOMETRIC

Project number: A20570.0

Drawn by: TJW

Checked by: KMC

Scale:

AG204

200903020004064
Pgs: 4 $44.00 T20090004072
03/02/2009 2:58PM BXHAYES BOX
Bryan A. Long
Licking County Recorder

GENERAL WARRANTY DEED

***Bonner Linn II (AKA BONNER C. LINN II) and Ola Linn (AKA OLA D. 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.

Bonner Linn II

Ola Linn

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.

NOTARY

TRANSFERRED
Date March 2, 2009
MW
Licking County Auditor

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

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY MW 520.00

This Document Has Been Prepared By:
Laurie R. Wells
195 E. Broad Street*PO Box 958*Pataskala, Ohio 43062-0958*(740) 927-2927*(800) 536-8678*Fax:(740) 927-3060
www.hayesoffices.com

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 **PRINCIPLE PLACE OF BEGINNING,** 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

STATE OF OHIO
SCOTT A. ENGLAND S-7452
REGISTERED PROFESSIONAL SURVEYOR

2310-09LI

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER
APPROVED BY 2-25-09

0115PA00600000012000

Exhibit "A"
Legal Description
27.679 Acres
all of Ola D. Linn parcel: Instrument No. 2001-04120012014

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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;

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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

STATE OF OHIO
SCOTT A. ENGLAND S-7452
REGISTERED PROFESSIONAL SURVEYOR

2310-09LI

We have reviewed the survey and find the conditions acceptable.
Howard P. Emswiler trustee
Rosemary Emswiler trustee

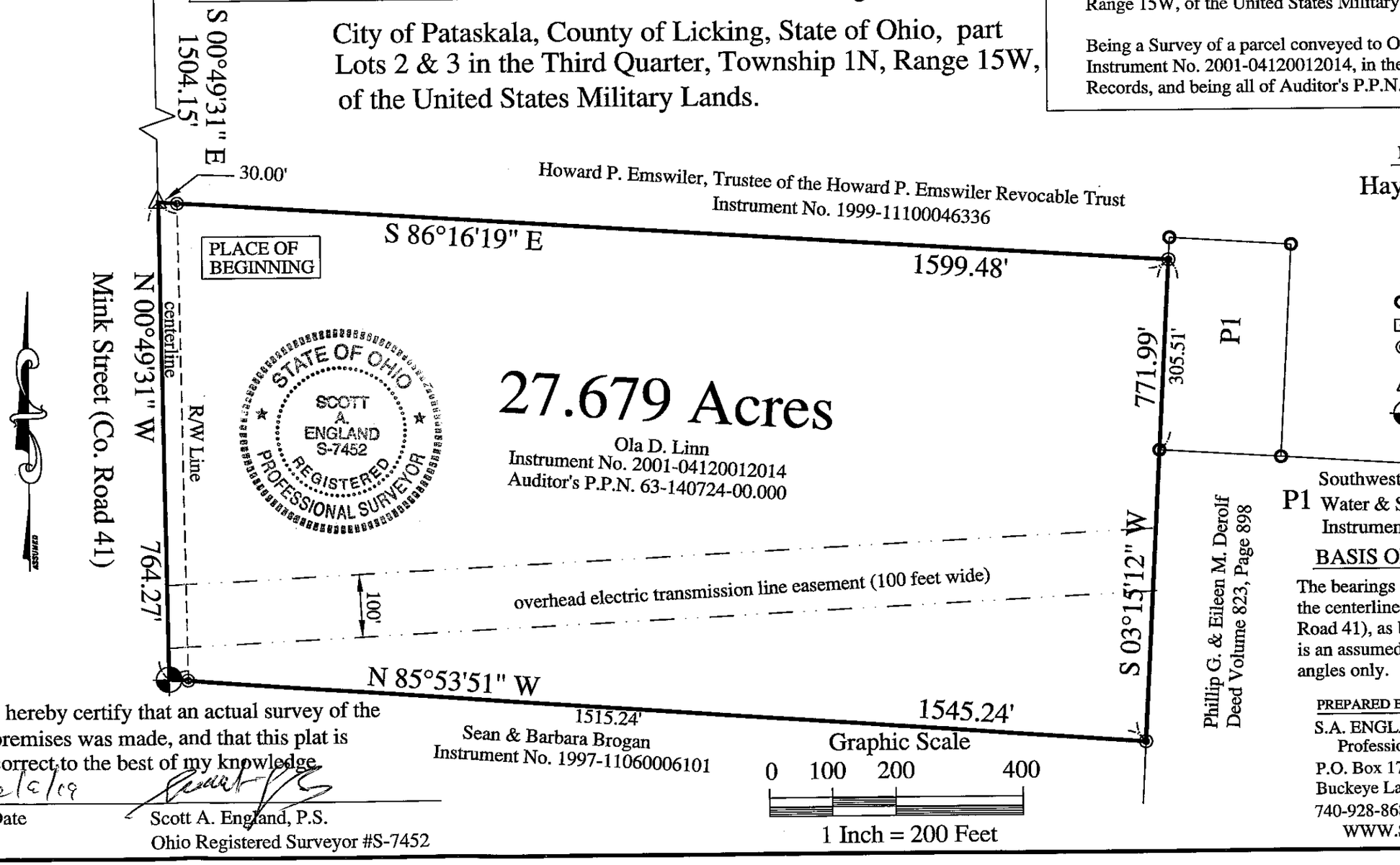
Plat of Survey

City of Pataskala, County of Licking, State of Ohio, part Lots 2 & 3 in the Third Quarter, Township 1N, Range 15W, of the United States Military Lands.

PROPERTY LOCATION:
Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of Lots 2 & 3 in the Third Quarter, Township 1N, Range 15W, of the United States Military Lands.

Being a Survey 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 P.P.N. 63-140724-00.000.

PREPARED FOR:
Hayes Title Agency



LEGEND

- 5/8" o.d. Iron Pin Found
- 1/2" o.d. Iron Pipe Found
- Iron Pin Set
  5\8" Rebar 30" long with/red cap Labeled S.A. England #7452
- Mag Nail Found
- Mag Nail Set

P1 Southwest Licking Community Water & Sewer District
Instrument No. 2005-03030006280

BASIS OF BEARING

The bearings of this plat 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.

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

2/6/09
Date

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

PREPARED BY:
S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
P.O. Box 1770, 5179 Walnut Road
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

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 tax-mailing 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 MARCH 3, 2005
Licking County Auditor TH

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY TH See previous DEED

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

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER
AS MAS
DRAWING NO 8
APPROVED BY

0115PA008000000083100

100891

State of Ohio County of Licking ss:

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.

Amy K Schulze NEE Schulze
Notary Public

This instrument was prepared by:

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

NOTARIAL SEAL STATE OF OHIO

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

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

November 18, 2004
Revised February 09, 2005 (names)

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 & Associates, Inc.
Engineers · Surveyors
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

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.*

STATE OF OHIO
STEVEN J. HYDE 7529
PROFESSIONAL SURVEYOR

STEVEN J. HYDE P.S.

mink.doc

Feller, Finch & Associates, Inc.
Engineers · Surveyors

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

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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 10th day of July, 2009.

Howard P Emswiler Trustee

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

State of Ohio County of Licking ss:

BE IT REMEMBERED, That on this 10th day of July, 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.

Lori A. Manges
Notary Public

This instrument was prepared by:

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

NOTARIAL SEAL STATE OF OHIO

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

Jobes Henderson & ASSOCIATES

www.jobeshenderson.com

Tel: 740.344.5451
Fax: 740.344.5746

59 Grant Street
Newark, Ohio 43055

EXHIBIT A

ALL-STATE LEGAL®

DESCRIPTION FOR A 296.544 ACRE TRACT[1]

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;

---

[1]The 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."

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".

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

STATE OF OHIO
JEREMY LEWIS VAN OSTRAN 8283
REGISTERED SURVEYOR 5/28/09

TRANSFERRED
Date July 10, 2009
Licking County Auditor

December 24, 2008

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY TH EXM.

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER
APPROVED BY
P.M.N. 7/10/09

0115PA00800000084000

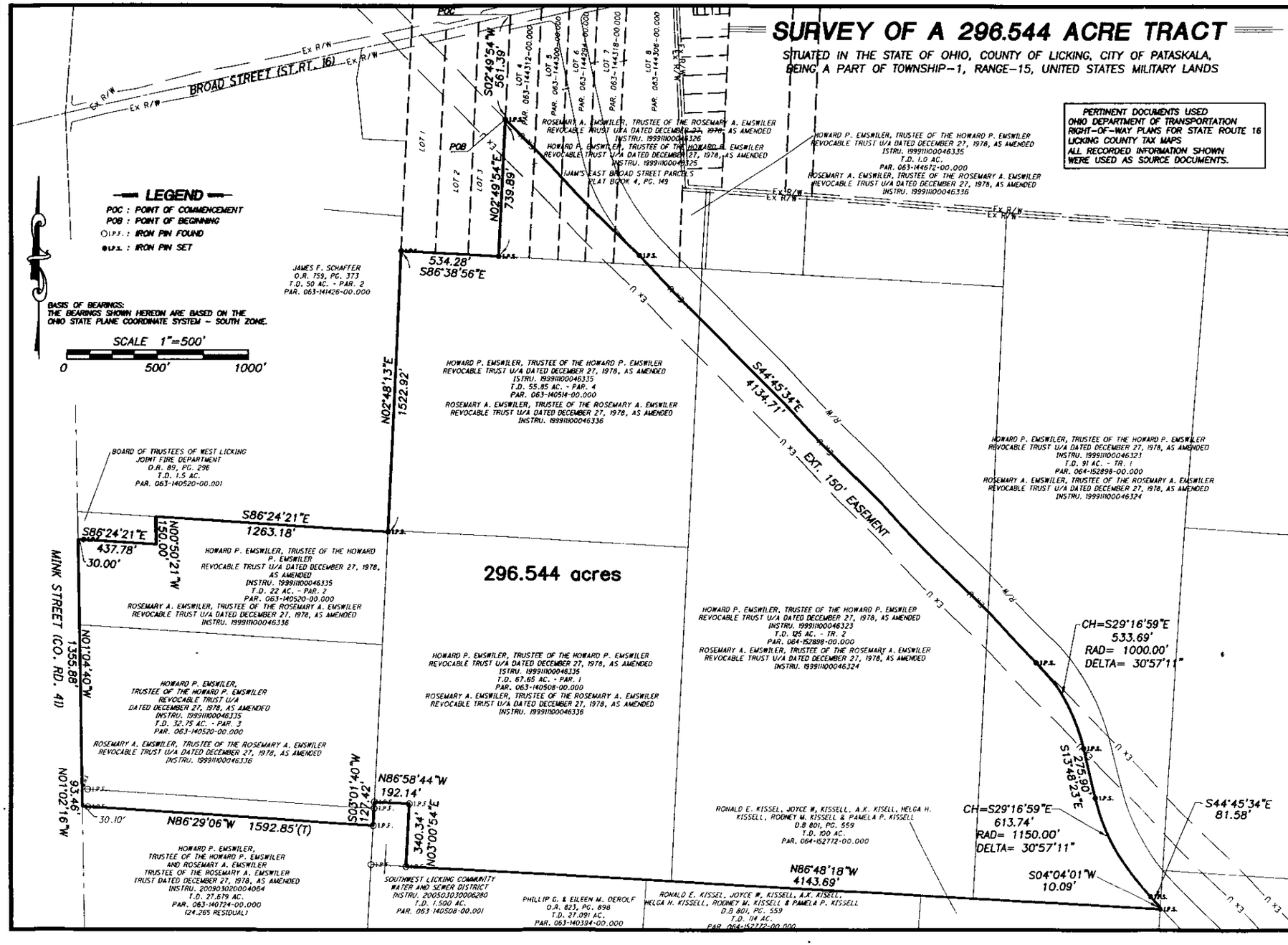
EXHIBIT B

ALL-STATE LEGAL®

SURVEY OF 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

PERTINENT DOCUMENTS USED
OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR STATE ROUTE 16
LICKING COUNTY TAX MAPS
ALL RECORDED INFORMATION SHOWN WERE USED AS SOURCE DOCUMENTS.



Jobes Henderson & ASSOCIATES
Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055
Breaking Ground | Breaking Boundaries
www.jobeshenderson.com

ORDER NO. L 01-26

DATE: 6-15-09

RECERTIFIED
Foundation Survey
Ord. No.
Date:
Final Survey
Ord. No.
Date:
Drawing M:/L01-26/SURVEY/JRS SITE.dwg

REVISED

DRAWN: JLK
CHECKED: JLV
F.B.

This Survey Prepared For: JRS SITE

STATE OF OHIO
JEREMY LEWIS VAN OSTRAND
8283
REGISTERED
SURVEYOR
6/15/09

JEREMY L. VAN OSTRAND

EXHIBIT

C

ALL-STATE LEGAL®

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 <u>within</u> 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.

DESCRIPTION APPROVED
TIM LOCCO
LICKING COUNTY ENGINEER
APPROVED BY
9-14-09

200909140020157
Pgs: 4 $48.00 T20090018906
09/14/2009 4:16PM BXHAYES TITLE
Bryan A. Long
Licking County Recorder

0115PA00600000012100

TRANSFERRED
Date September 14 2009
Licking County Auditor

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY KM 180.00

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

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

Rosemary A. Emswiler, Trustee

Rosemary A. Emswiler, Trustee of the Rosemary A. Emswiler Revocable Trust U/A dated December 27, 1978, as amended

State of Ohio
County of Licking SS:

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.

NOTARY

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

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

NOTARIAL SEAL STATE OF OHIO

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

Jobes
Henderson
& ASSOCIATES

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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 mag nail 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".

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

STATE OF OHIO
JEREMY LEWIS VAN OSTRAN 8283
REGISTERED SURVEYOR

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

Jeremy L. Van Ostran, P.S.
Reg. Surveyor No. 8283