



CITY OF PATASKALA PLANNING & ZONING COMMISSION

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

STAFF REPORT

April 7, 2021

TCOD Application TCOD-21-002

Applicant:	Derek Marine, DMK Development – Pataskala, LLC.
Owner:	Edwards Real Estates Group, LLC.
Location:	11309 Broad Street SW
Acreage:	4.98-acres
Zoning:	GB – General Business
Request:	requesting approval of a Transportation Corridor Overlay District pursuant to Section 1259.07 of the Pataskala Code to allow for the construction of a Tractor Supply Company on the property located at 11309 Broad Street.

Description of the Request:

The applicant is seeking approval of a Transportation Corridor Overlay District application for the construction of a Tractor Supply Company (NAICS -

Staff Summary:

The 4.98-acre property located at 11309 Broad Street SW is current vacant, undeveloped land. There are existing tree lines to the south, bordering the railroad right-of-way. The properties only frontage is along Broad Street SW to the north.

The Applicant is requesting approval of a Transportation Corridor Overlay District (TCOD) application to allow for the construction of Tractor Supply Co. retail store with an outdoor sales area and associated site improvements. The North American Industry Classification System (NAICS) 2007 assigns the use code 453998 for 'All Other Miscellaneous Store Retailers' which describes the use as "establishments primarily engaged in retailing specialized lines of merchandise" and is a Permitted Use within the GB – General Business zoning district.

Below is a general summary of the proposed Tractor Supply Co.:

Structures

- Retail Building: 19,097-square feet.
 - Height: 30-feet at maximum.
 - Exterior: Painted masonry wall, corrugated metal.
- Outdoor sales area: approximately 20,100-square feet.
 - Exterior: Partially covered, perimeter to be surrounded by 8-foot-tall chain-link fence.

Proposed Setbacks

- Front (E Broad Street): Approximately 224' for structure, approximately 40' for pavement (actual distances not identified).
- Side (East): 140' for structure, 10' for pavement.
- Side (West): 58.92' for structure, 21.42' for pavement.
- Rear: 196.5' for structure, 48.5 for pavement.

Parking

- 75 Parking Spaces total (Code requires 84)
 - 68 Regular Parking Spaces (10'x20')
 - 3 Truck/RV Spaces (10'x40')
 - 4 ADA Accessible Spaces (8'x20')
 - Pursuant to Section 1259.05 the Planning and Zoning Commission approves parking requirements with consideration given to recommendations from City staff.
- 1 Loading Space at the rear of the building with movable steel dock ramp.

Access

- One two-way access point on Broad Street SW.
 - One lane into property, two lanes leaving for left or right turns.
- Construct westbound Left-turn lane on Broad Street SW.
- Extend eastbound Two-way left-Turn lane.

Landscaping

- Frontage (Broad Street SW): L2 type screening consisting of a 3-foot-high berm with one (1) tree per 30 lineal feet for a total of 10 trees (Code requires L2)
- Side Yard, East: A 6' tall opaque wall, with one tree per 30 lineal feet (Code requires none when not adjacent to residential use).
- Side Yard, West: No additional landscaping (Code requires none when not adjacent to residential use).
- Rear Yard: No additional landscaping (Code requires none when not adjacent to residential use).
- Enclose dumpster per requirements of Section 1283.06.
- Parking Area Interior Landscaping: Per requirements of 1291.13(B)(1)(a): 20-square feet per parking stall, one tree for every-200 square feet of landscaped area. 8 trees total.

Signage

- The signage included in the architectural drawings (30' height pole sign with 108-square foot signage) is labeled as conceptual only. At the time of submitting this TCOD Application, the Applicant had not finalized any signage plans.
 - After the Applicant submitted their Application, but prior to this Staff Report being written the Applicant submitted a signage proposal that meets Pataskala Code. The current proposed signs are included in this Staff Report. They are:
 - Monument Sign: 31.69-square foot sign on 10' height base.
 - Wall Sign: 46.67-square foot wall mounted sign above the front door.

The Applicant has also supplied a summary of other Tractor Supply Co. locations built by them and the amount of parking spaces provided for each. On average, these 20 locations average 70 parking spaces, the Applicant is proposing 75 total for the Pataskala location. Per the Applicant, they stated that the peak hours of business typically range from 12:00PM Friday to 8:00PM Saturday, with an average of 30 to 50 customers per hour, with each customer typically staying in the store 15 to 20 minutes. They believe that although the provided parking is less than required by Section 1291.16 of the Pataskala Code, it is adequate to serve the needs of the proposed development.

Staff Review:

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

Planning and Zoning:

The Applicant met with Staff on January 28, 2021 to review and discuss the concept plan. Staff composed a list of plan review comments, which is attached to this Staff Report. Items that have been addressed are ~~struck through~~, and any remaining or additional items to address are in **red**. Should the TCOD Application be approved, the next step would be Construction Plans (administrative) then to New Commercial Construction Permit (administrative), then final compliance (administrative).

There are several items as part of the TCOD approval process that the PZC has the authority to approve or disapprove as proposed, with consideration given to recommendations from City Staff, even when they do not meet the minimum requirements of the Pataskala Code. Those being setbacks, buffer zones, parking requirements, and landscaping/design requirements.

Pursuant to Section 1291.16 of the Pataskala Code, one (1) parking space for every 300-square feet of indoor gross floor area, plus one (1) per 1,000-square feet of outdoor display area is required. For 19,097-square feet of indoor area this would be 64 spaces, and for ~20,100-square feet of outdoor area this would be 20 spaces for a total of 84. As mentioned in the Summary, the Applicant has provided a summary of existing Tractor Supply Locations and the parking provided at each, averaging at 70 spaces. The proposed parking (75-spaces) would be 9 less than what is required per Pataskala Code. Additionally, the West Licking Joint Fire District is requiring a second access point. This could potentially cause the removal of two (2) to three (3) parking spaces depending on the location and width of the eventual emergency access drive. Staff believes that for the intensity of use as stated by the Applicant that the amount of parking provided, and could potentially be provided with a second access, is adequate for the proposed development.

In addition, pursuant to 1291.18 of the Pataskala Code one (1) off-street loading space is required for being over 10,000-square feet of gross floor area, plus one (1) additional loading space for each additional 10,000-square feet or fraction thereof above 10,000-square feet. For the proposed square footage of the retail area this would be four (4) spaces. This Section also details the required dimensions of said loading spaces. The Applicant is proposing a 58-foot-wide paved area with a truck turnaround behind the proposed structure with a moveable steel dock ramp to unload trucks. For the proposed intensity of this use, Staff believes this would be appropriate. The requirement for one loading space per 10,000-square feet is tailored more towards large supermarkets or retail stores expecting daily or multiple per day deliveries.

Section 1279.03(A)(2) states that the maximum fence height when behind the front setback line is 72-inches (6-feet). The proposed fencing around the outdoor sales area is 96-inches (8-feet). The Applicant has requested a Variance (VA-21-016) which will go before the Board of Zoning Appeals on April 13, 2021 for consideration.

For the Transportation Corridor Overlay District, Pursuant to Section 1259.05(F) sidewalks shall be provided along each developed parcel or upon change of use if a sidewalk does not exist at the time of development or change of use. Along Broad Street, this should be an 8' wide asphalt path. Additionally, pursuant to Section 1117.15(f) The City Administrator or their designee reserves the right to waive the requirement for installation of public sidewalks where such improvement would not be compatible with surrounding or adjacent land. The developer shall contribute to a fund in-lieu of the required sidewalks. Staff believes that, as any path constructed in this location would have no connections, the fee-in-lieu would be more appropriate.

Section 1291.03 of the Pataskala Code states that any nonresidential parking area with 10 or more spaces shall be illuminated during periods of darkness to provide an average intensity of ½-foot candles of light as measured at the parking surface. The "Coded Notes" in the plans call out #8 as proposed light pole locations, however on the Site Plan they are not identified. Staff will need to see the proposed lighting locations and types to ensure compliance with Section 1291.03.

There are several other comments listed in the attached Staff Review, but Staff believes these are relatively minor revisions or clarifications that may be handled administratively. Staff has no further comments on the proposal.

Public Service Director

1. The turn-lane as shown satisfies the Public Service Department for both TCOD and access management requirements, with final layout to be addressed during final engineering review.
2. Stormwater design to be provided with final engineering review
3. The ultimate ROW width for Broad Street is planned for 120' (60' from centerline), please show accordingly.
4. It seems appropriate for this location for the payment of a fee-in-lieu for sidewalk/path instead of installing pedestrian facilities with no connection,

City Engineer:

1. It is recommended the proposed western driveway radius be altered to the west as to not encroach the projected property line.
2. Future engineering review will be conducted during required submission.

Southwest Licking Community Water and Sewer District

1. Water/Sanitary service available.

West Licking Joint Fire District

1. Per Fire District regulations Section I note (c): requires 2 permanent means of access for all developments. That being said a second entrance shall be installed to the east side of the parking lot, which may be emergency access only.
2. A Knox pad lock shall be installed on the gate for the garden center.

Other Departments and Agencies:

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	AG – Agricultural	Agricultural
East	GB – General Business	Misc. Commercial
South	AG – Agricultural	Railroad Agricultural
West	GB – General Business	Auto Repair/Storage

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

Modifications:

Should the Commission choose to approve the applicant's request, the following modifications 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 Staff, the Public Service Director, the City Engineer, and the West Licking Joint Fire District.
3. The Applicant shall supply Planning and Zoning Staff with a set of mylar plans upon approval of the Zoning Permit.

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-20-002 pursuant to Section 1259.07 of the Pataskala Code ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

TCOD-21-002 Staff Review

April 7, 2021

Procedure:

Step 1: Transportation Corridor Overlay District (TCOD) Application

- ~~Goes before the Planning and Zoning Commission (PZC) for approval.~~
- ~~\$300.00 plus \$2,500 engineer review fee (serve as a retainer for our Engineer, any amount not used is returned).~~

Step 2: Any Variance Applications required

- ~~If any Variances from the Pataskala Code are requested; they would go before the Board of Zoning Appeals (BZA)~~
- ~~\$300.00 per Application~~
 - ~~You could put all requested Variances on one Application, just be aware that if the BZA denies one out of however many Variances you request, then by default the entire Application is denied.~~

Step 3: Construction Plans

- Construction Plans Application submitted to Staff for engineering review (administrative approval from this point on, granted you are not changing anything from the TCOD or require more Variances).
- \$2,500.00

Step 4: New Commercial Construction Permit

- Administrative Zoning Approval confirming that the Construction Plans have been approved by the Public Service Director and City Engineer, and that all Conditions of Approval from the TCOD (and Variances, if required) have been addressed.
- Must submit a Certificate of Compliance Application along with Permit Application, which will be kept on file until construction is complete.
- \$300.00, plus \$750.00 Park Use Fee, plus \$75.00 Certificate of Compliance. Total: \$1,125.00.

Step 5: Compliance

- Once construction is complete, the Zoning Inspector will inspect the site for compliance with the Zoning Permit.
- If all improvements have been made, and all Conditions of Approval addressed, the Zoning Inspector will issue the Certificate of Compliance at which point the business may commence operations.

Chapter 1249 – General Business (GB)

1249.03 – Permitted Uses

- 1) ~~1249.03(16) NAICS Code: 453998 – All Other Miscellaneous Store Retailers is permitted in the GB district.~~

1249.05 – General Requirements of the GB District

- 1) ~~1249.05(A): Maximum building height is 35-feet.~~
- 2) 1249.05(C): Setbacks and Yards
 - a) 1249.05(C)(1): Front Yard of not less than 75-feet in depth **OR** 50-feet with central water and sewer.

- i) Setback identified at 75-feet, by using SWLCWSD revise to 50'. Provide actual distance from R/W line to closest point of structure, as well as to closest point of parking lot.
- ~~b) 1249.05(C)(2): Side Yard when abutting non-residential zoning district: 25-feet for structures, 10-feet for paved areas.~~
- ~~c) 1249.05(C)(3): Rear Yard when abutting non-residential zoning district: 30-feet for structures, 10-feet for paved areas.~~
- 3) 1249.05(D): Maximum Lot Occupancy
 - a) Max percentage of lot area occupied by principal and accessory structures to be 85%
 - i) Provide a Site Statistics Table indicating the square footage of ground coverage on the lot. This includes structure, garden center, paving, etc. Any impervious surface.
- 4) 1249.04(G): Trash and Garbage Control
 - a) Dumpsters/Trash Receptacles shall not be in front yards. Shall be effectively screened from view (see Section 1283.06).
 - i) Plans refer to Sheet C7.1, which is not included.

Chapter 1259 – Transportation Corridor Overlay District

1259.05 – Design Standards

- 1) ~~1259.05(A): One or more of the following traffic safety measures shall be required:~~
 - ~~a) 1259.05(A)(1): Access Road Requirements. Access roads shall be utilized to service commercial development located along the corridor. Such roads will help prevent traffic interruptions on the thoroughfare.~~
 - ~~b) 1259.05(A)(2): Left Turn Lanes. Left turn lanes, which provide stacking lanes for those cars preparing to turn left, shall be utilized in an effort to help prevent traffic slow down and traffic hazards.~~
 - ~~i) Left Turn lane has been provided.~~
 - ~~c) 1259.05(A)(3): Acceleration/Deceleration Lanes. Acceleration/deceleration lanes shall be utilized to help prevent traffic slow down and general interruptions, thereby avoiding potential traffic hazards.~~
 - ~~d) 1259.05(A)(4): Driveway Spacing. Access points shall be separated by a minimum distance of 600 feet (from edge to edge of driveway cuts) along Broad Street (SR 16) and shall be adjusted accordingly for other roads included in the TC based on their given speed limits.~~
 - ~~e) 1259.05(A)(5): Right in / Right out only turns. Points of access that allow only right in/right out access shall be utilized in an effort to help prevent traffic slowdown and additional points of traffic conflicts.~~
 - ~~f) 1259.05(A)(6): Or other traffic safety measures as approved by the City engineers.~~
- 2) 1259.05(B): The front yard setback shall be based on the recommended right-of-way width as outlined in the Master Thoroughfare Plan.
 - a) The recommended right-of-way width on Broad Street at this location is 120-feet, so the front yard setback would be based off a line 60-feet from the centerline of Broad Street. R/W shown but dimension needed, refer to Public Service Directors comments.
- ~~3) 1259.05(C): Commercial loading areas shall be located behind building(s) and screened from adjacent unlike uses.~~
- 4) 1259.05(D): Storage areas and trash storage receptacles shall be totally enclosed by structures or opaque fences on four sides, screened from adjacent uses, and be located behind building(s).
 - a) See Comment on Section 1249.04(G), above.

- 5) ~~1259.05(E): New or upgraded utility, cable or other communications lines, and transmission lines located within the TC Overlay District (including those located along the rear property line) shall be located underground and be designed and located in such a manner that they will have minimum adverse visual and physical impact on the roadside.~~
- a) Using existing electric, all others to be underground.
- 6) 1259.05(F): Sidewalks shall be provided along each developed parcel or upon change in use of an existing developed parcel within the TC Overlay District if a sidewalk does not exist at the time of the development or change in use of the parcel. Sidewalks shall be designed to minimize conflict with motor vehicles and shall be installed pursuant to sidewalk design specifications in Section 1117.15 of the Pataskala Subdivision Regulations.
- a) For this development, a sidewalk would not really make sense, as there are no adjoining sidewalks to connect to. In this case, the developer would contribute to a Sidewalk Fund instead of building the actual sidewalk, so that the City can construct sidewalks in areas where they are needed. The Developer would not be responsible for constructing any sidewalks in the future (unless they really wanted too). Along Broad St, this is an 8' wide asphalt path.

Chapter 1279 – Fences

1279.03 – Height and Location

- 1) 1279.03(A)(2) A fence or wall not exceeding 72-inches in height may be erected in any area behind the building setback line.
- a) Proposed fence height is 96-inches, a Variance has been submitted by the Applicant (VA-21-016).

Chapter 1283 – Landscaping and Screening

1283.03 – Tree Preservation and Replacement

- 1) ~~1283.03(B)(1): Any tree on site with a caliper of 8-inches or more at 5-feet above ground shall be preserved unless exempted as follows:~~
- a) ~~1283.03(B)(1)(a): The tree will be located within a public right-of-way or easement.~~
- b) ~~1283.03(B)(1)(b): The tree is located within the area to be covered by proposed structures or within 12 feet of the perimeter of proposed or existing structures.~~
- c) ~~1283.03(B)(1)(c): The tree will be located within a proposed driveway.~~
- d) ~~1283.03(B)(1)(d): The tree is damaged or diseased/~~
- 2) 1283.03(B)(2): Any tree not meeting the above exemptions and removed on site must be replaced with using the ratio determined from Table 1283.03-01 in the Pataskala Code.
- a) Site has already been cleared.

~~1283.04 – Tree Replacement Exemptions~~

- 1) ~~A Developer may contribute to the City's Tree Fund in lieu of replacement on site at a 3:1 ratio.~~

1283.07 – Application of Landscaping Standards

- 1) 1283.07(B): When in the GB district, individual lots shall provide the following landscape screening standards:
- a) Front Yard: L2
- b) Side Yard: L3 or L4 if abutting a residential use.
- i) Proposed screening on east side yard not required but will be useful as a buffer between the TSC and the residential uses to the east.
- c) ~~Rear Yard: L3 or L4 if abutting a residential use.~~

1283.06—Landscaping and Screening Standards

- 1) ~~1283.06(3)(b): L2 type landscape screening shall consist of a continuous 3-foot high shrub screen with 1 tree per 30-lineal feet. A 3-foot berm, or wall, may be substituted for the shrubs but the trees are still required.~~
 - i) ~~3-foot berm and one tree per 30-lineal feet provided.~~

Chapter 1291 – Parking and Loading

1291.02—General Requirements

- 1) ~~1283.02(A)(7): A curbed landscaped island, minimum 6 feet in width, shall separate parking areas within a site from any entrance or exit to the parking lot.~~
 - a) ~~Cross-hatched area on site plan between entrance drive and parking lot should be curbed islands. Appears the change was made, may consider putting some of the interior landscaping within these.~~

1291.03 – Lighting

- 1) Any nonresidential parking area with ten or more off-street parking spaces and any residential parking area with 20 or more off-street parking spaces shall be illuminated during periods of darkness to provide an average intensity of 1/2 foot candles of light as measured at the parking surface area. All outdoor lighting shall be constant intensity, and shall be directed, reflected, or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his/her property.
 - a) Coded notes identify #8 as “Proposed Light Pole” however, this coded note does not appear on the site plans. Will need to provide locations and details on the type of lighting to be utilized.

1291.05—Location of Parking and Loading Spaces

- 1) ~~1291.05(B) 40-foot vegetated zone (landscaped to the L2 standard identified in Chapter 1283) shall be maintained between the street right-of-way line, and any parking or loading area exclusive of ingress and egress points.~~
 - a) ~~40-foot setback identified, L2 type landscaping has been provided.~~

1291.07 – Parking Spaces for People With Disabilities

- 1) 1291.07(B): Number shall be in compliance with ADA guidelines. Accessible spaces shall be a minimum of 11-feet wide and 19-feet deep, with a 5-foot wide access aisle on one side.
 - a) ADA spaces only 8'x20', width needs revised to 11'.
- 2) ~~1291.07(B)(1-3): Proper signage shall be posted.~~
 - a) ~~Note included on plans.~~

1291.11—Parking and Loading Space Dimensions

- 1) ~~Figure 655-1: For 75-90 degree parking the minimum dimensions are 9 feet wide, 19 feet deep. Parking Space maneuvering (distance between two opposing lanes of parking) shall be minimum of 20 feet.~~

1291.13—Interior Screening and/or Landscaping

- 1) ~~1291.13(1): All surface parking areas with more than 10 spaces shall provide curbed interior landscaping complying with one or a mix of the standards set forth below:~~
 - a) ~~1291.13(1)(a): Option 1—Interior landscaping shall be provided at the rate of 20 square feet per stall. At least one tree must be provided for every 200 square feet of landscaped area. Ground cover plants as listed in Chapter 1283 must completely cover the remainder of the landscaped area~~

~~b) 1291.13(1)(b): Option 2 One tree must be provided for every four parking spaces. The tree planting area must have a minimum dimension of 25 square feet. All island trees shall be protected from potential damage by vehicles.~~

~~i) Option 1 Utilized. For 75 spaces this is 1,500 SF of landscape area. At 1 tree per 200 SF this is 8 trees.~~

~~1291.13 Width of Access Driveway~~

~~1) For a two-way access drive, a minimum width of 28 feet is required. Plans show 30 foot at the building, does it maintain this width between the entrance and parking lot?~~

2) Parking Areas having more than one aisle or driveway shall have directional signs or markings in each aisle or driveway.

a) **Parking aisles will need arrows indicating flow of traffic.**

1291.16 – Required Number of Off-Street Parking Spaces

1) 1291.16(Commercial)(11)

a) 1 for each 300sf of indoor gross floor area, plus 1 per 1,000sf of outdoor display area.

i) **19,097/300= 64 spaces. 20,100sf/1000= 20 spaces, for 84 total. However, PZC has authority to approve, disapprove, or approve with conditions the amount of proposed spaces (75).**

1291.18 – Required Number of Off-Street Loading Spaces

1) For Commercial, over 10,000sf of gross floor area: 1, plus 1 for each additional 10,000sf or fraction thereof above 10,000sf.

i) **Again, PZC has authority to approve/disapprove/approve with modifications on parking. You mentioned during the meeting an expected delivery of 3 trucks a week, and with the rolling steel dock.**

General Comments

1) Provide a clearer view of where the garden center/outdoor sales roof cover will be located.

Jack Kuntzman

City Planner

City of Pataskala

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Jim Roberts](#); [Alan Haines](#); [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala PZC Review Memo for 04-07-2021
Date: Monday, March 29, 2021 9:13:46 AM

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Jack

Hull & Associates have reviewed the PZC Review Memo and offer the following comments:

1. TCO-21-002
 - a. It is recommended the proposed western driveway radius be altered to the west to not encroach the projected property line.
 - b. Future engineering review will be conducted during required submissions.

Please let us know if there are any questions regarding our comments. We appreciate the opportunity to provide these services for the city.

Thanks

Scott R. Haines, P.E., CPESC

Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-360-0023

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

Sent: Wednesday, March 10, 2021 1:04 PM

To: Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Doug White <DWhite@westlickingfire.org>; Bruce Brooks <bbrooks@pataskalapolice.net>; Alan Haines <ahaines@ci.pataskala.oh.us>; Chris Gilcher <cgilcher@swlcws.com>; Philip Wagner <pwagner@lhschools.org>

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

Subject: Pataskala PZC Review Memo for 04-07-2021

Importance: High

Good afternoon everyone.

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 04-07-2021
Date: Monday, March 29, 2021 4:04:51 PM

Jack,

My comments for the subject PZC Meeting are as follows:

1. TCOD-21-002
 - a. The turn-lane as shown satisfies the Public Service Department for both TCOD and access management requirements, with final layout to be addressed during final engineering review.
 - b. Stormwater design to be provided for final engineering review.
 - c. The ultimate ROW width for Broad St. is planned for 120' (60' from CL), please show accordingly.
 - d. It seems appropriate for this location for the payment of a fee-in-lieu for sidewalk/path instead of installing pedestrian facilities with no connection.
2. TCOD-21-003/PM-21-003
 - a. Traffic
 - i. Final layout/required improvements/payments for partnering for access management, traffic impacts, and TCOD improvements to be determined in accordance with the final TIS review and associated Refugee Road Improvements project.
 - b. Stormwater
 - i. Stormwater design to be provided for final engineering review.
 - c. Right-of-way widths on both Refugee Road and Mink Street are planned for 100' (50' from CL) to accommodate future and planned improvements to both roadways.

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, March 10, 2021 1:04 PM
To: Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Doug White <DWhite@westlickingfire.org>; Bruce Brooks

From: [Chris Gilcher](#)
To: [Jack Kuntzman](#); [Steven Blake](#); [Jim Roberts](#); [Scott Haines](#); [Doug White](#); [Bruce Brooks](#); [Alan Haines](#); [Philip Wagner](#)
Cc: [Scott Fulton](#)
Subject: RE: Pataskala PZC Review Memo for 04-07-2021
Date: Friday, March 12, 2021 9:59:02 AM
Attachments: [image001.png](#)

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Jack,

Please see below:

TCOD-21-002: No comments – Water/Sanitary service is available.

***TCOD-21-003:** No comments – Water/Sanitary Service is available.

***PM-21-003:** No comments – Water/Sanitary service is available.

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, March 10, 2021 1:04 PM
To: Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Doug White <DWhite@westlickingfire.org>; Bruce Brooks <bbrooks@pataskalapolice.net>; Alan Haines <ahaines@ci.pataskala.oh.us>; Chris Gilcher <cgilcher@swlcws.com>; Philip Wagner <pwagner@lhschools.org>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 04-07-2021
Importance: High



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.westlickingfire.org

March 11, 2021

Subject: TSC / TCOD-21-002

Jack,

The West Licking Fire District has reviewed the plans for TSC 11309 E. Broad St. and we have the following comments.

- 1) Per the Fire Districts regulations section I note (c): the West Licking Joint Fire District requires 2 permanent means of access for all developments. That being said a second entrance shall be installed to the east side of the parking lot, it can be an emergency access drive only.
- 2) Per the Fire Districts regulations section G: A Knox pad lock shall be installed on the gate for the garden center.

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

Regards,

Doug White

dwhite@westlickingfire.org

Fire Marshal

West Licking Fire District

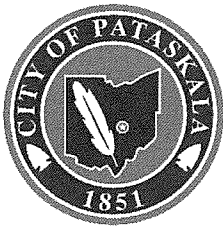
851 E. Broad St.

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: 11309 Broad Street SW	
Parcel Number: 063-150882-00.000	
Zoning: GB (General Business)	Acres: 4.98
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking
<input type="checkbox"/> On Site	
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking
<input type="checkbox"/> On Site	

Staff Use
Application Number:
Fee:
Filing Date:
Hearing Date:
Receipt Number:

Applicant Information		
Name: Derek Marine DMK Development - Pataskala, LLC		
Address: 4927 E. Starika Dr., Suite B		
City: Norton Shores	State: MI	Zip: 49441
Phone: (231) 280-5063 Ext 102	Email: derek.marine24@gmail.com	

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

Property Owner Information		
Name: Edwards Real Estate Group, LLC		
Address: 5368 Central College Road		
City: Westerville	State: OH	Zip: 43801
Phone: (614) 245-8267	Email: info.edwardsrealty@gmail.com	

Transportation Corridor Overlay District Information
Describe the Project: The existing vacant parcel is to be developed into a proposed Tractor Supply. The proposed project will have a ~19,000 SF building with a large outdoor sales area, approximately (72) parking spaces and (3) RV/Truck parking spaces, a dumpster enclosure, and all pavement necessary for site circulation.
The proposed development will be in compliance with the Transportation Corridor Overlay and General Business Districts.

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.
- Traffic concept: All points of ingress and egress onto public roadways and the overall traffic distribution scheme shall be shown, indicating traffic flow patterns and traffic control points. The requirements for a traffic study and the need for "Traffic Safety Measures" shall be at the discretion of the City Engineer and approved, approved with modifications or disapproved by the Planning and Zoning Commission.
- 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.

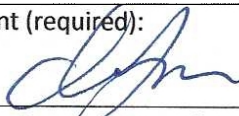
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

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):

 member

Date:

3/4/21

Property Owner (required):

Date:

3-4-2021

March 5, 2021

Mr. Jack Kuntzman
City Planner
City of Pataskala
621 W. Broad St. Suite 2-A
Pataskala, OH 43062

RE: Transportation Corridor Overlay District Application for Tractor Supply at 11309 E. Broad St. Pataskala, OH

Dear Mr. Kuntzman:

CESO, Inc. is pleased to submit this letter to you on behalf of Kettler Real Estate (Kettler). This letter is meant to introduce the proposed development of a Tractor Supply Co. (TSC) along E. Broad St. in Pataskala, OH.

The proposed project is the construction of a Tractor Supply Co. store. The proposed development consists of a 19,097 S.F. building, a fenced outdoor sales (FOD) area, trailer & equipment display area, on-site parking, a 10-ft high monument sign, a dumpster enclosure and all associated pavement required for adequate site circulation. As depicted in the provided Building Elevations, the Fenced Outdoor Area (FOD) is proposed to have 8-ft high fence. We recognize this is in excess of code maximums, and a subsequent variance request will be submitted to the City Board of Zoning Appeals on this matter.

The Tractor Supply development will be proposing seventy-two (72) parking spaces with three (3) truck/RV spaces on-site. Per the City zoning code section 1291.16 (Commercial)(11), the required number of parking spaces is eighty-four (84). Kettler Real Estate would like to request a parking reduction from the Planning & Zoning Commission to allow for the seventy-five (75) proposed parking spaces to be sufficient. Kettler believes that the amount of proposed parking spaces on-site will be satisfactory for their business model, and what is typical for customer parking at other Tractor Supply Co. sites. A parking letter has been provided within this submittal to further display the typical parking provided across different TSC locations.

The proposed site displays a 10-ft monument sign for this location. The monument sign will be custom for this location but may be in excess of code maximums. A subsequent variance request will be submitted to the City Board of Zoning Appeals on this matter. A signage packet has been provided within this submittal to display the typical Pylon sign used by Tractor Supply Co. This signage packet is provided for visual and graphics review only.

Lastly, this site will provide landscaping within the interior and around the perimeter of the site, as required by code. A landscape plan has been provided within this submittal for City review.

We look forward to working with the City of Pataskala to develop a Tractor Supply store at this location. Should you have any further questions, please do not hesitate to call me.

Respectfully,

Jeffrey Lonchor, P.E.
Project Manager



February 11, 2021

Planning and Zoning Office
City of Pataskala
Attn: Jack Kuntzman
621 West Broad St., Suite 2-A
Pataskala, OH 43062

RE: DMK Development – Pataskala, LLC | Proposed ‘Tractor Supply Company’ Store | Parking Letter

Dear Board Members:

Below, please find a list of Tractor Supply Company (TSC) stores developed by DMK over the past +/- 5 years. The governing municipality specific to each of these locations, as well as TSC corporate, approved site plans ranging from 66 – 76 total parking spaces. Based on these twenty (20) locations, ***TSC stores have averaged 70 parking spaces.*** For this location in the City of Pataskala, we have proposed **72 parking spaces**.

1. White Lake, MI – 68
2. Flushing, MI – 68
3. Williamsburg, MI – 68
4. Cortland, NY – 72
5. Cheyenne, WY – 69
6. Casper, WY – 73
7. Raybrook, NY – 68
8. Lolo, MT – 71
9. Oxford, MI – 72
10. Dowagiac, MI – 69
11. Standish, MI – 70
12. Waretown, NJ – 72
13. Penn Yan, NY – 74
14. Napanoch, NY – 76
15. Caledonia, NY – 69
16. Belfast, ME – 68
17. Champlain, NY – 69
18. Greece, NY – 66
19. Carthage, NY – 68
20. Stamford, NY – 69

The attached letter includes TSC-provided information relative to customer traffic volumes and store hours of operation. During peak periods, the average store will have between 30 – 50 customers per hour. In consideration of the above and attached information, **72 spaces** are sufficient during all hours of store operation. Thank you for your consideration.

Regards,

Derek Marine
DMK Development – Pataskala, LLC

Derek Marine | office: 231.780.5063 ext. 102 | cell: 231.557.7417 | derekmarine24@gmail.com

DMK Development | 4927 E Stariha Dr, Ste B | Norton Shores, MI 49441

The information presented herein is provided as is, without warranty of any kind. DMK Development does not assume any liability for errors or omissions.



February 11, 2021

Planning and Zoning Office
City of Pataskala
Attn: Jack Kuntzman
621 West Broad St., Suite 2-A
Pataskala, OH 43062

RE: DMK Development – Pataskala, LLC | Tractor Supply Company | Customer Traffic Volumes & Peak Periods

Tractor Supply Company (TSC) operates retail stores supplying the lifestyle needs of recreational farmers and ranchers. TSC also serves the maintenance needs of those who enjoy a rural lifestyle, as well as tradesmen and small businesses. Below are customer traffic counts and hours of operation for a typical TSC store.

Store Hours

Monday – Friday: 8:00 AM – 9:00 PM
Saturday: 8:00 AM – 8:00 PM
Sunday: 9:00 AM – 7:00 PM

Customer Traffic Counts | Weekdays

Daily Total Count: 150 – 200 Customers
Peak Periods / Hr: 20 – 40 Customers / Hr
Peak Weekday Hrs: 11:00 AM – 1:00 PM
5:00 PM – 8:00 PM

Customer Traffic Counts | Weekends

Daily Total Count: 200 – 350 Customers
Peak Periods / Hr: 30 – 50 Customers / Hr

- *TSC's busiest period of the week is typically from 12:00 PM Friday – 8:00 PM on Saturday.*
- *The average customer will stay in the store for approximately 15-20 minutes.*

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA

BEING PART OF LOT 15 OF SECTION 4, TOWNSHIP 1, RANGE 15,

UNITED STATES MILITARY LANDS

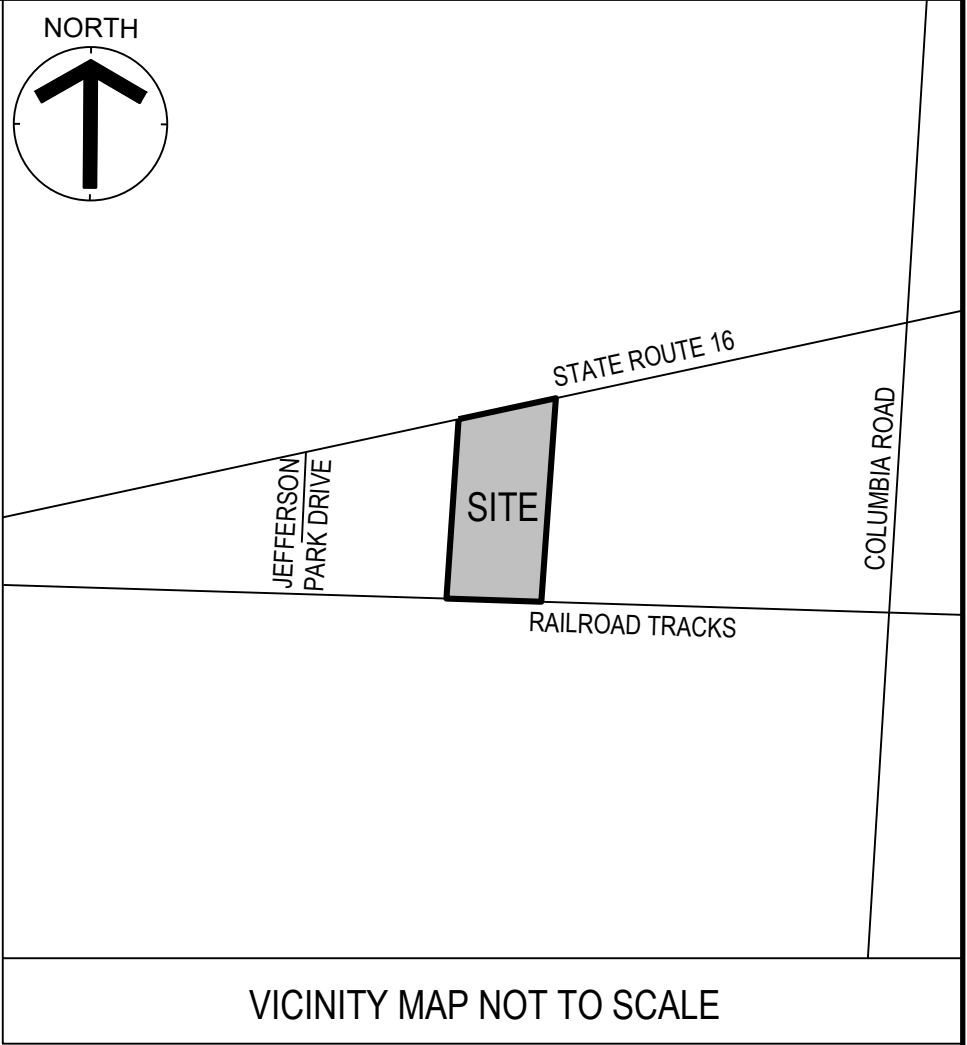


EXHIBIT "A" - LEGAL DESCRIPTION:

BASED UPON TITLE COMMITMENT FILE NO: GH-46098, GENERAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: NOVEMBER 19, 2020 AT 8:00 AM

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, AND IN THE CITY OF PATASKALA:

BEING PART OF LOT 15 OF THE FIRST TOWNSHIP AND 15 RANGE, SECTION 4, U.S.M. LANDS; BEGINNING AT A STAKE ON THE NORTH LINE OF THE CENTRAL RAILROAD, 40 RODS EAST OF THE EAST LINE OF J.F. CONINE'S LAND; THENCE NORTH 37 1/2 RODS TO THE CENTER OF THE GRANVILLE AND COLUMBUS ROAD; THENCE EAST ALONG THE CENTER OF SAID ROAD TO THE NORTHWEST CORNER OF LANDS OF WILLIAM PINCOTT; THENCE SOUTH 42 1/2 RODS TO THE NORTH LINE OF SAID RAILROAD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID RAILROAD, 20 RODS TO THE PLACE OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA, AND BEING A PART OF LOT 15 OF SECTION 4, TOWNSHIP 1, RANGE 15, OF THE UNITED STATES MILITARY LANDS, AND BEING ALL OF THAT LAND AS CONVEYED TO STONE QUARRY MEADOWS PROPERTY MANAGEMENT, BY DEED OF RECORD IN INSTRUMENT NUMBER 200209060033361. ALL REFERENCES BEING TO THOSE OF RECORD IN THE RECORDER'S OFFICE IN LICKING COUNTY, OHIO. THE 4.987 ACRE PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF A 4.0 ACRE PARCEL AS CONVEYED TO RONALD & JOYCE L. MOORE BY DEED OF RECORD IN OFFICIAL VOLUME 499, PAGE 710, SAID POINT ALSO BEING AT CENTERLINE STATION 201 + 75.22 OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR STATE ROUTE 16 (COLUMBUS-NEWARK ROAD).

THENCE NORTH 77 DEG. 55' 00" EAST, 342.83 FEET ALONG THE CENTERLINE OF STATE ROUTE 16 (COLUMBUS-NEWARK ROAD) TO THE NORTHWEST CORNER OF A 5.497 ACRE PARCEL AS CONVEYED TO JAMES A. & MARJORIE MUNCY BY DEED OF RECORD IN ORV 3, PAGE 1016, SAID POINT BEING AT STATION 205 + 18.05 OF THE SAID CENTERLINE SURVEY.

THENCE SOUTH 4 DEG. 11' 00" WEST, 703.38 FEET ALONG THE WESTERLY LINE OF THE SAID 5.497 ACRE MUNCY PARCEL TO AN IRON PIN SET OF THE NORTHERLY RIGHT-OF-WAY LINE ON THE BALTIMORE AND OHIO RAILROAD, PASSING AN IRON PIN SET AT 31.25 FEET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 16 (COLUMBUS-NEWARK ROAD).

THENCE NORTH 87 DEG. 58' 00" WEST, 327.79 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE BALTIMORE AND OHIO RAILROAD TO THE SOUTHEASTERLY COMER OF THE SAID 4.0 ACRE MOORE PARCEL.

THENCE NORTH 4 DEG. 02' 28" EAST, 619.65 FEET ALONG THE EASTERLY LINE OF THE SAID 4.0 ACRE MOORE PARCEL, PASSING AN IRON PIN FOUND AT 0.87 FEET, AND A O.D.O.T. RIGHT-OF-WAY MONUMENT AT 563.32 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.987 ACRES MORE OR LESS ACCORDING TO A SURVEY MADE BY BLAINE SURVEYING LTD., DURING APRIL OF 2006.

SUBJECT HOWEVER TO ALL LEGAL EASEMENTS AND OR RIGHTS-OF-WAY, IF ANY OF PUBLIC RECORD.

ALL IRON PINS SET ARE 5/8" REBAR 30" IN LENGTH WITH AN ORANGE I.D. CAP LABELED "BLAINE 7830".

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE CENTERLINE OF STATE ROUTE 16, AS BEING NORTH 77 DEG. 55' 00" EAST, AS SHOWN ON THE STATE OF OHIO RIGHT-OF-WAY PLANS FOR STATE ROUTE 16.

SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: GH-46098, GENERAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: NOVEMBER 19, 2020 AT 8:00 AM

ITEMS 1-10 ARE NOT SURVEY RELATED.

11. EASEMENT TO STATE OF OHIO APPEARING OF RECORD IN DEED BOOK 501, PAGE 57, RECORDER'S OFFICE, LICKING COUNTY, OHIO.
IS LOCATED ON THE SUBJECT PARCEL AS SHOWN HEREON
12. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC APPEARING OF RECORD IN DEED BOOK 503, PAGE 392, RECORDER'S OFFICE, LICKING COUNTY, OHIO.
IS LOCATED ON THE SUBJECT PARCEL AS SHOWN HEREON

SURVEYOR NOTES

1. ALL SET PROPERTY CORNERS ARE MARKED WITH MAG NAILS W/ SHINERS OR 5/8" DIAMETER REBAR WITH A CESO CAP.
2. THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO STATE ROUTE 16 (COLUMBUS-NEWARK ROAD), A DEDICATED PUBLIC RIGHT-OF-WAY
3. THERE WAS NO EVIDENCE OF EARTH MOVING ACTIVITIES AT THE TIME OF SURVEY ON THE SUBJECT PROPERTY.
4. THERE WAS NO EVIDENCE OF WETLANDS ON THIS PROPERTY AT THE TIME OF THE SURVEY.
5. THERE WERE NO STREET NAME CHANGES AT THE TIME OF THE SURVEY.
6. THERE WERE NO VISIBLE CHANGES IN STREET RIGHT OF WAY LINES AT TIME OF THE SURVEY.

ZONING INFORMATION

NOT PROVIDED WITH THE TITLE COMMITMENT

BASIS OF BEARING

OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY GPS OBSERVATIONS USING ODOT VRS RESULTING IN A BEARING OF NORTH 77° 47' 42" EAST FOR A PORTION OF THE CENTERLINE OF S.R. 16 (COLUMBUS-NEWARK ROAD).

VERTICAL DATUM

ELEVATIONS ARE BASED ON NAVD 88 AS DETERMINED BY GPS OBSERVATIONS USING ODOT VRS

FLOOD NOTE

ACCORDING TO FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FEMA MAP NUMBER 39089C0427H WITH AN EFFECTIVE DATE OF MAY 02, 2007.

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

TO: (i) KETTLER REAL ESTATE SERVICES, LLC (ii) GENERAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 18, 2021.

JEFFREY A. MILLER, P.S.OHIO PS NO 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

DATE

ALTA/NSPS LAND TITLE SURVEY

EDWARDS REAL ESTATE GROUP, LLC

11309 E. BROAD STREET
PATASKALA

SEC. 4, T1, R15, U.S.M.L.
LICKING COUNTY, OHIO

SCALE: 1" = 40'

DATE: 01/19/2021

DESIGN:	 www.cesoinc.com	JOB NO.: 758553
DRAWN: JEK		SHEET NO.:
CHECKED: MW		1 OF 2

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA
SOUTHWEST CORNER PART OF LOT 15 OF SECTION 4, TOWNSHIP 1, RANGE 15,
UNITED STATES MILITARY LANDS

TOP: 1019.12
INV. 8" PVC (M): 1010.09
INV. 8" PVC (E): 1008.28

TOP: 1017.66
INV. 8" PVC (M): 1008.02
INV. 8" PVC (E): 1005.91

TOP: 1015.35
INV. 8" PVC (M): 1004.50
INV. 10" PVC (E): 1003.55

STATE ROUTE 16 (BROAD STREET SW)
(aka COLUMBUS-NEWARK ROAD) (WIDTH VARIES)

N77° 47' 42"E 342.83' (M)
N77° 55' 00"E 342.83' (R)

BM #2=1021.58'
INV.=1016.55'

21" CPP
INV.=1016.45'

12" WATER
OHL

ITEM 11
EASEMENT FOR HIGHWAY PURPOSES
DEED BOOK 501, PAGE 57

ITEM 12
PRIVATE POWER POLE LOCATION EASEMENT
DEED BOOK 503, PAGE 392

6.0' POSSIBLE GAS LINE
ENCROACHMENT

GRAVEL

GRASS FIELD

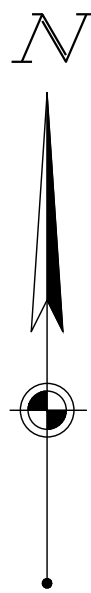
EDWARDS REAL ESTATE GROUP, LLC.
DOCUMENT # 201311010027162
PARCEL # 063-150882-00.000
4.987 ACRES
4.987 ACRES (SURVEY)

JEFFREY S. MOGAVERO
DOCUMENT # 2011005140009223
PARCEL # 063-140976-01.000

JAMES A. MUNCY AND MARJORIE A. MUNCY
OFFICIAL RECORD 3, PAGE 1016
PARCEL # 063-141552-00.000

11309 E. BROAD STREET
PATASKALA
SCALE: 1" = 40'
DATE: 01/19/2023
DESIGN:
DRAWN: JEK
CHECKED: MW

CESO
WWW.CESOLINC.COM

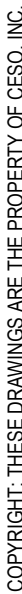


○ REBAR OR PIPE FOUND
□ MONUMENT FOUND

DATE OF SURVEY MAP: JANUARY 13, 2021

JAMES A. MUNCY AND MARJORIE A. MUNCY
OFFICIAL RECORD 3, PAGE 1016
PARCEL # 063-141552-00.000

CESO 
WWW.CESOINC.COM



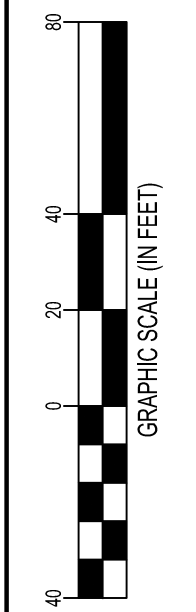
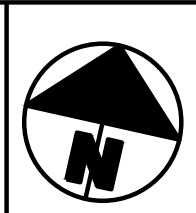
- W:\PROJECTS\KETTLER\758553 TSC PATASKALA-OH\03-CIVIL\PLAN\CONSTRUCTION\758553 C80-LA.DWG - 3/5/2021 11:30 AM

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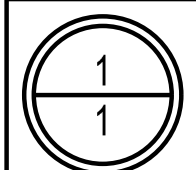
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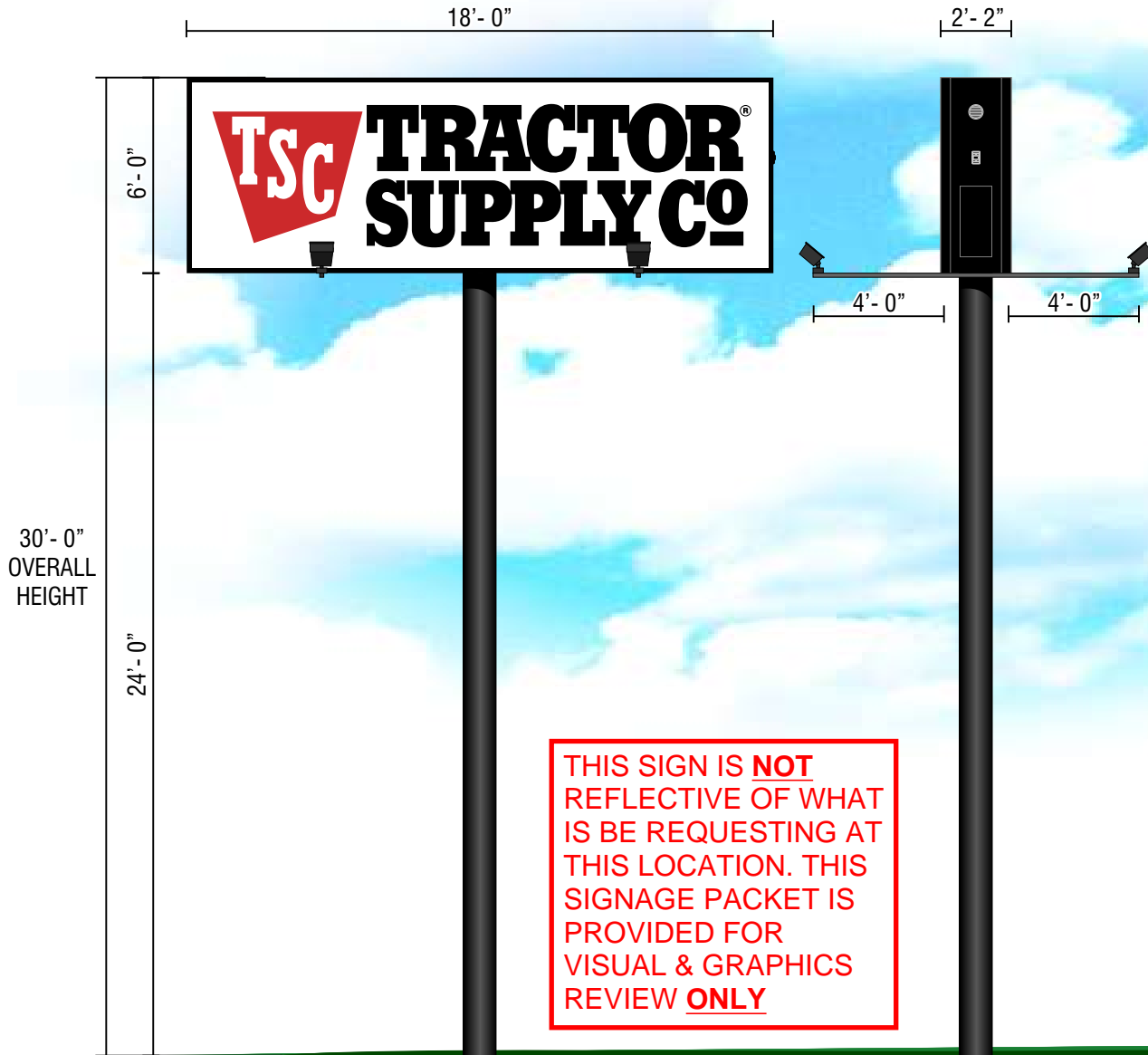


CALCULATED
AVE
CHECKED
TDH

EXHIBIT
BROAD STREET

TRACTOR SUPPLY COMPANY
PATASKALA, OH





MANUFACTURING NOTES:

- 6'-0" X 18'-0" X 26" DEEP DOUBLE FACE CABINET
- 2" (.050) ALUMINUM RETAINERS
- .050 ALUMINUM FILLER
- 3M PANAGRAPHICS III FLEXIBLE SIGN FACE MATERIAL
- JR. BLEED EXTRUSION RETENSION SYSTEM
- FRAMED WITH 2" X 2" X 16GA T.S. & 2' X 2" X 3/16" ANGLE IRON SADDLES
- 108 SQUARE FEET

COLOR NOTES:

- CABINET & STEEL PAINTED GLOSS BLACK
- BACKGROUND - WHITE
- LOGO - 3M 3630-33 RED VINYL WITH WHITE COPY
- "TRACTOR SUPPLY CO" - 3M 7725-12 GLOSS BLACK VINYL
- SUB-COPY - 3M 3630-33 RED VINYL WITH WHITE COPY

ELECTRICAL NOTES:

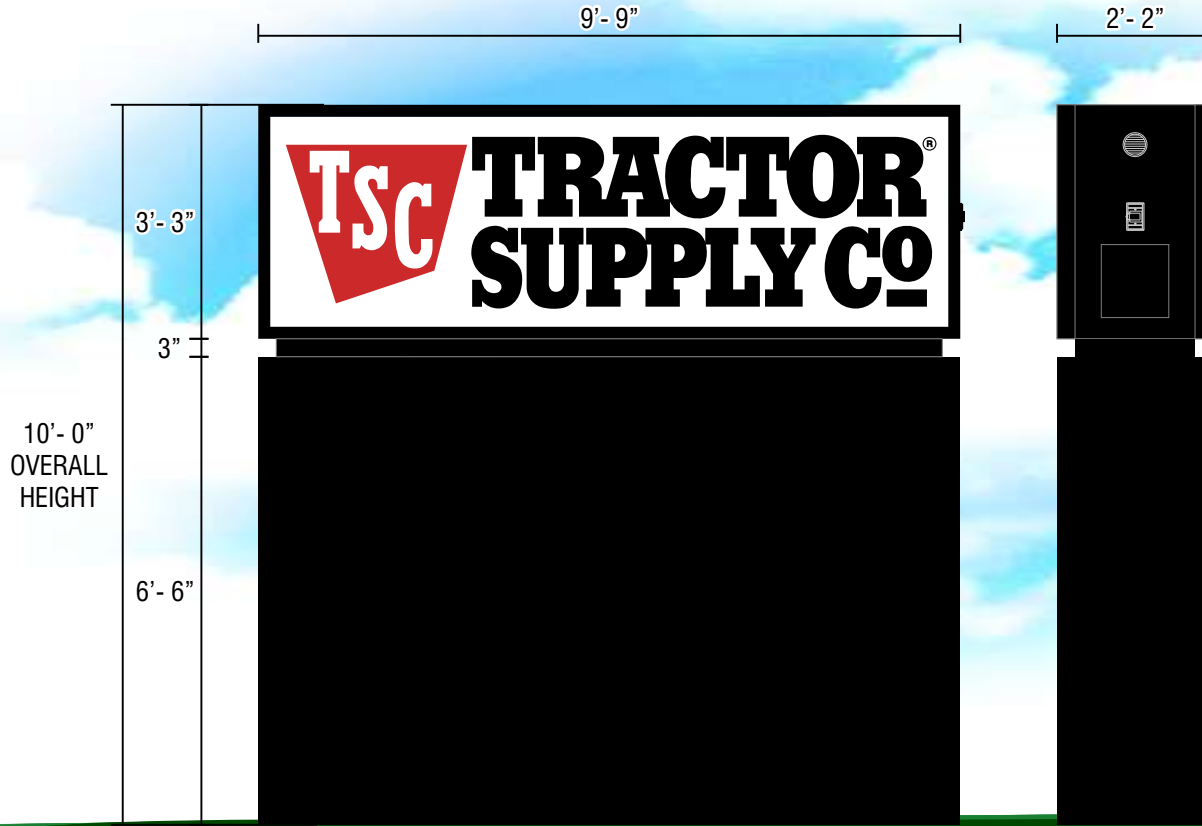
- UNIVERSAL 120/277 VOLT 20 AMP PRIMARY POWER TO SIGN & FINAL CONNECTION BY OTHERS
- EXTERNAL ILLUMINATION
- (4) 40 WATT LED FLOOD LAMPS
- 2" X 4" WEATHER PROOF J-BOXES
- POWER SWITCH WITH MOUNTING HARDWARE FOR TUBE STEEL
- 1 1/2" X 1 1/2" TUBE STEEL CENTERED & SPACED FOR MAXIMUM ILLUMINATION.

COLORS:

		
3M 3630-33 RED VINYL	3M FLEXIBLE SUBSTRATE	3M 7725-12 BLACK VINYL

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

REVISED SIGNAGE



CUSTOM DOUBLE FACE MONUMENT @ 10' OAH

- 3M PANAGRAPHS III FLEXIBLE SIGN FACES
- JR. BLEED FACE EXTRUSION RETENTION SYSTEM
- ILLUMINATED WITH WHITE LEDs
- VINYL GRAPHICS FIRST SURFACE
- 2" RETAINERS
- 31.7 SQUARE FEET

COLORS:

- OPAQUE BACKGROUND 3M 3635-20B BLOCK OUT VINYL
- LOGO: 3M 3630-33 RED VINYL / WHITE COPY
- "TRACTOR SUPPLY CO": 3M 3635-222 DUAL COLOR BLACK VINYL OVER 3M 3630-33 RED VINYL
- CABINET, RETAINERS, REVEAL, & BASE PAINTED GLOSS BLACK

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

CLIENT:	TRACTOR SUPPLY CO.	STORE NO:		REV.		REV.		REV.	
LOCATION:	PATASKALA, OHIO	DATE:	03/08/21	REV.		REV.		REV.	
ACCOUNT REPR:	DEANNA PAYNE	DRAWN BY:	JAS	REV.		REV.		REV.	
DRAWING NO:	TRACTOR SUPPLY CO-PATASKALA OH-MONUMENT EXHIBIT			REV.		REV.		EXHIBIT APPROVED BY:	

REVISED SIGNAGE

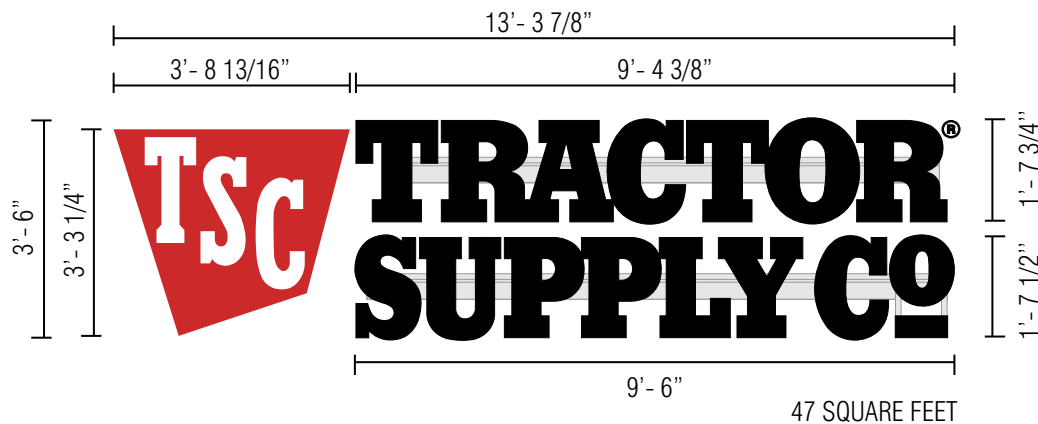
NO ELEVATION AT THIS TIME

NOTE:

****ALL TSC WALL SIGNS MUST BE INSTALLED USING THREADED ROD AND CANNOT BE LAGGED IN.****

Any Blocking Exposed To The Elements, Sign Installer is Required to Use Unistrut, Aluminum Angle or Pressure Treated Wood.

BLACK DAY / RED NIGHT CHANNEL LETTERS

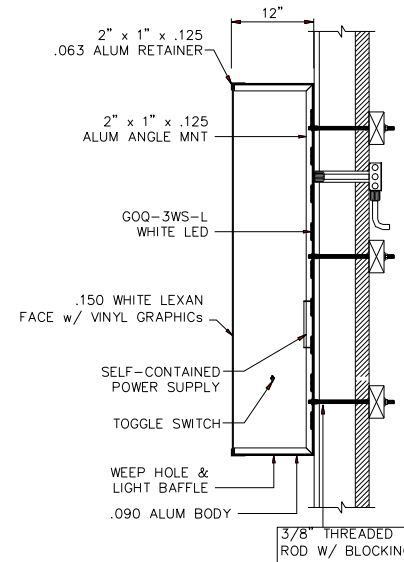


COLORS
LETTERS

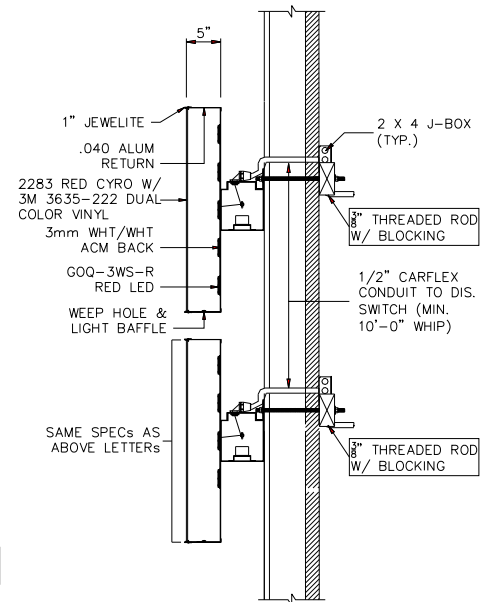
FACE- 2283 RED CYRO W/3M 3635-222 DUAL COLOR VINYL
BACKS- 3MM WHT/WHT ACM
RETURN- .040 ALUM COIL PAINTED BLACK
JEWELITE- 1" BLACK
TRADEMARK -.150 CLEAR LEXAN W/ 7725-10 BLACK VINLY

LOGO

FACE-.150 WHITE LEXAN, 3M 3630-33 RED VINYL, FIRST SURFACE
BACK- .090 ALUM
RETURN- .090 ALUM WELDED TO BACK, PAINT TO MATCH 3M 3630-33 RED
RETAINER- .063 ALUM, PAINT TO MATCH 3M 3630-33 RED

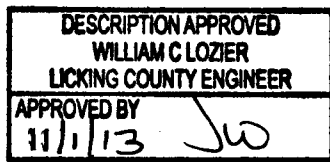


SELF-CONTAINED LOGO



CHANNEL LETTERS ON RACEWAY

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.



201311010027162
Pgs: 2 \$28.00 T20130029713
11/01/2013 10:43AM MEPLANDSEL TI
Bryan A. Long
Licking County Recorder



TRANSFERRED
Date November 1, 2013
Michael Smith BF
Licking County Auditor

**GENERAL WARRANTY DEED
LIMITED LIABILITY COMPANY**

SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY BF \$600.00

LABUD ENTERPRISES, LTD, a limited liability company organized and existing under the laws of the State of Ohio, Grantor, of Licking County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **EDWARDS REAL ESTATE GROUP, LLC**, Grantee, whose tax-mailing address is 5555 Wall Street Dublin OH 43017, the following described **REAL PROPERTY**:

Situated in the State of Ohio, County of Licking, and in the City of Pataskala:

Being part of Lot 15 of the First Township and 15 Range, Section 4, U.S.M. Lands; beginning at a stake on the North line of the Central Railroad, 40 rods East of the East line of J.F. Conine's land; thence North 37 ½ rods to the center of the Granville and Columbus Road; thence East along the center of said road to the Northwest corner of lands of William Pincott; thence South 42 ½ rods to the North line of said railroad; thence Westerly along the North line of said railroad, 20 rods to the place of beginning, containing 5 acres, more or less and more particularly described as follows:

Situated in the State of Ohio, County of Licking, City of Pataskala, and being a part of Lot 15 of Section 4, Township 1, Range 15, of the United States Military Lands, and being all of that land as conveyed to Stone Quarry Meadows Property Management, by deed of record in Instrument Number 200209060033361. All references being to those of record in the Recorder's Office in Licking County, Ohio. The 4.987 Acre parcel being more particularly bounded and described as follows:

Beginning at the northeasterly corner of a 4.0 acre parcel as conveyed to Ronald G. & Joyce L. Moore by deed of record in Official Volume 499, page 710, said point also being at centerline station 201 + 75.22 of the State of Ohio Department of Transportation right-of-way plans for State Route 16 (Columbus-Newark Road).

Thence North 77 deg. 55' 00" East, 342.83 feet along the centerline of State Route 16 (Columbus-Newark Road) to the northwest corner of a 5.497 acre parcel as conveyed to James A. & Marjorie Muncy by deed of record in ORV 3, page 1016, said point being at station 205 + 18.05 of the said centerline survey.

Thence South 4 deg. 11' 00" West, 703.38 feet along the westerly line of the said 5.497 acre Muncy parcel to an iron pin set of the northerly right-of-way line on the Baltimore and Ohio Railroad, passing an iron pin set at 31.25 feet on the southerly right-of-way line of State Route 16 (Columbus-Newark Road).

Thence North 87 deg. 58' 00" West, 327.79 feet along the northerly right-of-way line of the Baltimore and Ohio Railroad to the southeasterly corner of the said 4.0 acre Moore parcel.

Thence North 4 deg. 02' 28" East, 619.65 feet along the easterly line of the said 4.0 acre Moore parcel, passing an iron pin found at 0.87 feet, and a O.D.O.T. Right-of-way monument at 563.32 feet, to the point of Beginning and containing 4.987 Acres more or less according to a survey made by Blaine Surveying LTD., during April of 2006.

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

All iron pins set are 5/8" rebar 30" in length with an orange I.D. Cap labeled "Blaine 7830".

The bearings in the above description are based on the centerline of State Route 16, as being North 77 deg. 55' 00" East, as shown on the State of Ohio Right-of-way plans for State Route 16.

Prior Instrument Reference: Document NO. 200704030008322 & 200604270011800

Parcel No.: 063-150882-00.000

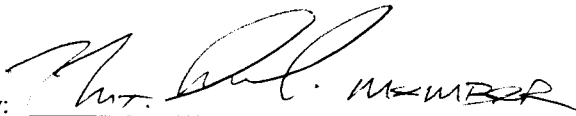
Property Address: 11309 E. Broad Street, Pataskala, OH 43062

EXCEPTIONS TO THE WARRANTIES: Except as herein before provided, except all easements, leases, conditions, and restrictions of record, if any, and except real estate taxes and assessments, for which taxes and assessments an adjustment has been made between the parties and which, therefore, the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said Grantor, LABUD ENTERPRISES, LTD, has caused its company name to be subscribed hereto by Nikola T. Labudovski, its authorized member, thereunto duly authorized by its articles of organization and/or resolution of its members, this 29th day of October, 2013.

Signed and acknowledged by:

LABUD ENTERPRISES, LTD

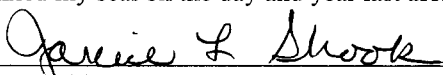
By: 
Nikola T. Labudovski Member

STATE OF OHIO

COUNTY OF FRANKLIN

Be it remembered that, on this 29th day of OCT., 2013, before me, the subscriber, personally came LABUD ENTERPRISES, LTD, an Ohio Limited Liability Company, by Nikola T. Labudovski, authorized member, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his and its voluntary act and deed, pursuant to authority granted by its articles of organization and/or resolution of its members.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.


Notary Public
My commission expires _____

This instrument prepared by:
CARL J. MEYER, ESQ. (PLH)
1243 S. High Street
Columbus, OH 43206
File No. GH-23068



Janice L. Shook
Notary Public, State of Ohio
My Commission Expires 03-15-2015



M
00
52.262

N/A EDWARDS REAL ESTATE GROUP L L C

-- 1...

EPIN: 0115PA00700000060000
AUDITOR'S PIN: 6315088200000
OWNER 1: N/A EDWARDS REAL ESTATE GROUP L L C
OWNER 2: N/A N/A
OFFICIAL RECORD [201311010027162](#)
TAX ACREAGE 4.987
PLATTED LOT # N/A
NON-PLATTED LOT # N/A
STREET NUMBER 11309
STREET NAME BROAD ST
DEED ACREAGE 4.987

Property

Survey

Close

WEARSTLER, JOHN S

200802190003659
TD = 49.92

BROAD ST SW

PATASKALA

EDWARDS REAL ESTATE GROUP L L C

201311010027162
TD = 4.987

MUNCY, JAMES A
MUNCY, MARJORIE
003-1016
TD = 5.497

DALEY, JAMES W
DALEY, DOROTIYA
OR 004-0703
TD = 0

MARKS, CHERYL D
201507030014233
TD = 0

WILLS, AD
20181023002
TD = 0

1ST SW 64

JONES, KEVIN
JONES, LISA
200601300002817
TD = 1.016

CTP OHIO LLC
201405210002137
TD = 0
CTP OHIO LLC
201405210002137
TD = 0
CTP OHIO LLC
201405210002137
TD = 0

ALD G
CEL
72