



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

April 5, 2023

Transportation Corridor Overlay District TCOD-22-002

Applicant:	PVL Investments, LLC.
Owner:	P & G Pataskala, LTD.
Location:	200 W Broad Street, Pataskala, OH 43062 (PID: 064-307692-00.000)
Acreage:	+/- 53.30
Zoning:	GB – General Business / R-10 – High Density Residential
Request:	Requesting approval of a Transportation Corridor Overlay District Application pursuant to Section 1259.07 of the Pataskala Code for the construction of a Retirement Home, Independent Living Villas, and associated site improvements.

Description of the Request:

The applicant is seeking approval of a Transportation Corridor Overlay District application in order to allow for the construction of an Assisted-Living Facility, with additional “Independent Living Villas”, and associated site improvements.

Staff Summary:

The 53.30-acre property located at 200 W Broad Street is currently unoccupied and is split-zoned. The main frontage of Broad Street is zoned GB – General Business, while a small portion of the overall property, mostly corresponding to the existing detention pond at the rear (north) is zoned R-10 – High Density Residential. The property itself is also not entirely contiguous. The largest section, 46.767-acres has frontage on Broad Street to the south, Heron Avenue to the west, and John Reese Parkway to the east. There is also a 2.815-acre area on the west side of Heron Avenue, also with frontage on Broad Street, and then a 3.402-acre area to the east, with frontage on John Reese Parkway and Richard Connie Street. As mentioned before, there is a large detention pond area in the north of the property.

On November 8, 2022, the Board of Zoning Appeals approved a conditional use to allow for the property to be used as an Assisted Living Facility, with Independent Living Villas, and associated site improvements.

The Applicant is now requesting approval of the TCOD application pursuant to Chapter 1259. A General Summary of the proposed development is below. New information or changes to the previous plan are indicated in **red**.

Structures

- Assisted Living and Memory Care Facility (75 Units)
 - Size: 66,000 square feet, two (2) stories.
 - Setbacks:
 - 82.22-feet (down from 126.05-feet) from R/W on Broad Street
 - 178.32-feet from East proposed property line.
 - 84.56-feet from West proposed property line.

- Parking:
 - 46 paved asphalt surface parking spaces, inc. 4 ADA. (Down from 68)
- Independent Living Villas (61 units total)
 - Two-Family Attached style dwellings.
 - 24 one (1) bedroom units, 1,190-square feet each.
 - 37 two (2) bedroom units, 1,770-square feet each.
 - Each unit has a driveway onto the interior private roadway.
- Clubhouse
 - Approximately 3,000-square feet
 - 14 paved asphalt surface parking spaces, inc. 2 ADA. (Up from 11)
 - Two (2) pickleball courts at the north end of the interior private roadway with parking for six (6).

Access

- West: Two-way entrance onto Heron Avenue.
- South: Right-in/right-out onto Broad Street, with a right turn lane coming into the development.
- Interior private road to serve Independent Living Villas, AL/MC building, and future corner lot.

Landscaping

- Front, Broad Street: L2 provided along frontage of development, three rail fence along frontage of parking area.
- Front, Heron Avenue: L2 provided along frontage.
- Side – West: L3 provided along perimeter.
- Side – East: None. (None required if not abutting residential use)
- Rear – North: L3 provided.

Signage

- One (1) monument sign at western entrance to Heron Avenue.
 - 5'-5 ½" in height.
 - 32-square feet in size.
 - Internally illuminated.
- One (1) monument sign at southern entrance to Broad Street.
 - Identical dimensions/form as above.

Following the tabling of the Application at the January 4, 2022, Planning and Zoning Commission Hearing, the Applicant informed Staff their intention is to split the property into three (3) lots total; with the development taking place on 17.29-acres out of the total 53.50-acres. Approximately 17 additional acres to the east will be split off for future development by others, as well as a 1.91-acre corner lot at the intersection of Broad Street and Heron Avenue. The property line for the proposed corner lot is proposed to run down the centerline of the proposed private street to access the Provision Living site.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.*

Planning and Zoning Staff:

During the February 1, 2023 Planning and Zoning Commission hearing, the commission had concerns relating to the perimeter landscaping, main front parking area, and building façade. The following additions/revisions have been made by the Applicant in response to comments from the previous hearing, as indicated in their response letter (attached):

- Side yard landscaping abutting Heron Manor brought up to meet L3 requirements.
- Front parking lot reduced in size, additional screening and added white three-rail fencing that matches entrance of Settlement of Pataskala subdivision. Potential for five (5) additional spots included if additional parking is needed in future.
- Additional architectural details added to south side of main building including but not limited to: gables vents, horizontal bands, stone, and color variety.
- Villas had added windows on garage doors, and stone surrounds around garage doors. Additional windows, landscaping added to backyards, and options for further additions based on resident preference. End-unit villages facing Broad Street and Heron Ave will have two or more styles or colors of materials separated by a horizontal gable band.

Staff has drafted a list of updated comments regarding the Application, which is attached to this Staff Report and includes all comments from the initial Concept Review to now. Comments which have been addressed are ~~struck through~~, new and remaining comments are indicated in **red**.

The majority of code compliance related comments have been addressed. Staff does believe a few notes should be added to the plan, as identified in the attached review letter. The following comments are intended to serve as reminders.

- The proposed building height exceeds the 35' maximum height permitted by Section 1249.05(A) by 4-11/32" The Planning and Zoning Commission is unable to approve as proposed, so a Variance will be needed.
- The Transportation Corridor Overlay District requires that sidewalk/paths shall be installed along each developed parcels frontage.
 - There are existing low-hanging overhead electric wires along the right-of-way of Broad Street. The City would prefer any pathway to be within the right-of-way, however, with the low-hanging wires being present, the City believes a fee-in-lieu would be appropriate for the development at this time.
- As this is a TCOD, per Chapter 1259, the Planning and Zoning Commission may approve, approve with modifications, or disapprove landscaping as proposed.

Should this Application be approved, the next step for the Applicant would be to submit a full site engineering package (Construction Plans) including Stormwater Calculations which is to be approved administratively, followed by the New Commercial Construction Permit (administrative), after which they may begin construction.

Public Service Director (Full comments attached)

1. Stormwater control:
 - a. Stormwater report needed as part of Construction Plans, which will need to verify existing pond can handle additional load.
 - b. Some improvements may be needed to pond.
2. Existing Retention Pond:
 - a. On private property, deed to City for operation. Grubbing and grading around pond will be needed during construction.
3. Future Development at SW corner:
 - a. Must access from private road, no additional access to Broad or Heron will be permitted.

GPD (Full comments attached – Reviewed Traffic Access Study)

- Recommended westbound right turn lane at Broad Street Right In – Right Out access drive. – Provided.

City Engineer (Full comments attached)

- Appropriate signage needed for RI/RO.
- A cross-access agreement needs to be provided with current parcel and parcel to SW to ensure no new access points onto Broad.

Pataskala Utilities (Full comments attached)

- For this development there should be two water feed points. One at the eastern end of the property coming from the Broad St. Main (8" Transite) and the second from Heron Ave Main (8" PVC)
- Existing Lift Station site is currently on Private Property. As part of this development, the existing Lift Station site should be deeded to the city for operation and maintenance.
- Provisions need to be included if applicable, Backflow Devices and FOG (Fats Oils and Greases) apparatus.

West Licking Joint Dire District (Full comments attached)

General comments relating to Fire Code compliance.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-10 – High Density Residential	Heron Manor
East	GB – General Business R-10 – High Density Residential	Vacant Settlement at Pataskala
South	GB – General Business M-1 – Light Manufacturing	Misc. Commercial Misc. Industrial
West	R-10 – High Density Residential GB – General Business	Heron Manor Vacant

Department and Agency Review

- Zoning Inspector – No comments.
- Public Service – See attached.
- City Engineer – No comments.
- GPD – See attached.
- Pataskala Utilities – See attached.
- Police Department – No comments
- West Licking Joint Fire District – See attached.
- Southwest Licking School District – No comments

Conditions:

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

1. The Applicant shall address all comments from Planning and Zoning Staff, Public Service Director, City Engineer, Pataskala Utilities, GPD, and the West Licking Joint Fire District.
2. Fee-in-lieu of the eight (8) foot wide asphalt path to be paid for the frontage along Broad Street.
3. The Applicant shall submit the Construction Plans Application within one (1) year of the date of approval.

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-22-002 pursuant to Section 1259.07 of the Pataskala Code ("with the following conditions" if conditions are to be placed on the approval)."



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

TCOD-22-002 Staff Review

April 5, 2023

General Plan Comments

- Add a legend for plan.
- Add the following notes to the plans (either in these words or something to the affect):
 - “All streetlights and parking lot lighting shall be of the cut-off, downcast type in compliance with Section 1291.03. Final height and type shall be provided with the Construction Plans”.
 - “A fee-in-lieu of the required 8-foot-wide asphalt path along the frontage of Broad Street shall be paid to the City”.
 - “A cross-access and maintenance agreement will be furnished between this development and the corner parcel to be created at Heron Avenue and West Broad Street”
 - “Perimeter landscaping shall be maintained in perpetuity”.
- ILV's on the far north side shall not extend beyond the zoning boundary.
 - Again, just a note to keep in mind.
- With the TCOD Application, it is possible to have certain aspects of the proposal approved as proposed. Essentially granting a deviation from the Pataskala Code, subject to approval of the PZC. Those items identified below which do not meet Pataskala Code but are eligible to be approved as proposed are indicated with “*”.
 - Again, just a note to keep in mind.
- For Private Access (shared with SW corner lot): Will need some sort of maintenance agreement and common access agreement/easement.
- ~~Indicate Zoning District boundaries on the site plan.~~
 - ~~Label GB and R-10~~
- ~~Include property line dimensions.~~
- ~~“Wetland Boundary” should be revised to “Conservation Tract” to reflect what it is platted as.~~
- ~~Include a “Notes” section of page 1.~~
 - ~~Include note for all interior roadways to be private.~~
- ~~Include widths of interior roadways, radius of eyebrow~~
- ~~Dimensions of pickleball courts~~
- ~~Dimensions for sidewalks, front path.~~
- ~~Identify access types (full access, right-in/right-out). If right-in/right-out, will need a “porkchop” or island in the middle.~~
- ~~Sign: size and height okay.~~
 - ~~Illumination: so long as just the letters are illuminated and not the entire sign (no full face lit cabinet) then that is okay. Appears to be based on rendering.~~
 - ~~Minimum setback from R/W is 10'. Please indicate distance from public R/W. 8' is shown from private road but setback only applies to public R/W.~~
- ~~For the front yard setback: there are several requirements throughout the code, in summary, the following requirements apply and should be shown on the plan as such.~~
 - ~~The front yard setback, when in the TCOD, shall be based off of the recommend R/W width. That is 60' off centerline. Include a line showing proposed future R/W on the site plan, and base the proposed setback dimension from that line.~~
 - ~~The required from yard setback in GB is 50', show as a line on the site plan from the future R/W.~~

- ~~Within that 50' setback, there is a further 40' buffer which must be landscaped to the L2 standard.~~

Chapter 1249 – General Business District

- ~~1249.04 – Conditionally Permitted Uses~~
 - ~~1249.04(17) All conditionally permitted uses as allowed in the PRO and LB Districts.~~
 - ~~1243.04(1): Nursing Homes are a Conditional Use in the PRO zoning district. Therefore, it is also Conditionally Permitted in GB.~~
 - ~~CU-22-004 Approved by BZA on October 11, 2022.~~
- 1249.05 – General Requirements of the GB District
 - 1249.05(A): Maximum building height is 35-feet.
 - Proposed building height exceeds max at 35'-4 11/32".
 - Will need a Variance for this. Height deviations not allowed under TCOD.
 - ~~1249.05(C): Setbacks and Yards~~
 - ~~*1249.05(C)(1): Front Yard shall be 50' in depth when serviced by central water and sewer.~~
 - ~~Show front yard setback as dimension from recommended R/W width.~~
 - ~~Why is dimension from westernmost ILV show at an angle to the rear of the structure? Should be shown from closest point of structure to closest property line.~~
 - ~~*1249.05(C)(2): Side Yard shall be 35' for buildings, and 25' for paved areas when abutting a residential zoning district.~~
 - ~~With the new information that the SW corner will be separated, that makes the property line down the centerline of the private road become a new Side Yard lot line. 35' setback shown, indicate actual distance for westernmost units, unit at corner.~~
 - ~~*1249.05(C)(3): Rear Yard shall be 35' for buildings, and 25' for paved areas when abutting a residential zoning district.~~
 - ~~1249.05(D): Maximum lot occupancy of 85% for principal and accessory buildings.~~
 - ~~Provide lot coverage statistics on Page 1 under Site Data. Undoubtedly will meet the 85% with entire lot, just need the numbers.~~
 - ~~1249.05(G): All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. Screening of trash and garbage areas shall meet the requirements of Section 1283.06. Container systems shall not be located in front yards.~~
 - ~~Information on refuse disposal for both types of uses will be needed. Indicate location of dumpster(s) and type of screening for the AL/MC building.~~
 - ~~Indicate type of refuse disposal for Independent Living Villas. Will each unit have its own trashcan (typical residential trashcans) or will there be a central dumpster location? Indicate as a note on the first page.~~
 - ~~I believe the intent was for individual trash cans when we spoke earlier. Indicate so with a note on the plans.~~

Chapter 1259 – Transportation Corridor Overlay District

- ~~1259.05 – Design Standards~~
 - ~~1259.05(A): One or more of the traffic safety measures as defined in 1259.05(A) shall be required in an effort to aid access and traffic management. At the discretion of the Public Service Department.~~
 - ~~Covered by right-in turn lane.~~

- ~~1259.05(B): The front yard setback shall be based on the recommended right of way width as outlined in the Master Thoroughfare Plan.~~
 - ~~See comment in "General" section above.~~
- ~~1259.05(C): Loading Areas shall be located behind buildings and screen from adjacent unlike uses.~~
- ~~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).~~
 - ~~None shown, see comment in Chapter 1249 above.~~
- ~~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~~
 - ~~Place note on the plans stating as such.~~
- 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.
 - Fee-in-lieu preferred due to the low height of overhead transmission lines.
 - ~~Along Broad Street this is an 8' wide asphalt path.~~
 - ~~A concrete sidewalk is indicated along the frontage of the AL/MC building, unknown width. This will need to be asphalt and width indicated. No sidewalk shown extending from proposed to the west (heron ave). Fee-in-lieu or install.~~
 - ~~Fee-in-lieu possible.~~
- ~~1259.06 – Site Design Submittal Requirements~~
 - ~~1259.06(1): Site Plan – Following information must be shown on the plans.~~
 - ~~1259.06(1)(a): The boundaries and dimensions of the lot.~~
 - ~~Missing front on Broad and Heron.~~
 - ~~1259.06(1)(b): Size and location of existing and proposed structures.~~
 - ~~Please show the exterior dimensions of the AL/MC building on the elevation pages.~~
 - ~~1259.06(1)(c): The use of land on adjacent property, within 100 feet of the property line.~~
 - ~~Put a label on the adjacent Subdivisions for "Heron Manor Phase..." and "Settlement at Pataskala Phase...."~~
 - ~~1259.06(2): Development Plan~~
 - ~~1259.06(2)(a): All proposed structures shall be located, showing square footage of each structure, expected entrance(s), service, and pedestrian areas.~~
 - ~~On page 2: Only the ILV's on the east side of the site are labeled with bedroom numbers. Indicate the remaining.~~
 - ~~1259.06(2)(b): 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.~~
 - ~~Indicate intended traffic flow with arrows.~~

Chapter 1283 – Landscaping and Screening

- ~~1283.07 – Application of Landscaping Standards~~
 - ~~1283.07(B) for uses within the GB Zoning District:~~
 - ~~*Front Yard: L2 (any frontage on public R/W)~~

- ~~L2 shown along south border of parking to west of AL/MC building. No other perimeter screening shown along frontages.~~
- ~~West Frontage along Heron Ave: Appears just outside of view on Landscaping Plans, cannot tell if there is any there or not. L2 required.~~
- ~~*Side Yard: L3 or L4 if abutting a residential use (west, abutting Heron Manor. East, adjacent to undeveloped portion)~~
 - ~~West: Mix of low shrubs and evergreen/deciduous trees along perimeter of Heron Manor.~~
 - ~~Does not strictly meet L3 or L4 code, up to PZC to approve.~~
- ~~*Rear Yard: L3 or L4 if abutting a residential use (North, along Heron Manor/Settlement of Pataskala)~~
 - ~~North: Mix of low shrubs and evergreen/deciduous trees along North side.~~
 - ~~Does not strictly meet L3 or L4, up to PZC to approve.~~
- ~~Within General Notes on Page 6/6, provide the following additional notes:~~
 - ~~Changes and/or Substitutions, including but not limited to species or location, that deviate from the approved Landscaping Plan shall be approved by the Planning and Zoning Department prior to installation.~~
 - ~~Landscaping shall be maintained in perpetuity.~~
 - ~~All shrubs shall be maintained at a minimum three foot height.~~
- ~~1283.06 – Landscaping and Screening Standards~~
 - ~~1283.06(3): L2 shall consist of a continuous shrub line, three (3) feet in height with 95% opacity, with one (1) tree per 30 lineal feet.~~
 - ~~A three (3) foot high mound or wall may be substituted for the shrubs.~~
 - ~~1283.06(4): L3 shall consist of a continuous shrub line, six (6) feet in height with 95% opacity (arborvitae), with one (1) tree per 30 lineal feet.~~
 - ~~A six (6) foot high fence or wall may be substituted for the shrubs.~~
 - ~~1283.06(5): L4 shall consist of a fence, no less than six (6) feet tall with 100% opacity, plus one (1) tree per 30 lineal feet. In addition, four (4) high shrubs are required per 30 lineal feet of wall.~~

Chapter 1291 – Parking and Loading

- ~~1291.03 – Lighting~~
 - ~~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.~~
 - ~~Locations and types of lighting required to be shown. Recommend including photometric plan.~~
 - ~~Independent Living Villas: Will there be streetlights/front yard light posts, lights on the front of buildings/no lighting? Need information.~~
- ~~1291.05 – Location of Parking and Loading Spaces~~
 - ~~*1291.05(A)(4): a 40-foot vegetated zone (landscaped to the L2 standard identified in Chapter 1283) shall be maintained between the street right-of-way line.~~
 - ~~See note in “General” above.~~
- ~~1291.07 – Parking Spaces for People with Disabilities~~
 - ~~1291.07(B): Minimum Dimensions: 11' x 19' with a 5' access aisle on one side.~~

- ~~Show dimensions of access aisle somewhere.~~
- ~~1291.07(C): All spaces shall be designate in conformance with Ohio Manual of Traffic Control Devices.~~
- ~~Add Note.~~
- ~~1291.11 – Parking and Loading Space Dimensions~~
 - ~~Figure 655— 1: For 79-90 degree angle parking, spaces shall be 9' x 19', with a parking space maneuvering (aisle width between opposite parking spaces) of 20'.~~
 - ~~Parking space dimensions/spacing for AL/MC are OK. Need dimensions/spacing for clubhouse, pickleball courts parking areas.~~
- ~~1291.12 – Interior Screening and/or Landscaping~~
 - ~~1291.12(B): Interior parking lot landscaping shall conform to one or a mix of the following options:~~
 - ~~1291.12(B)(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.~~
 - ~~Option 1 has been implemented.~~
 - ~~1291.12(B)(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.~~
 - ~~Interior Landscaping provided, but give us some statistics to show compliance with the requirements above. Square footage? Numbers of trees?~~
- ~~1291.15 – Width of Access Driveway~~
 - ~~For two-way entrances: 28 feet~~
 - ~~Width of East entrance only 23.81 feet.~~
 - ~~Width of South entrance not shown.~~

From: [Antonio Anzalone](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Trent Howell](#); [Chris Sharrock](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); kperkins@laca.org; [Alan Haines](#)
Cc: [Lisa Paxton](#)
Subject: RE: Pataskala PZC Review Memo for 04-05-2023
Date: Tuesday, March 14, 2023 1:58:00 PM
Attachments: [image001.png](#)

Jack,

Please see my comments below.

Thank you,

Antonio Anzalone

Assistant City Engineer
City of Pataskala
621 W. Broad Street, Suite 2B
Pataskala, Ohio 43062
Office: 740.927.3873
Cell: 740.652.0685
Email: aanzalone@ci.pataskala.oh.us

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, March 8, 2023 11:31 AM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Trent Howell <thowell@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>
Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 04-05-2023

Good Afternoon Everyone,

You are receiving this email because one or more of the Application(s) submitted for the **April 5, 2023**, Planning and Zoning Commission are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

TCOD-22-002 (Revised Plans): Felix Dellibovi, Trent Howell, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Pubic Service Department.

a. Stormwater control

- i. A stormwater report will need to be submitted as part of the construction plan application process.
- ii. The site will presumably drain to the existing retention pond adjacent to this property, and the report will need to verify that the existing pond is sized to accommodate the additional load.
- iii. Some improvements may be needed to the existing pond/outlet structure.

b. Existing retention pond is currently on private property

- i. As part of this development, the existing basin should be deeded to the City for operation and maintenance, as there is not currently an entity having responsibility, nor is there a specific entity that should have responsibility. Specifically, please have P&G Pataskala deed the pond area to the City. The Deed received does not state this.
- ii. As part of this process, and for the City to accept responsibility of the pond, clearing, grubbing and grading around the pond is requested to be completed to start fresh and make this a usable and maintainable area.

c. Future Development

- i. The Future Development site located in the southwest corner of the site (northeast corner of Heron Avenue and Broad Street) must use the two proposed access points (RI/RO on Broad and the connection to Heron Avenue) and will not be allowed to construct a new access on either Heron Avenue or Broad.

REP-23-001: Felix Dellibovi, Trent Howell, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Public Service Department.

No Comments.

Please review the applications, and if you have any comments or concerns regarding them they may be submitted to me in writing no later than Monday, March 27th.

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

Here is a link to download the review memo:

 [PZC Review Memo for 04-05-2023](#)

Thank you,

JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

From: [Jack Kuntzman](#)
To: [Jack Kuntzman](#)
Subject: FW: Pataskala PZC Review Memo for 04-05-2023
Date: Wednesday, March 29, 2023 10:37:23 AM
Attachments: [image001.png](#)

From: Scott Haines <shaines@hullinc.com>
Sent: Thursday, March 23, 2023 2:35 PM
To: Antonio Anzalone <aanzalone@ci.pataskala.oh.us>; Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>; Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Trent Howell <thowell@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: RE: Pataskala PZC Review Memo for 04-05-2023

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,

Verdantas has reviewed the PZC applications, and we agree with the Public Service and Utility comments for TCOD-22-002. In addition, the following comments from the February review still apply and are noted below.

TCOD-22-002

- a. A cross access agreement needs to be provided with the current parcel and the parcel to the southwest to ensure no new access points onto Broad Street.

REP-23-001

- a. No engineering related comments. (Format needs revised as you noted in our discussion)

Thanks

Scott R. Haines, PE, CPESC
Senior Project Manager
O. 740.344.5451 | D. 740.224.0839
1555 W. Main Street, Newark, Ohio 43055

From: [Trent Howell](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Chris Sharrock](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [kperkins@laca.org](#); [Alan Haines](#); [Antonio Anzalone](#)
Cc: [Lisa Paxton](#)
Subject: RE: Pataskala PZC Review Memo for 04-05-2023
Date: Thursday, March 16, 2023 2:44:07 PM
Attachments: [image001.png](#)

Please see comments below in red.

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, March 8, 2023 11:31 AM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Trent Howell <thowell@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>
Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 04-05-2023

Good Afternoon Everyone,

You are receiving this email because one or more of the Application(s) submitted for the **April 5, 2023**, Planning and Zoning Commission are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

TCOD-22-002 (Revised Plans): Felix Dellibovi, Trent Howell, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Pubic Service Department.

- A. For this development there should be two water feed points. One at the eastern end of the property coming from the Broad St. Main (8" Transite) and the second from Heron Ave Main (8" PVC)
- B. Existing Lift Station site is currently on Private Property. As part of this development, the existing Lift Station site should be deeded to the city for operation and maintenance.
- C. Provisions need to be included if applicable, Backflow Devices and FOG (Fats Oils and Greases) apparatus.

REP-23-001: Felix Dellibovi, Trent Howell, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Public Service Department.

- A. No comment

Please review the applications, and if you have any comments or concerns regarding them they may be submitted to me in writing no later than Monday, March 27th.

City of Pataskala, Ohio

Provision Living Traffic Access Study

November 2022

11-29-2022, Review Comments

There are minor edit comments for the appendix and table of contents.

The Recommendations section should include a westbound right turn lane at the Broad Street and RI-RO access drive. In reviewing the site plan, this is the shortest access location for any building in the development.

Scott Seaman, PE



GPD Groups

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone



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

November 21, 2022

Subject: PVL Investments 200 W Broad St.

Jack,

The West Licking Fire District has reviewed the plans for PVL Investments and we have the following comments.

- 1) Fire hydrants located in a residential area shall be installed every 500'.
- 2) 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.
- 3) Each project shall provide 1 spare "screw on" type Stortz fitting for every (5) private fire hydrant 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.
- 4) 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.**
- 5) Per the Fire Districts regulations section J note (b): All fire hydrants shall be installed every 300' in commercial districts and out of the collapse zone. i.e. 1 ½ times the height of the building.
- 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 Fire District requires that the FDC for the assistance living facility shall be installed in a remote location.
- 8) Per the Fire Districts regulations section K note c: the FDC shall be installed within 40' of a fire hydrant. **This comment shall be added to the detail page of the construction plans.**
- 9) 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.
- 10) 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.**
- 11) 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.**

WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

- 12) FDC's shall be painted fire protection red. **This comment shall be added to the detail page of the construction plans.**
- 13) 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.**
- 14) The Fire Districts Fire Code Official shall inspect all fire line material prior to it being installed in the ground. **This comment shall be added to the detail page of the construction plans.**
- 15) The State Fire Marshal's State fire inspectors shall be notified for all inspections, testing and life safety finals that involve fire protection systems. i.e.: underground fire line, sprinkler systems and fire alarm and any hydro tests for the fire protection systems.
- 16) Where access to or within a structure or an area is restricted because of secured openings or where immediate access for life-saving or firefighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed per the Fire Districts regulations section G.
- 17) The Fire Districts permit application shall be filled out and permit fees paid in full prior to the start of construction.
- 18) The Fire District requires a 48 hour notice for any inspections and testing.
- 19) 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

WEST LICKING JOINT FIRE DISTRICT

www.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: E Broad Street, Pataskala OH 43062		
Parcel Number: 064-307692-00.000		
Zoning: GB + R10	Acres: 53.3	
Water Supply:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Applicant Information		
Name: PVL Investments, LLC		
Address: 1630 Des Peres Road, Suite 310		
City: St. Louis	State: MO	Zip: 63131
Phone: 314-328-0519	Email: dbaylis@rangeap.com	

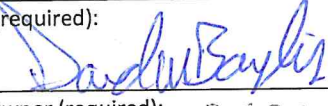
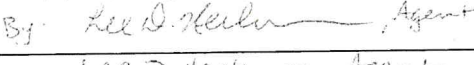
Property Owner Information		
Name: P & G PATASKALA LTD		
Address: P.O. Box 3500		
City: Newark	State: OH	Zip: 43058
Phone: (740) 349-3798	Email: thomas.cummiskey@parknationalbank.com	

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

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

Transportation Corridor Overlay District Information
Describe the Project:
Construction of the Phase 1 portion of the 53 acre Development (+/-12.5 Acres) which includes a +/-65,000 SF, 75 unit two-story Assisted Living Facility with accompanying Independent Living Villas (24 One-Bed and 37 Two-Bed Units).
The independent living community will also have their own dedicated clubhouse as well as the campus boasts walking paths throughout with pickleball courts towards the northern end. This development plans to preserve the wooded wetlands area, which promotes great scenery and privacy for future residents.

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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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): 	Date: 11/3/22
Property Owner (required): P+G Pataskala, Ltd. By:  Agent	Date: 11/3/22
Lee D Heckman, Agent	



March 1, 2023

City of Pataskala Planning and Zoning Commission
City Hall, Council Chambers
621 West Broad Street
Pataskala, OH 43062

Members of the Planning and Zoning Commission and City Staff:

Thank you for the opportunity to revise and update our TCOD application for the construction of a new senior living community. We greatly appreciate the feedback and suggestions provided by the Commission during the February 1st, 2023 Planning and Zoning Commission meeting.

Following the meeting, we have updated our application based on comments provided by the Commission. The following list includes items that have been updated in our revised application:

- Side Yard Landscaping abutting Heron Manor brought up to L3, per code requirement.
- Front parking lot has been reduced in size and is better screened. Space has been reserved for five additional parking spots, which will only be constructed if the need for additional parking arises.
- White, three rail fence added along part of the Broad Street frontage to screen parking lot. Three rail fence matches the fence at the entrance of the Settlements of Pataskala residential neighborhood, located directly east along Broad St.
- Additional architectural detail added to the south side of the ALF building visible from Broad St. Added gables vents, horizontal bands, more stone, and more variety of colors and materials.
- ALF elevations include material specifications for better clarity.
- End-unit villas that are visible from Broad St. are enhanced with additional architectural detail.
- Representative photos of existing Provision Living communities are included in the submission. Existing communities show materials, colors, and architectural style that is representative of the Pataskala project.

We look forward to discussing our revised application on April 5th, 2023.

Sincerely,
Ryan Tebeau
Provision Living

REVISIONS:

FILE NAME	
OVERALL	

DRAWN BY
JLH

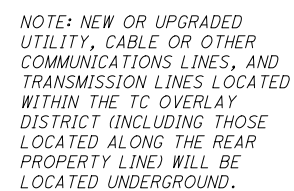
CHECKED BY
MLS

PROJECT No.
LICPAT2201

DATE
01/06/2023

SHEET NUMBER

1 OF 6



SITE DATA:
TOTAL SITE: 17.09 Ac.

AL/MC BUILDING: 66,000 SF
75 UNITS

IL VILLAS:
(37) 1,770 SF- 2 BR VILLAS
(24) 1,190 SF - 1 BR VILLAS
TOTAL: 61 UNITS

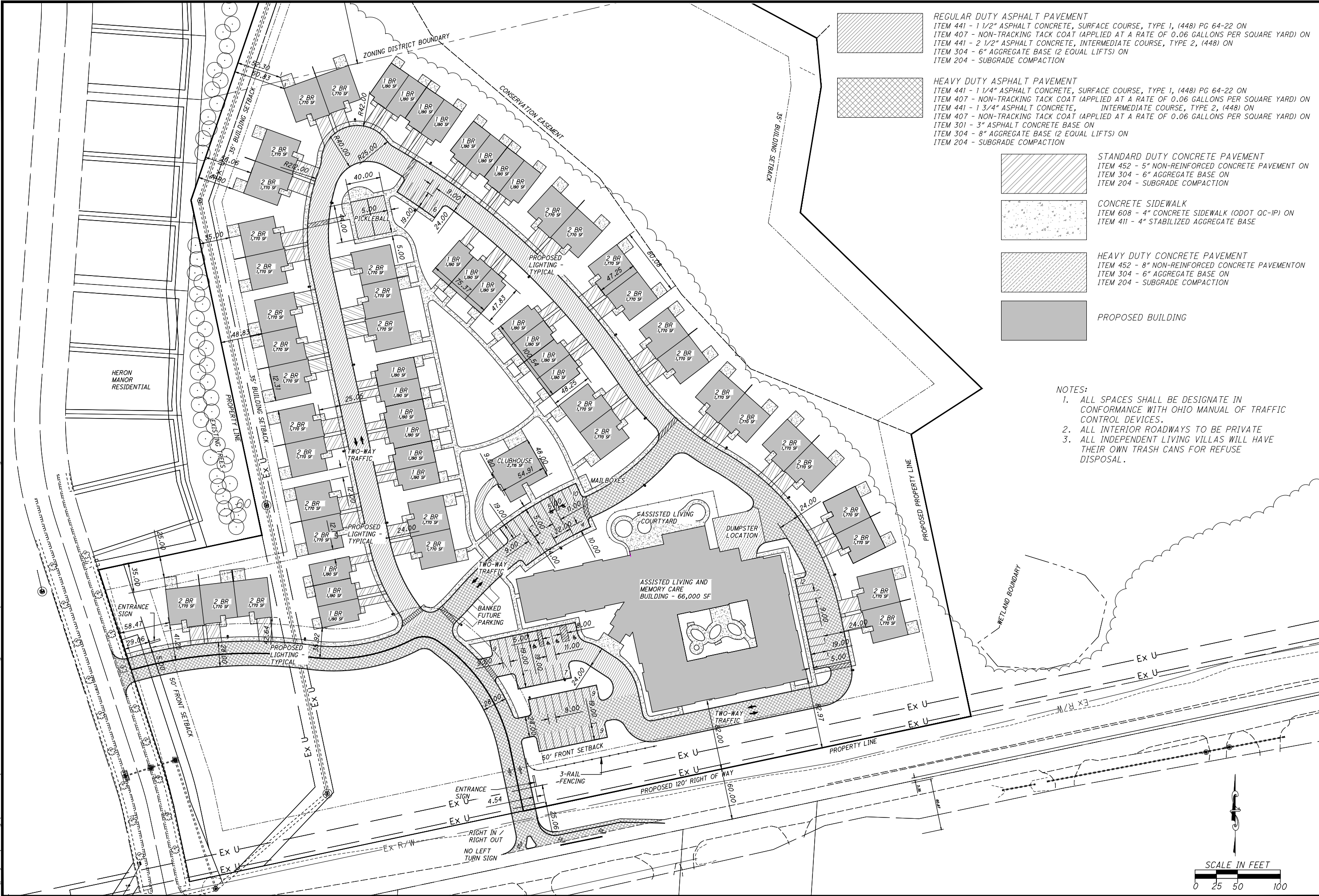
IL VILLA AMENITIES:
(1) 2,715 SF CLUBHOUSE
(2) PICKLEBALL COURTS

BUILDING COVERAGE:

3.04 Ac./ 17.8%
PAVEMENT COVERAGE:
3.63 Ac./21.2%

PARKING:
BUILDING: 46, INCLUDING 4 ADA
CLUBHOUSE: 14, INCLUDING 2 ADA
PICKLEBALL: 6

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Choice One Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

**PROVISION LIVING
CITY OF PATASKALA
DEVELOPMENT PLAN**

REVISIONS:

FILE NAME	DIMENSION
DRAWN BY	JLH
CHECKED BY	MLS
PROJECT No.	LICPAT2201
DATE	01/06/2023
SHEET NUMBER	2 OF 6

**PROVISION LIVING
CITY OF PATASKALA
LANDSCAPE PLAN - NORTH**

REVISIONS:

FILE NAME
LP NORTH

DRAWN BY
JLH

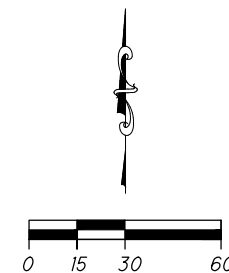
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MLS

PROJECT No
LICPAT2201

DATE
01/06/2023

SHEET NUMBER

3 OF 6



**PROVISION LIVING
CITY OF PATASKALA
LANDSCAPE PLAN - SOUTH**

REVISIONS:

FILE NAME
LP SOUTH

DRAWN BY
JLH

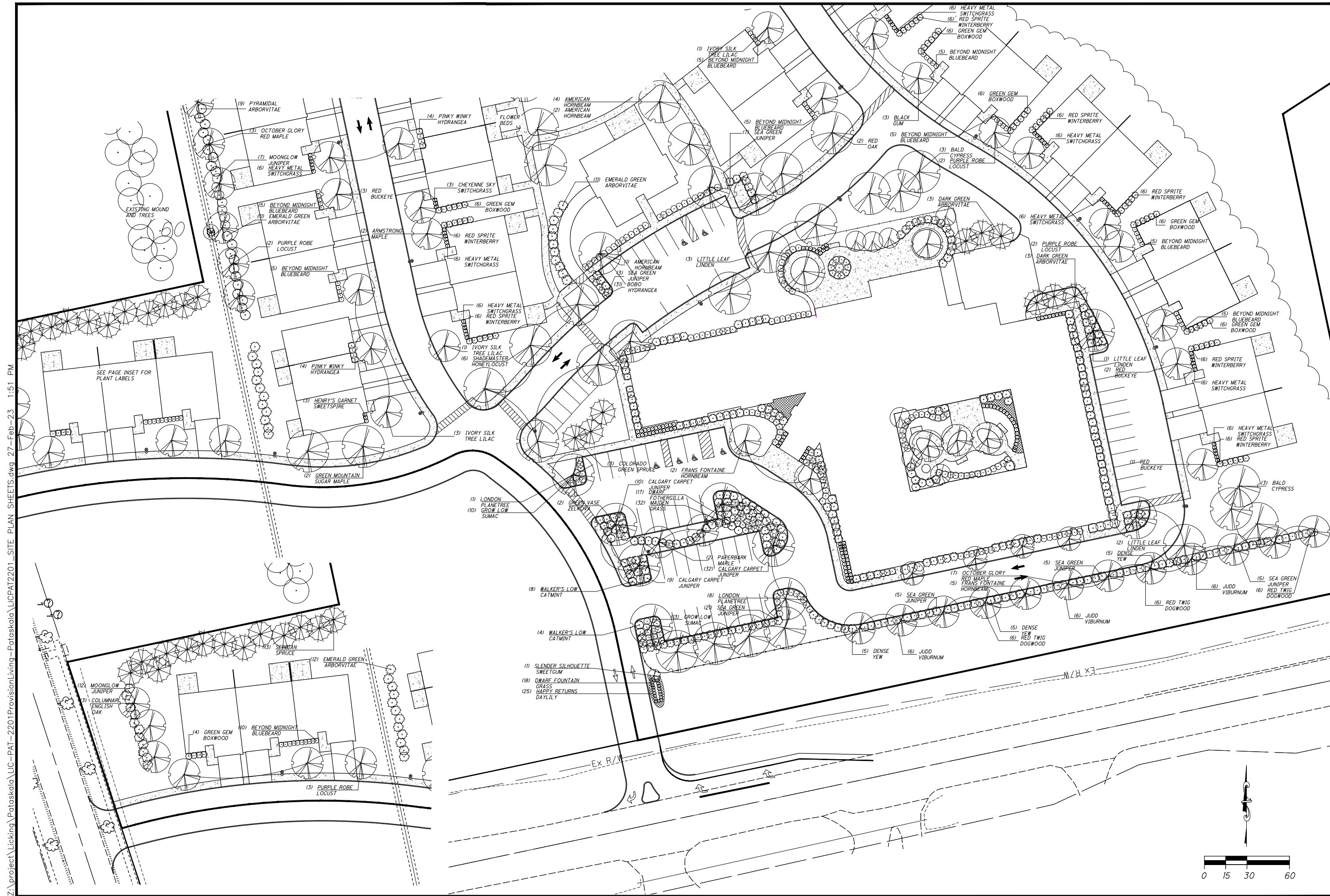
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PROJECT No
LICPAT2201

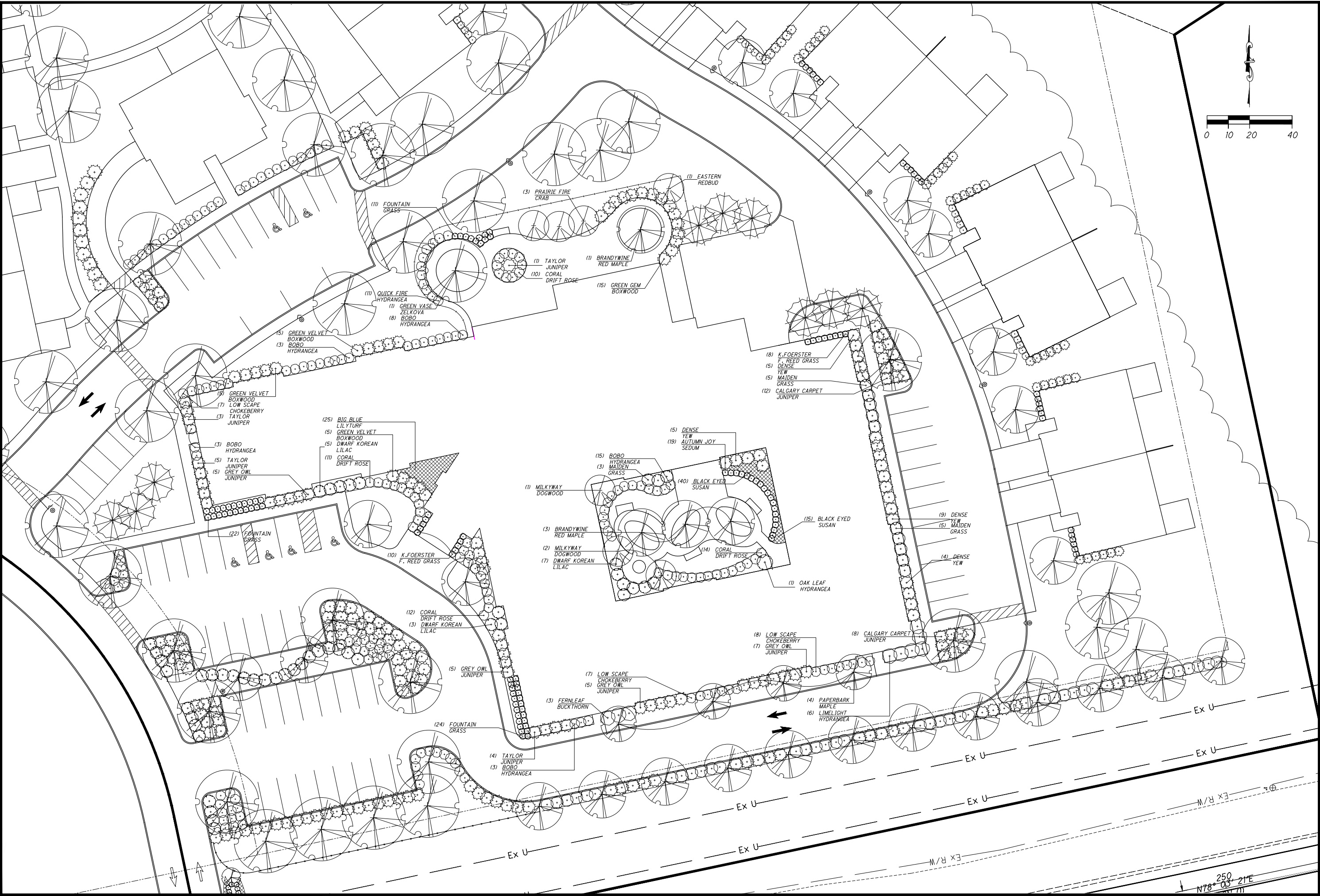
DATE
01/06/2023

SHEET NUMBER

4 OF 6



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Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

PROVISION LIVING
CITY OF PATASKALA
LANDSCAPE PLAN - BLDG

REVISIONS:

FILE NAME	LP BLDG
DRAWN BY	JLH
CHECKED BY	MLS
PROJECT No.	LICPAT2201
DATE	01/06/2023
SHEET NUMBER	5 OF 6

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PLANTING SCHEDULE

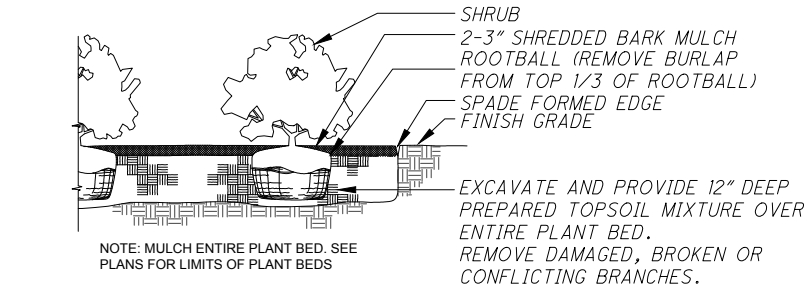
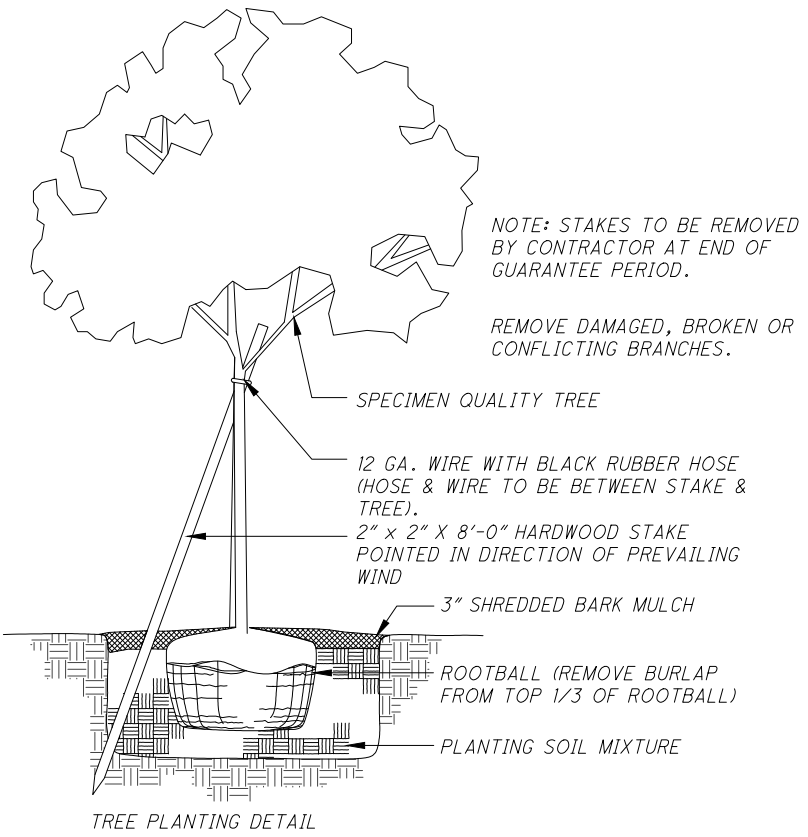
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES				
5	NORWAY SPRUCE	PICEA ABIES	7' HGT.	B&B
9	SERBIAN SPRUCE	PICEA OMORIKA	7' HGT.	B&B
2	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	B&B
6	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2" CAL.	B&B
3	CHINKAPIN OAK	QERCUS MUEHLENBERGII	2" CAL.	B&B
10	RED BUCKEYE	AESCULUS PAVIA	2" CAL.	B&B
11	LITTLE LEAF LINDEN	TILIA CORDATA	2" CAL.	B&B
6	DARK GREEN ARBORVITAE	THUJA O. 'NIGRA'	7' HGT.	B&B
12	ALLEGHENY SERVICEBERRY	AMELANCHIER LAEVIS	12' HGT.	B&B
6	SHADEMASTER HONEYLOCUST	GLEDITSIA T. I. 'SHADEMASTER'	2" CAL.	B&B
5	WHITE FIR	ABIES CONCOLOR	7' HGT.	B&B
11	PURPLE ROBE LOCUST	ROBINIA P. 'PURPLE ROBE'	2" CAL.	B&B
3	EASTERN WHITE PINE	PINUS STROBUS	7' HGT.	B&B
6	AMSTRONG MAPLE	ACER RUBRUM 'ARMSTRONG'	2" CAL.	B&B
9	BALD CYPRESS	TAXODIUM DISTICHUM	2" CAL.	B&B
10	IVORY SILK TREE LILAC	SYRINGA RETICULATA	7' HGT.	B&B
8	KATSURA TREE	CERCIDIPHYLLUM JAPONICUM	2" CAL.	B&B
6	BLACK GUM	NYSSA SYLVATICA	2" CAL.	B&B
6	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	2" CAL.	B&B
9	LONDON PLANETREE	PLATANUS ACERIFOLIA	2" CAL.	B&B
2	FRANS FONTAINE HORNBEAM	CARPINUS BETULUS 'FRANS FONTAINE'	2" CAL.	B&B
3	GREEN VASE ZELKOVA	ZELKOVA 'GREEN VASE'	2" CAL.	B&B
3	COLORADO GREEN SPRUCE	PICEA PUNGENS	7' HGT.	B&B
2	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2" CAL.	B&B
2	RED OAK	QUERCUS RUBRA	2" CAL.	B&B
SHRUBS				
5	LIMELIGHT HYDRANGEA	HYDRANGEA P. LIMELIGHT'	24" SPR.	NO. 7 CONT.
28	PINKY WINKY HYDRANGEA	HYDRANGEA P. 'PINKY WINKY'	24" SPR.	NO. 7 CONT.
62	RED SPRITE WINTERBERRY	ILEX VERTICILLATA 'RED SPRITE'	18" SPR.	NO. 5 CONT.
74	GREEN GEM BOXWOOD	BUXUS 'GREEN GEM'	24" SPR.	B&B
12	VIKING CHOKEBERRY	ARONIA MELANOCARPA 'VIKING'	48" SPR.	B&B
14	BLUE MUFFIN VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	48" SPR.	B&B
21	SEA GREEN JUNIPER	JUNIPERUS CH. 'SEA GREEN'	24" SPR.	B&B
80	BEYOND MIDNIGHT CARYOPTERIS	CARYOPTERIS X CLANDONENSIS	18" Spr.	B&B
12	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA	18" SPR.	NO. 3 CONT.
GROUNDCOVER / GRASSES				
96	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	CLUMP	NO. 3 CONT.
6	CHEYENNE SKY SWITCHGRASS	PANICUM VIRGATUM 'CHEYENNE SKY'	CLUMP	NO. 3 CONT.

PLANTING SCHEDULE- BUILDING

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES				
1	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	B&B
4	BRANDYWINE RED MAPLE	ACER RUBRUM 'BRANDYWINE'	2" CAL.	B&B
3	PRAIRIE FIRE CRAB	MALUS 'PRAIRIE FIRE'	2" CAL.	B&B
1	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL.	B&B
4	PAPERBARK MAPLE	ACER GRISEUM	2" CAL.	B&B
3	MILKYWAY DOGWOOD	CORNUS KOUSA	2" CAL.	B&B
SHRUBS				
6	LIMELIGHT HYDRANGEA	HYDRANGEA P. LIMELIGHT'	24" SPR.	NO. 7 CONT.
9	TAYLOR JUNIPER	JUNIPERUS V. 'TAYLOR'	6' HGT.	B&B
47	CORAL DRIFT ROSE	ROSA 'MEIDRIFORA'	18" SPR.	NO. 3 CONT.
15	GREEN GEM BOXWOOD	BUXUS 'GREEN GEM'	24" SPR.	B&B
11	QUICK FIRE HYDRANGEA	HYDRANGEA P. 'QUICK FIRE'	24" SPR.	NO. 5 CONT.
32	BOBO HYDRANGEA	HYDRANGEA P. 'BOBO'	24" SPR.	NO. 5 CONT.
15	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	24" SPR.	B&B
29	LOWSCAPE CHOKEBERRY	ARONIA MELANOCARPA 'UCONNAMI65'	18" Spr.	NO. 3 CONT.
22	GREY OWL JUNIPER	JUNIPERUS V. 'GREY OWL'	18" SPR.	NO. 3 CONT.
15	DWARF KOREAN LILAC	SYRINGA MEYER 'PALIBIN'	24" SPR.	NO. 5 CONT.
3	FERNLEAF BUCKTHORN	RHAMNUS FRANGULA 'ASPLENIFOLIA'	3' HGT.	NO. 5 CONT.
1	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	24" SPR.	B&B
23	DENSE YEW	TAXUS DENSIFORMIS	18" Spr.	NO. 3 CONT.
GROUNDCOVER / GRASSES				
57	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	CLUMP	NO. 3 CONT.
18	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	CLUMP	NO. 3 CONT.
13	MAIDEN GRASS	MISCANTHUS	CLUMP	NO. 3 CONT.
25	WALKER'S LOW CATMINT	NEPETA X FAASENII 'WALKER'S LOW'	CLUMP	NO. 1 CONT.
55	BLACK EYED SUSAN	RUDBECKIA	CLUMP	NO. 1 CONT.
19	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	CLUMP	NO. 1 CONT.

CITY OF PATASKALA NOTES:

- CHANGES AND/OR SUBSTITUTIONS, INCLUDING BUT NOT LIMITED TO SPECIES OR LOCATION, THAT DEViate FROM THE APPROVED LANDSCAPING PLAN SHALL BE APPROVED BY THE PLANNING AND ZONING DEPARTMENT PRIOR TO INSTALLATION.
- LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY.
- ALL SHRUBS SHALL BE MAINTAINED AT A MINIMUM OF THREE FOOT HEIGHT.



INSTALLATION NOTES

- IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
- DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
- LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
- REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
- WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
- MULCH THE ENTIRE PLANTING SURFACE WITH MULCH APPLIED NO LESS THAN TWO INCHES DEEP AND NO MORE THAN THREE INCHES DEEP, LEAVING THREE INCHES ADJACENT TO THE TREE TRUNK FREE OF MULCH.
- SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
- PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS, HEALTHY WELL-DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED, PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
- DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE.
- SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE 1/3 TOP OF BURLAP (IF APPLICABLE).
- SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
- DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.

GENERAL NOTES

- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
- CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
- SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
- MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
- BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
- ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
- INSTALL ALL PLANTS IN ACCORDANCE WITH PLANING DETAILS AND SPECIFICATIONS.
- PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
- TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
- LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
- CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
- CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.

INTERIOR PARKING LANDSCAPE:

FRONT LOT:

TOTAL PARKING SPACES: 34
TOTAL SQUARE FOOTAGE REQUIRED: 1,100 SF
TOTAL SQUARE FOOTAGE OF LANDSCAPE PROVIDED: 5,193 SF
TREES REQUIRED: 6
TREES PROVIDED: 15

CLUBHOUSE:

TOTAL PARKING SPACES: 14
TOTAL SQUARE FOOTAGE REQUIRED: 280 SF
TOTAL SQUARE FOOTAGE OF LANDSCAPE PROVIDED: 697 SF
TREES REQUIRED: 4
TREES PROVIDED: 7

EAST LOT:

TOTAL PARKING SPACES: 12
TOTAL SQUARE FOOTAGE REQUIRED: 240 SF
TOTAL SQUARE FOOTAGE OF LANDSCAPE PROVIDED: 618 SF
TREES REQUIRED: 2
TREES PROVIDED: 2

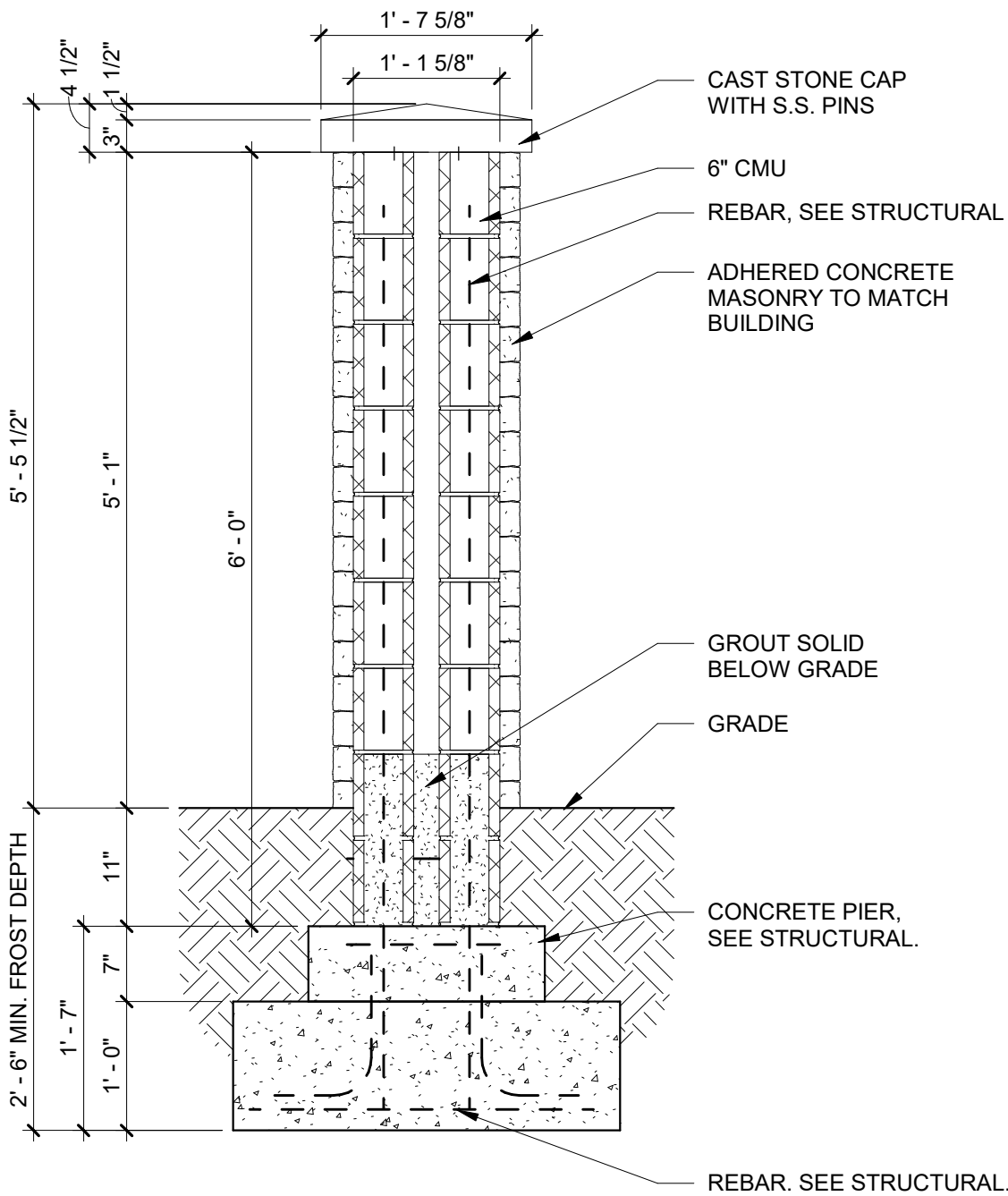
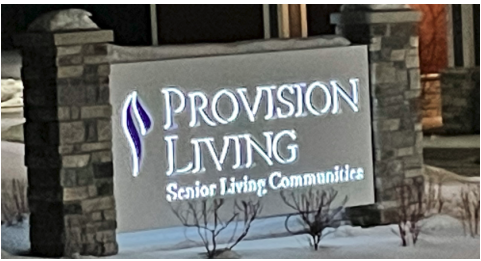
PICKELBALL LOT:

TOTAL PARKING SPACES: 6
TOTAL SQUARE FOOTAGE REQUIRED: 120 SF
TOTAL SQUARE FOOTAGE OF LANDSCAPE PROVIDED: 226 SF
TREES REQUIRED: 1
TREES PROVIDED: 2

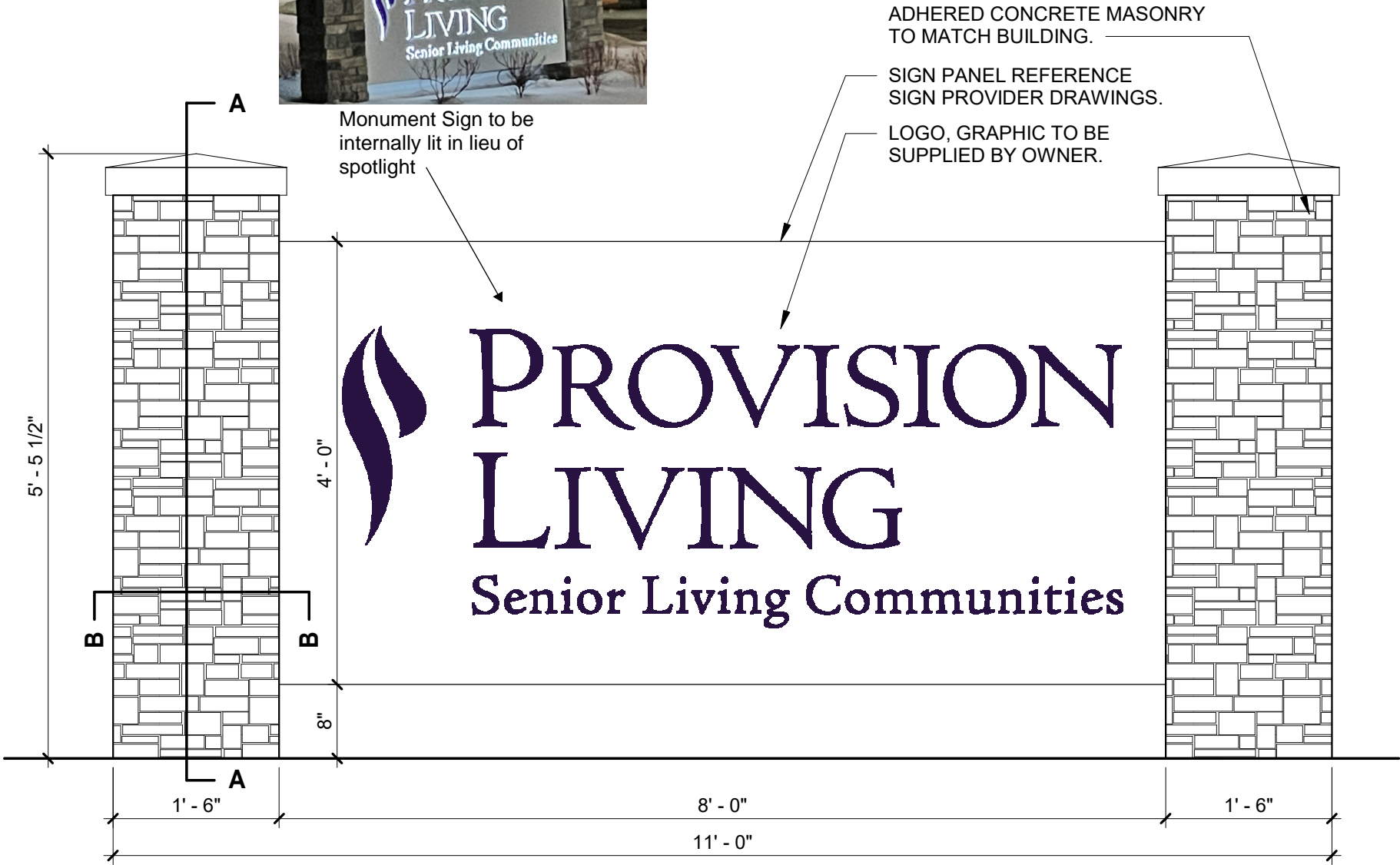
CODE: 1291.12(B)(1)(a): OPTION 1- INTERIOR LANDSCAPING SHALL BE PROVIDED AT THE RATE OF 20 SQUARE FEET PER STALL. AT LEAST ONE TREE MUST BE PROVIDED FOR EVERY 200 SQUARE FEET OF LANDSCAPED AREA. GROUND COVER PLANTS AS LISTED IN CHAPTER 1283 MUST COMPLETELY COVER THE REMAINDER OF THE LANDSCAPED AREA.

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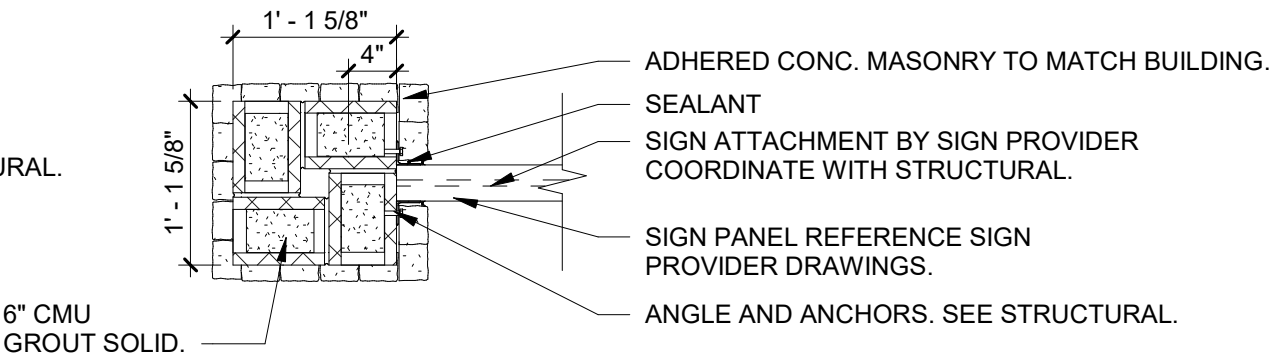
PROJECT NUMBER : GAP1042 DATE : 10.31.2022



SECTION A-A



ELEVATION - DOUBLE SIDED SIGN

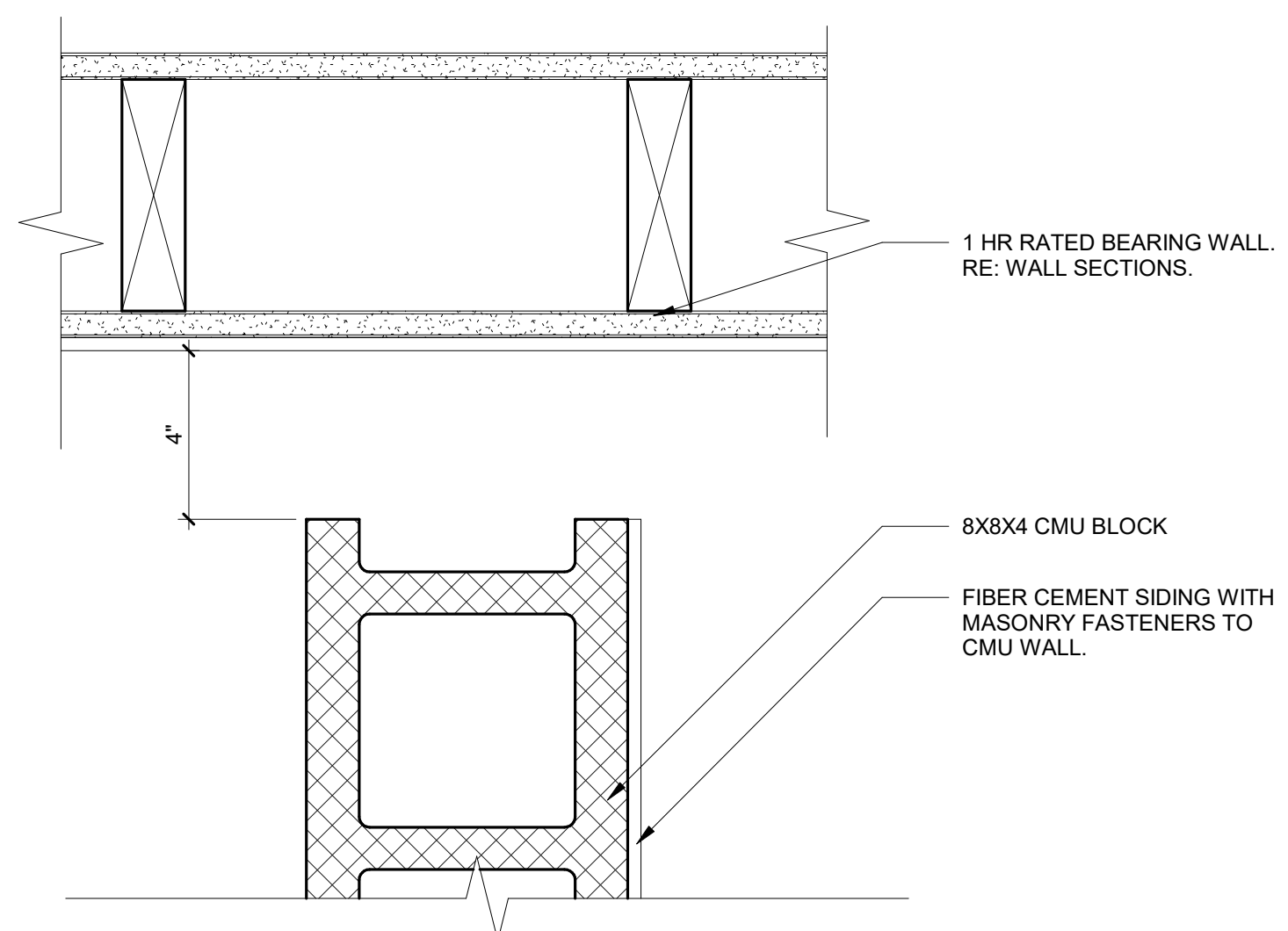


PLAN DETAIL B-B

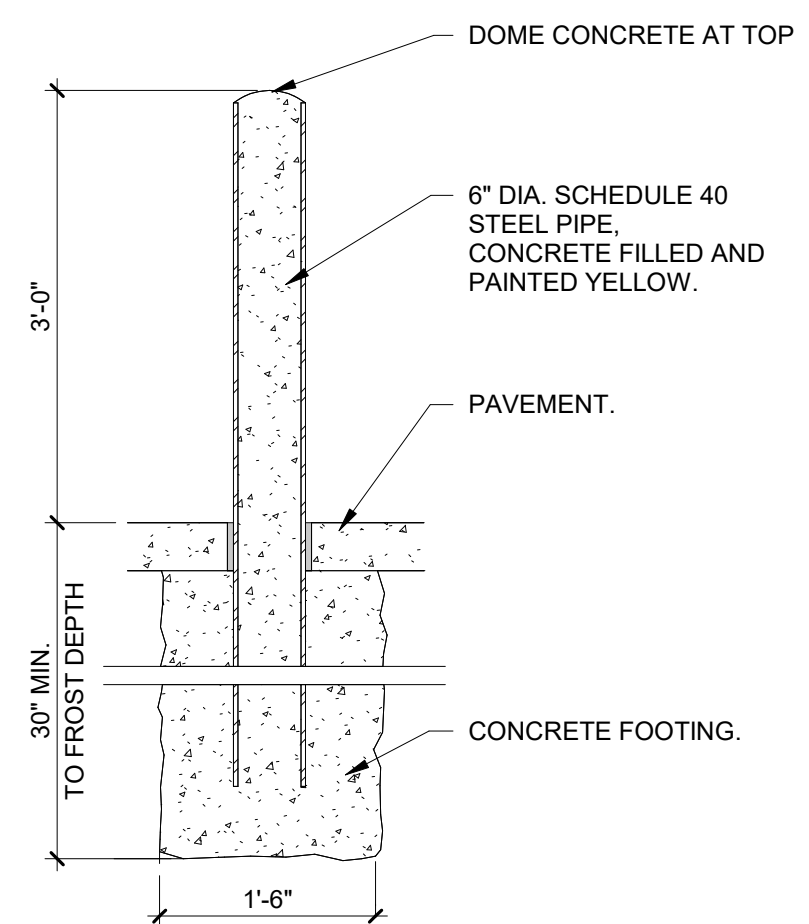
A0

MONUMENT SIGN
SCALE: 3/4" = 1'-0"

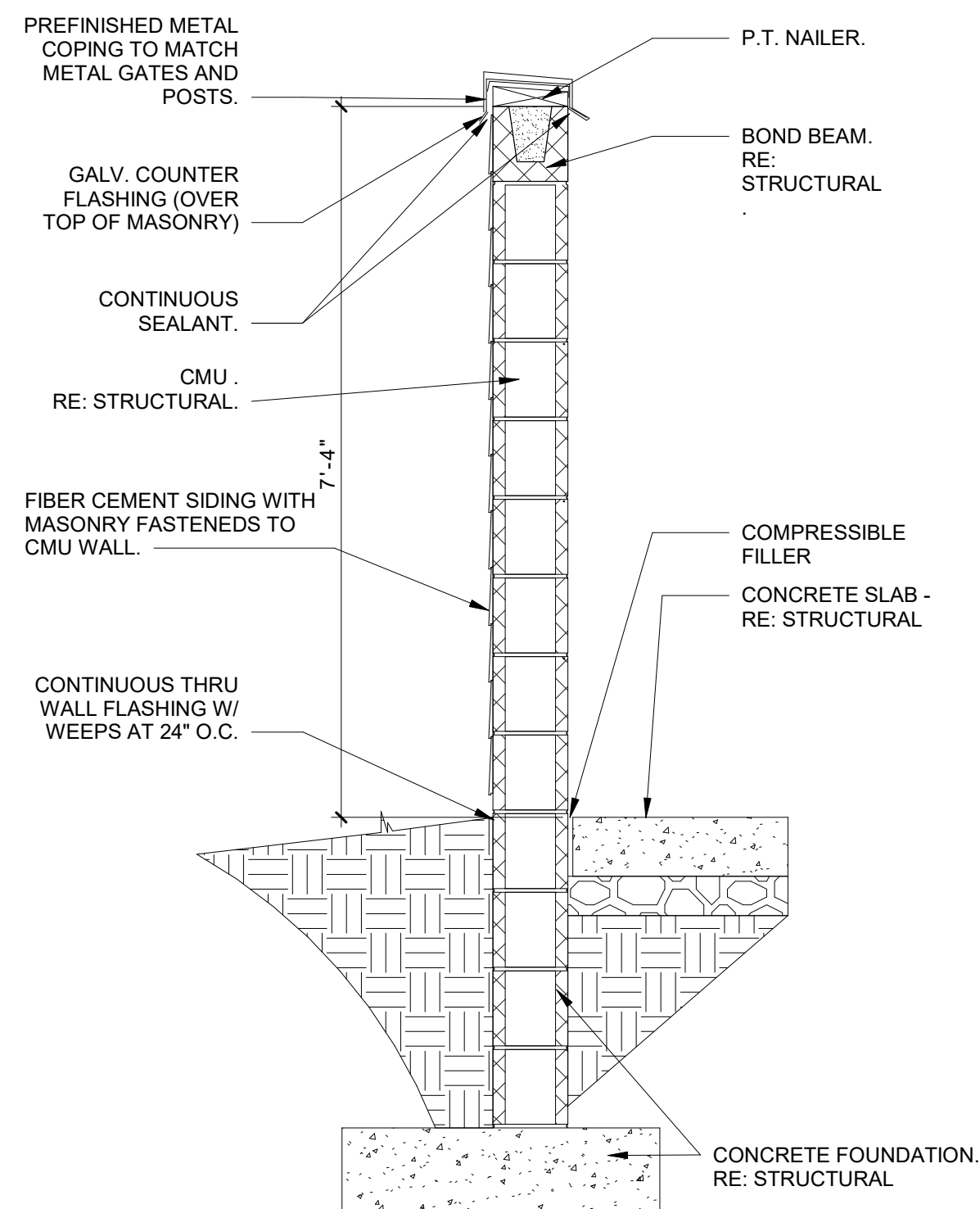




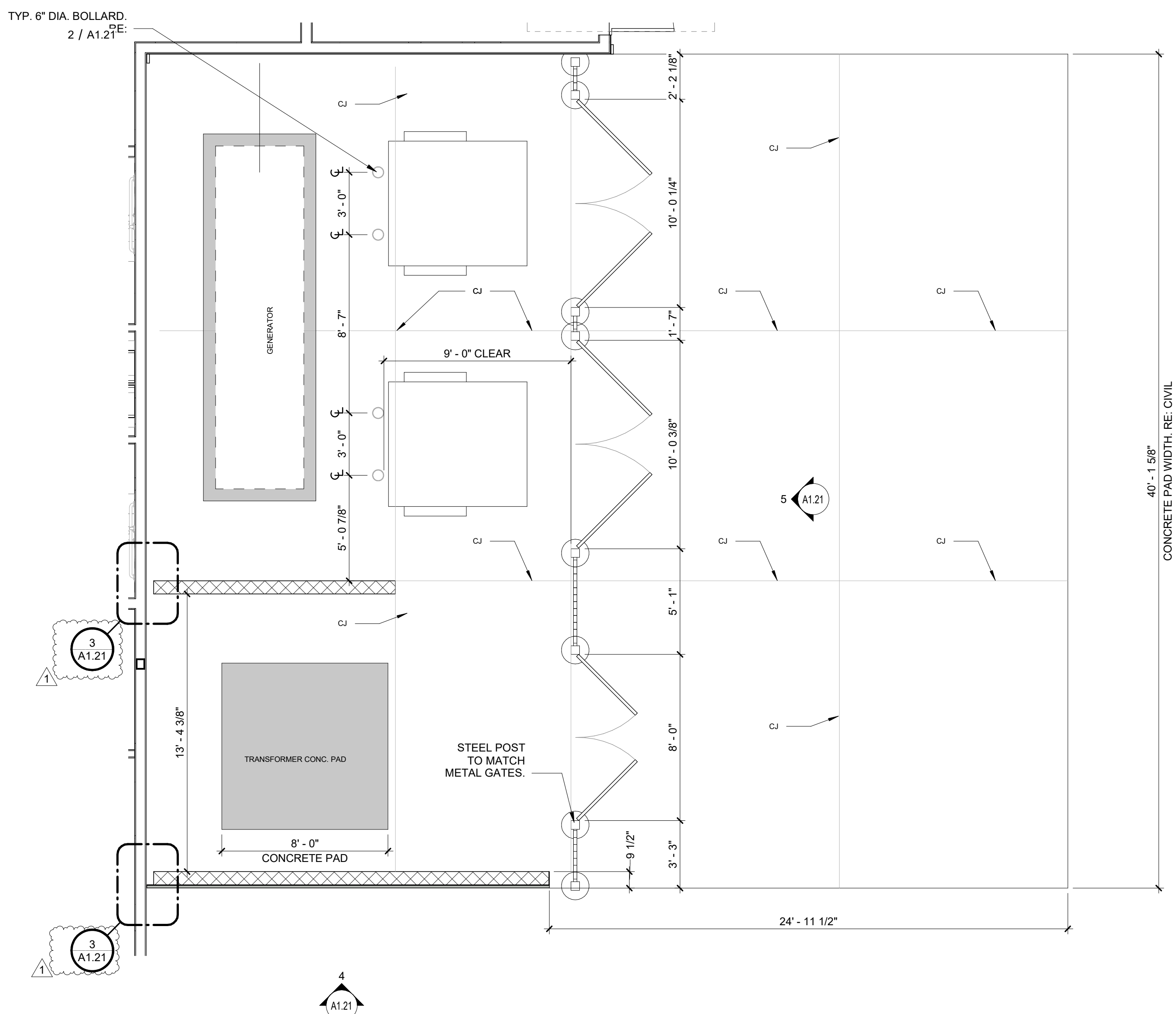
3 PLAN DETAIL @ CMU AND WOOD STUD WALL
A1.21 3" = 1'-0"



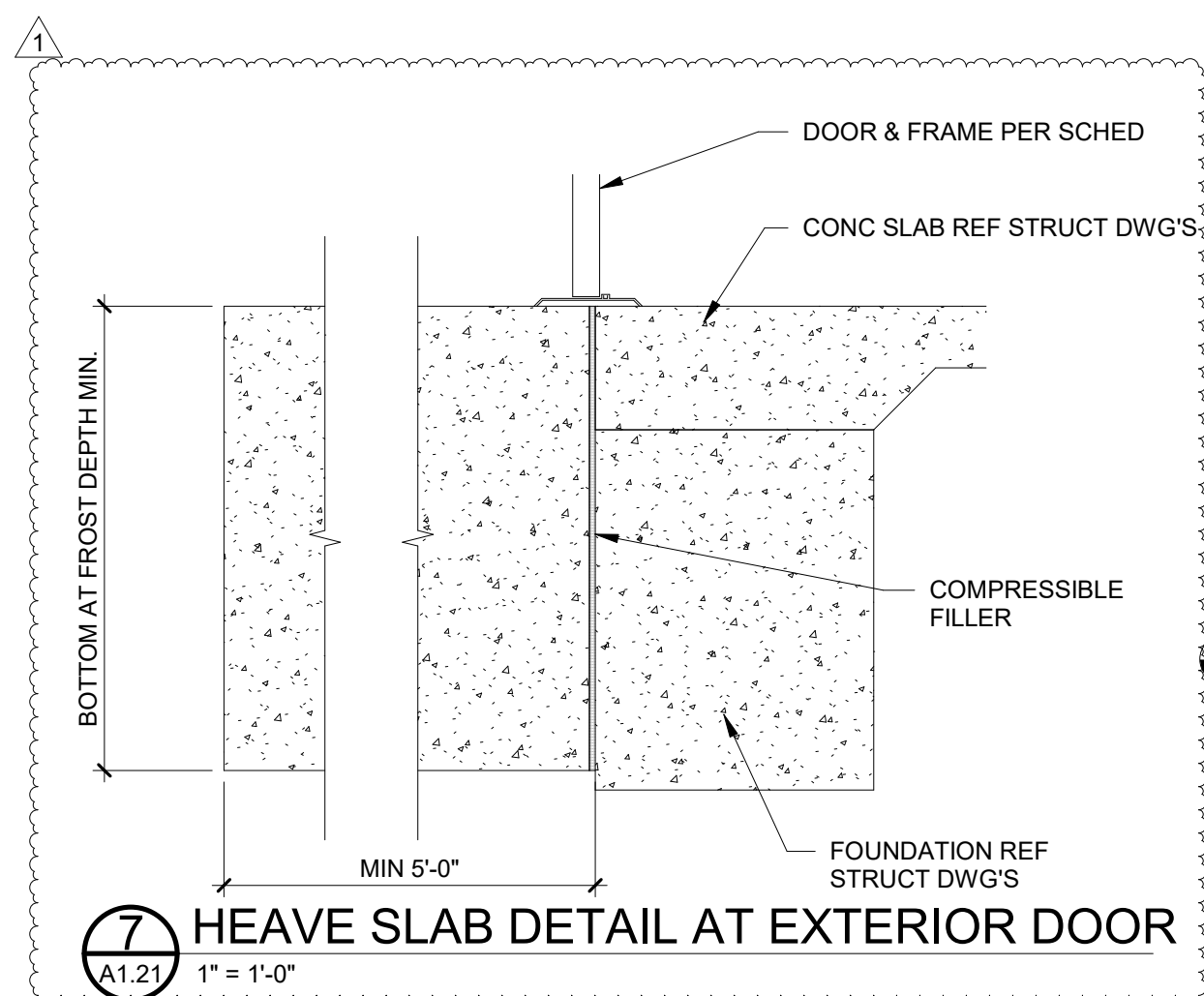
2 TYP. BOLLARD DETAIL
A1.21 3/4" = 1'-0"



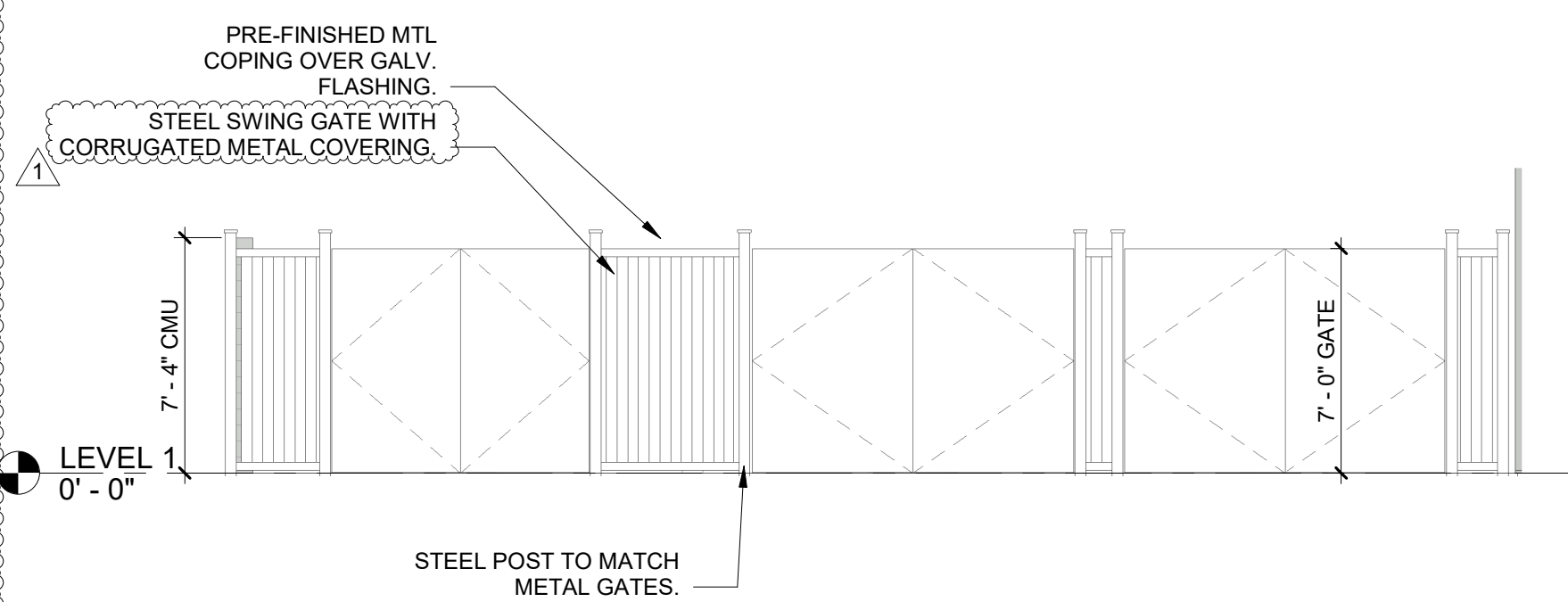
1 TYP. TRASH ENCLOSURE WALL SECTION
A1.21 3/4" = 1'-0"



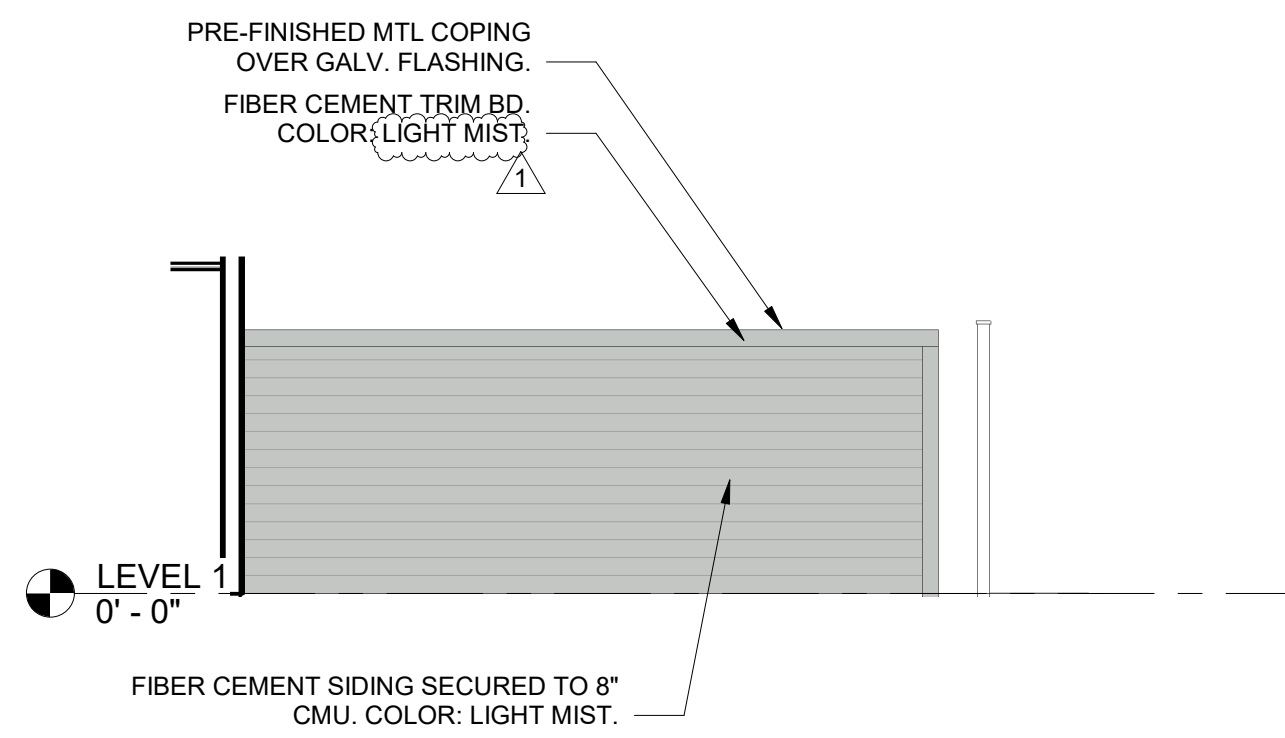
6 ENLARGED PLAN @ SITE ENCLOSURE
A1.21 1/4" = 1'-0"



⑦ HEAVE SLAB DETAIL AT EXTERIOR DOOR



5 EXT. ELEV. @ FRONT OF SITE ENCLOSURE
A1.21 3/16" = 1'-0"



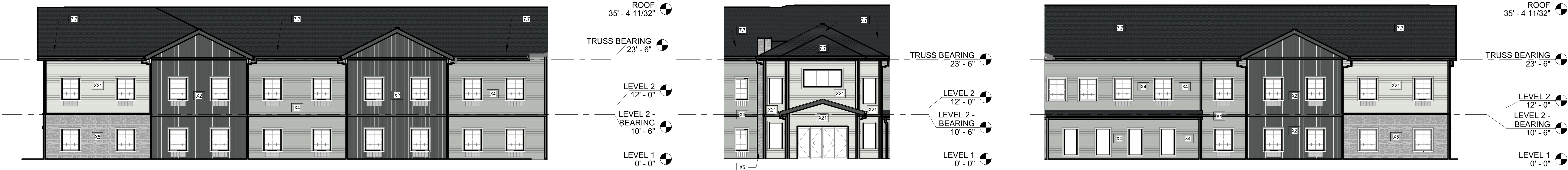
4 EXT. ELEV. @ SITE ENCLOSURE SIDE
A1.21 3/16" = 1'-0"

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PROJECT NUMBER: GAP1042 DATE: 02.28.2023



2 EXTERIOR ELEVATION - SOUTH
P3 3/32" = 1'-0"

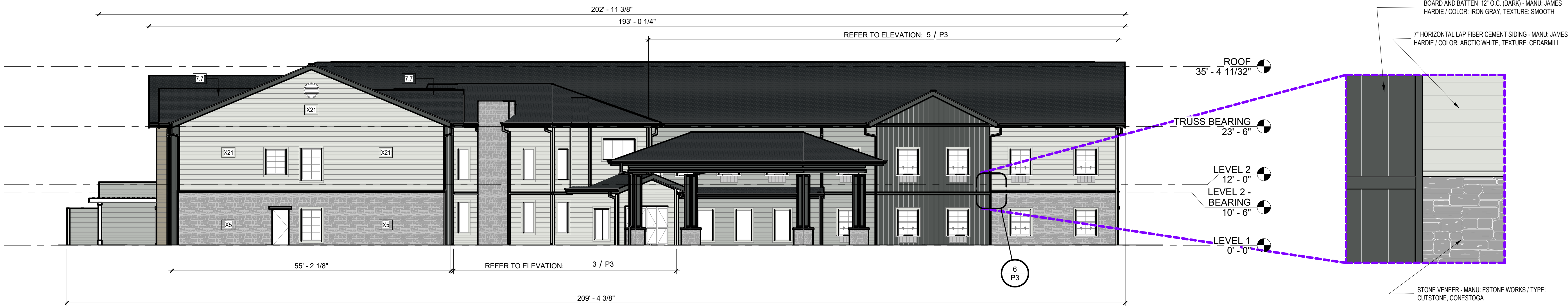


1 EXTERIOR ELEVATION - WING 'B'
P3 3/32" = 1'-0"

3 EXT. ELEV. @ ENTRY
P3 3/32" = 1'-0"

5 EXT. ELEV. @ WING 'C'
P3 3/32" = 1'-0"

#	KEY NOTES
7.7	ARCHITECTURAL ASPHALT SHINGLES OVER ROOFING UNDERLAYMENT ON ROOF SHEATHING
X2	BOARD AND BATTEN 12" O.C. (DARK) - MANU: JAMES HARDIE / COLOR: IRON GRAY, TEXTURE: SMOOTH
X3	7" HORIZONTAL LAP FIBER CEMENT SIDING - MANU: JAMES HARDIE / COLOR: MONTEREY TAUPE, TEXTURE: CEDARMILL
X4	7" HORIZONTAL LAP FIBER CEMENT SIDING (LIGHT) - MANU: JAMES HARDIE / COLOR: LIGHT MIST, TEXTURE: CEDARMILL
X5	STONE VENEER - MANU: ESTONE WORKS / TYPE: CUTSTONE, CONESTOGA
X21	7" HORIZONTAL LAP FIBER CEMENT SIDING - MANU: JAMES HARDIE / COLOR: ARCTIC WHITE, TEXTURE: CEDARMILL



4 EXTERIOR ELEVATION - WEST
P3 3/32" = 1'-0"

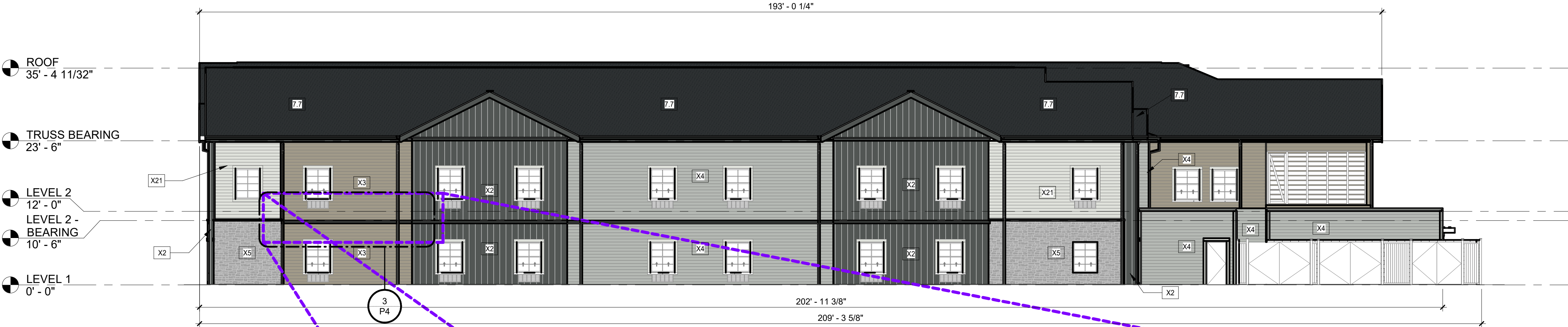
6 ENLARGED MATERIAL
P3 1/2" = 1'-0"

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PROJECT NUMBER: GAP1042 DATE: 02.28.2023

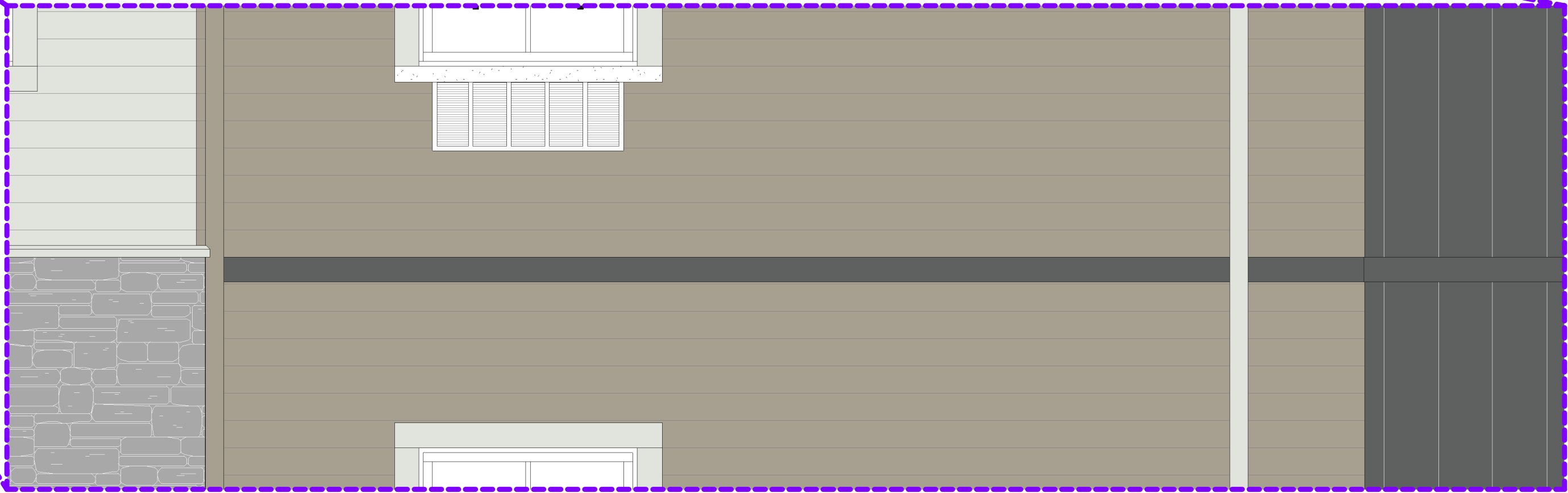


2 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



1 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

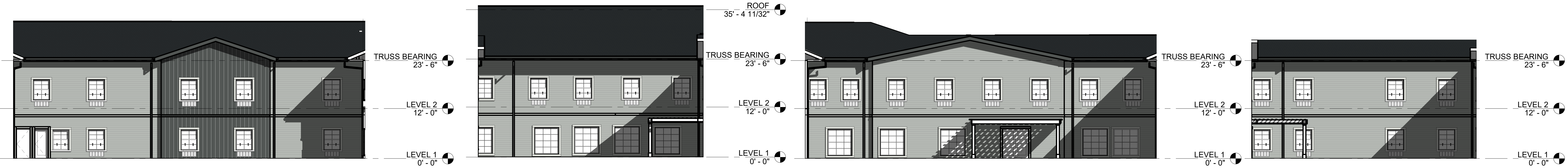
#	KEY NOTES
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X4	7" HORIZONTAL LAP FIBER CEMENT SIDING (LIGHT) - MANU: JAMES HARDIE / COLOR: LIGHT MIST, TEXTURE: CEDARMILL
X5	STONE VENEER - MANU: ESTONE WORKS / TYPE: CUTSTONE, CONESTOGA
X21	7" HORIZONTAL LAP FIBER CEMENT SIDING - MANU: JAMES HARDIE / COLOR: ARCTIC WHITE, TEXTURE: CEDARMILL



3 ENLARGED MATERIAL
1/2" = 1'-0"

PROVISION LIVING PATASKALA | PATASKALA, OHIO 43062

PROJECT NUMBER: GAP1042 DATE: 02.28.2023



4 MC COURTYARD NORTH
3/32" = 1'-0"

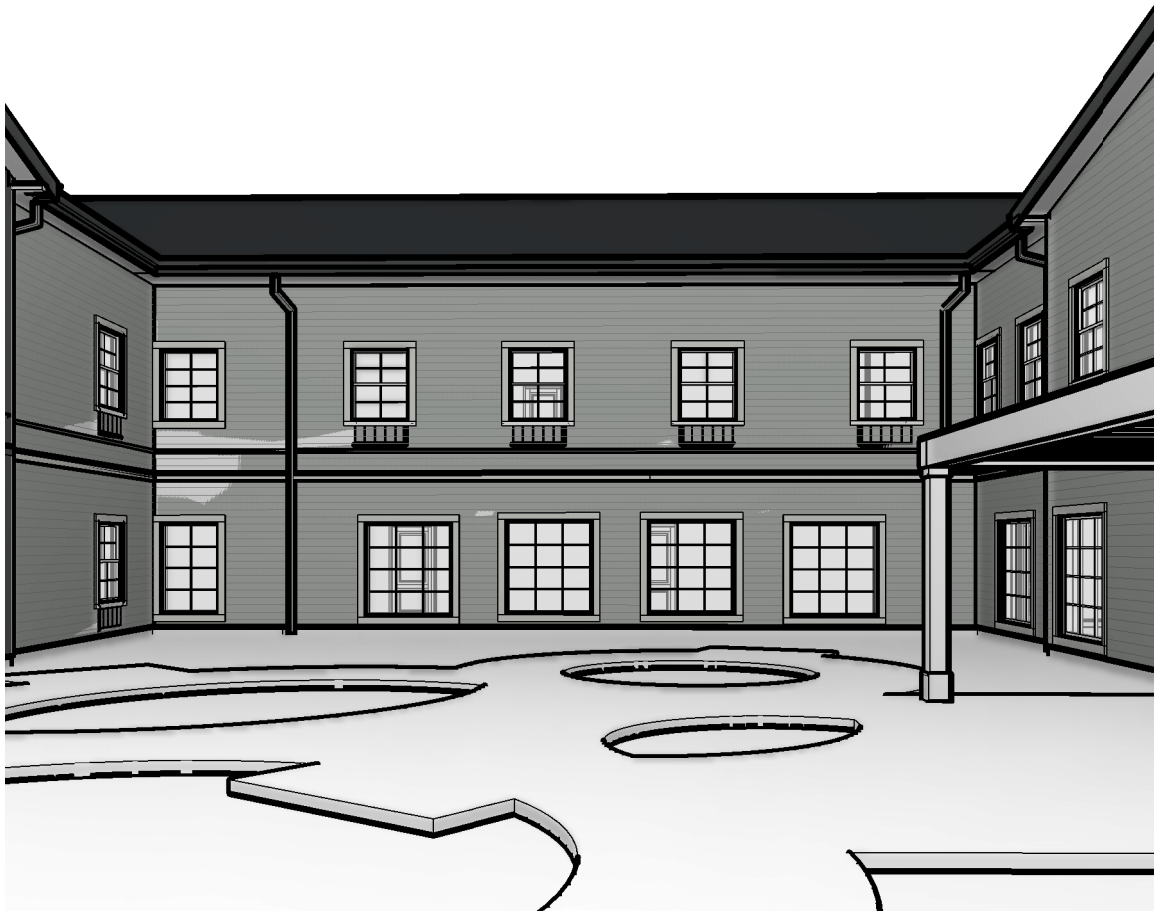
5 MC COURTYARD EAST
3/32" = 1'-0"

2 MC COURTYARD SOUTH
3/32" = 1'-0"

3 MC COURTYARD WEST
3/32" = 1'-0"



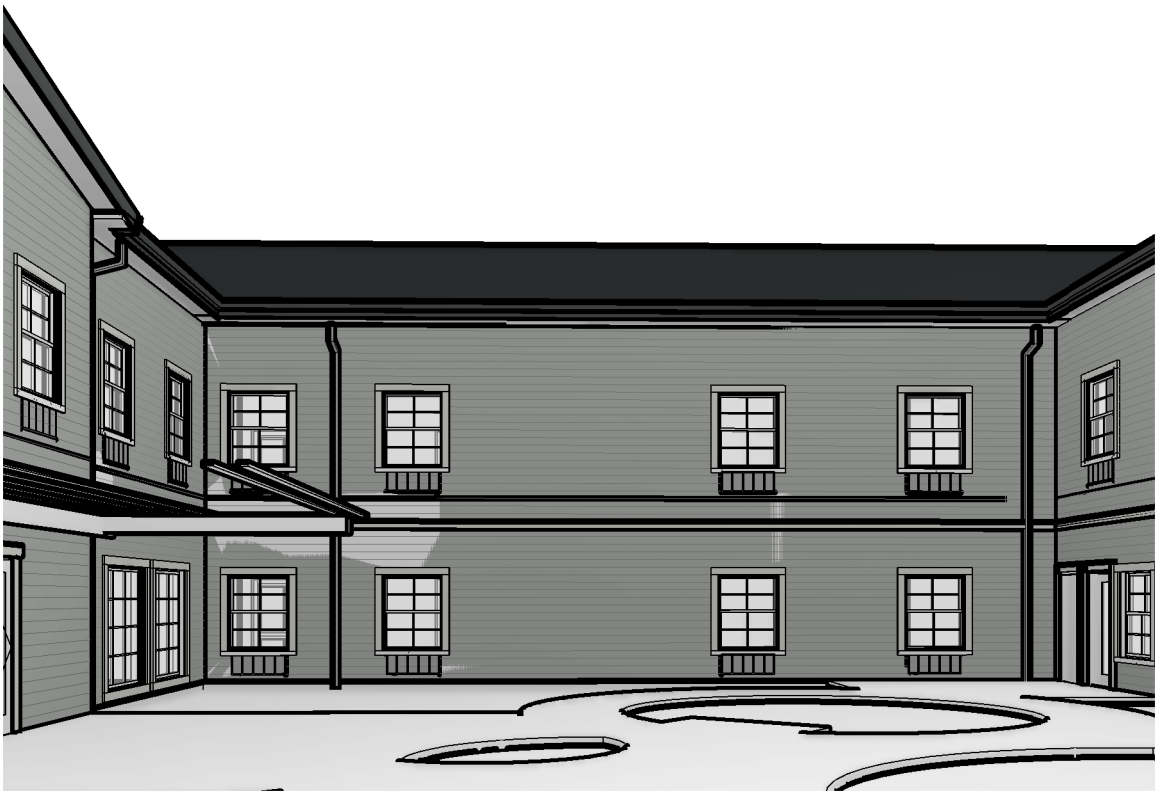
1 MC COURTYARD - NORTH



6 MC COURTYARD - EAST

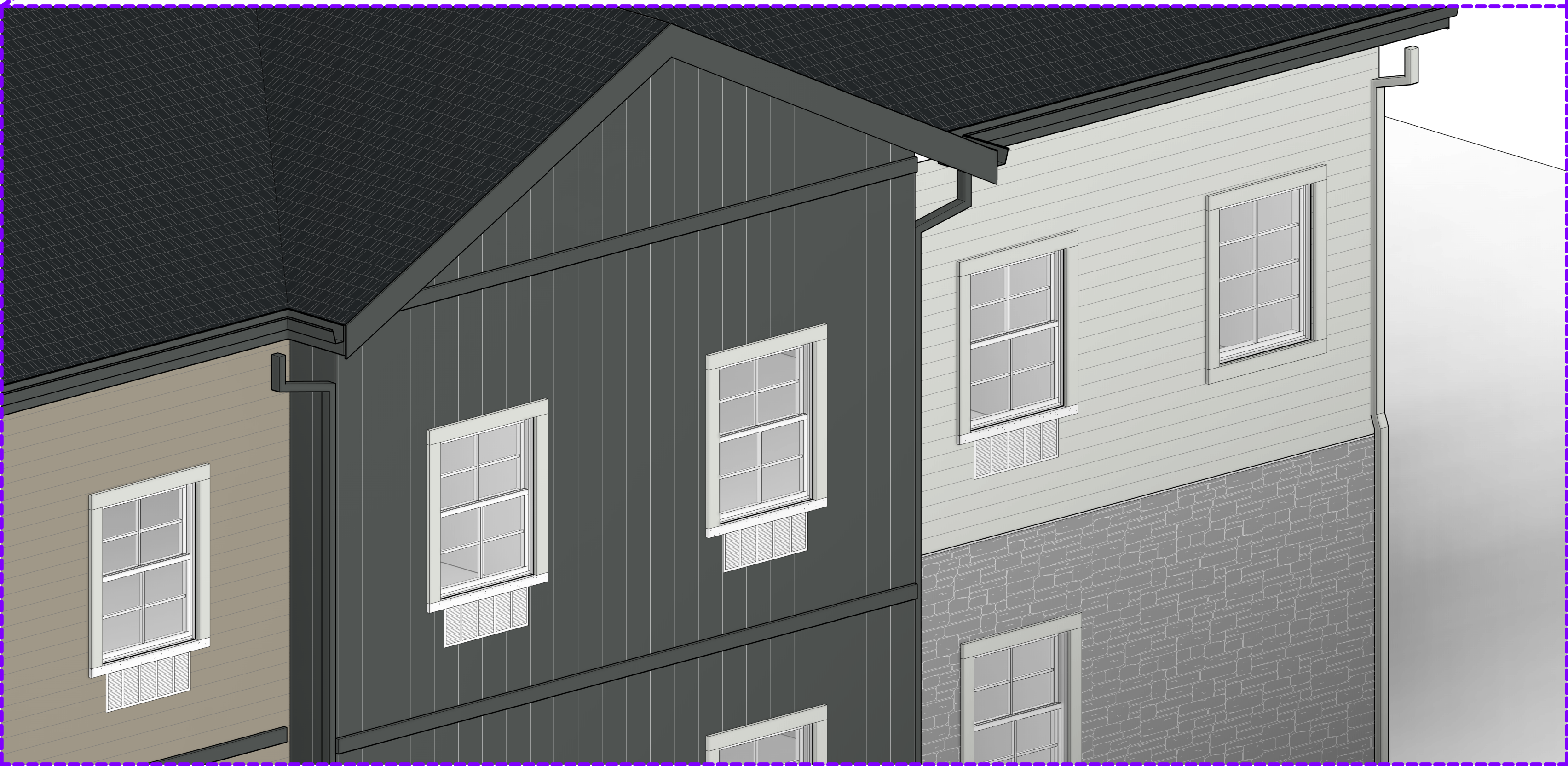
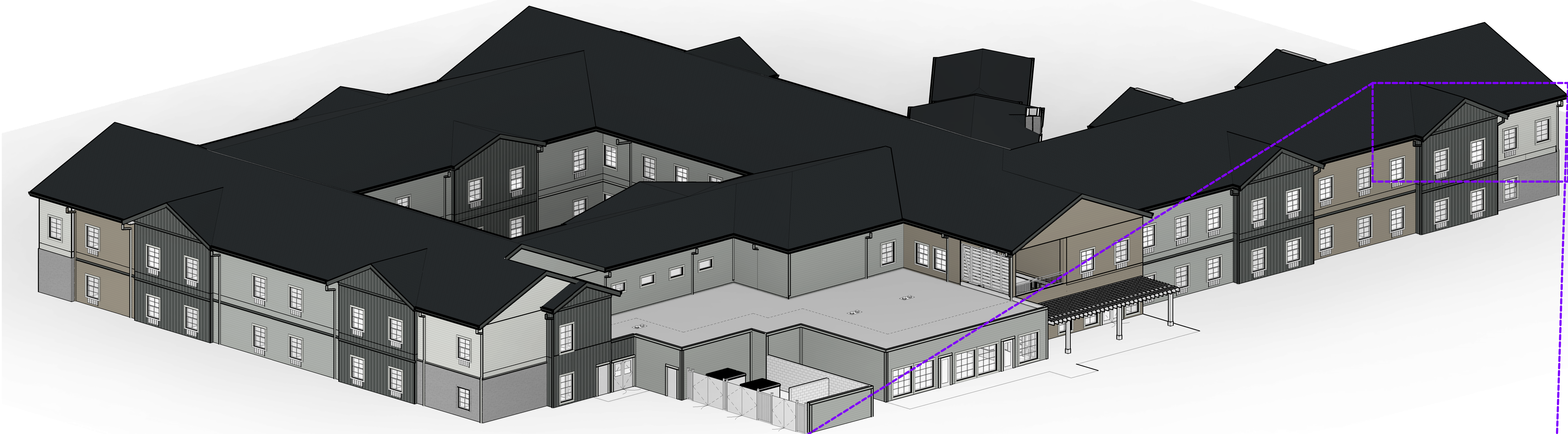


7 MC COURTYARD - SOUTH



8 MC COURTYARD - WEST

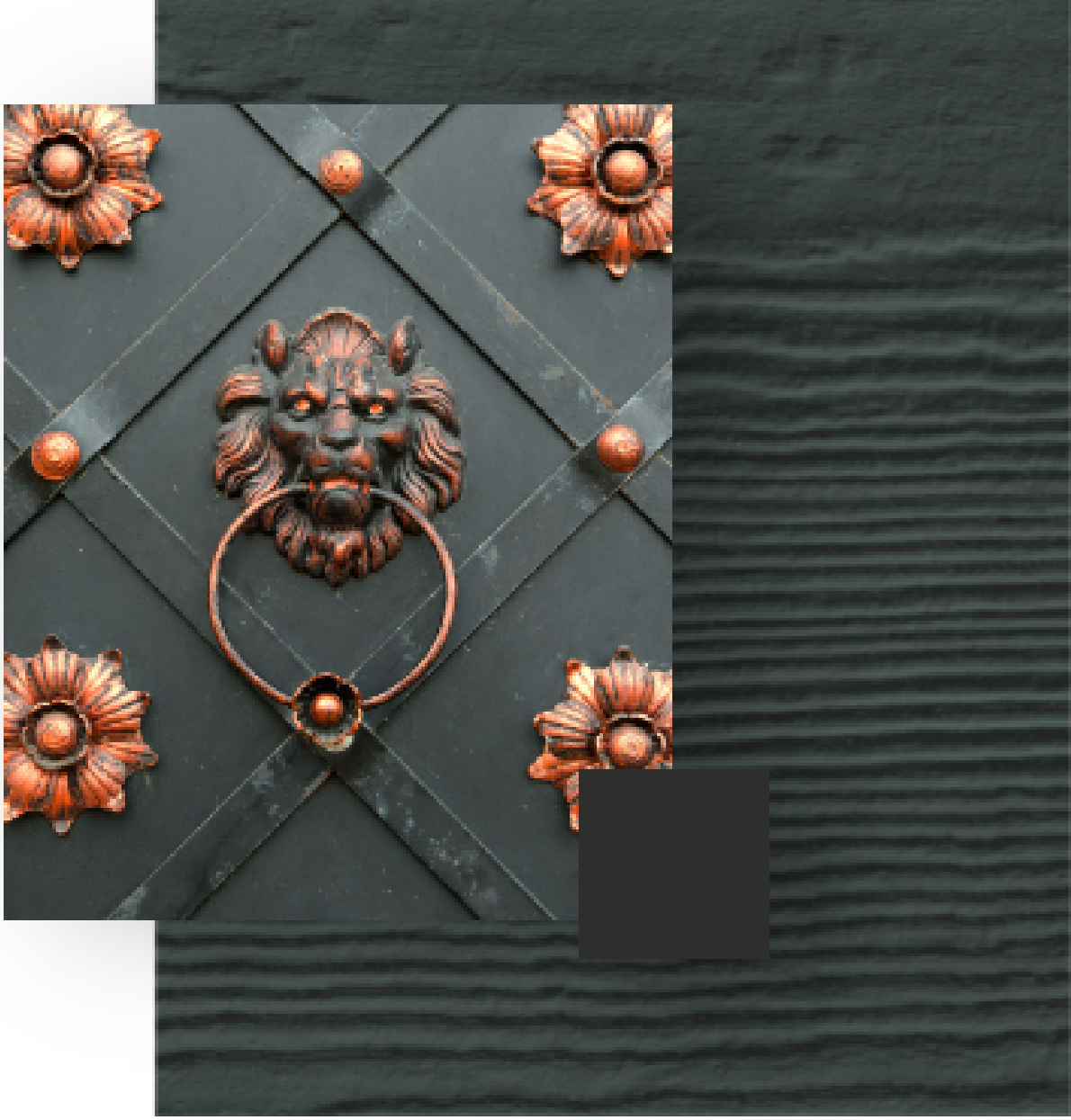






ARCTIC WHITE

Snowcapped mountains and the first flakes of winter. These pure whites are always the prettiest. Whether for the body of a home, or as an accent color alongside darker hues, classic white always has a place.



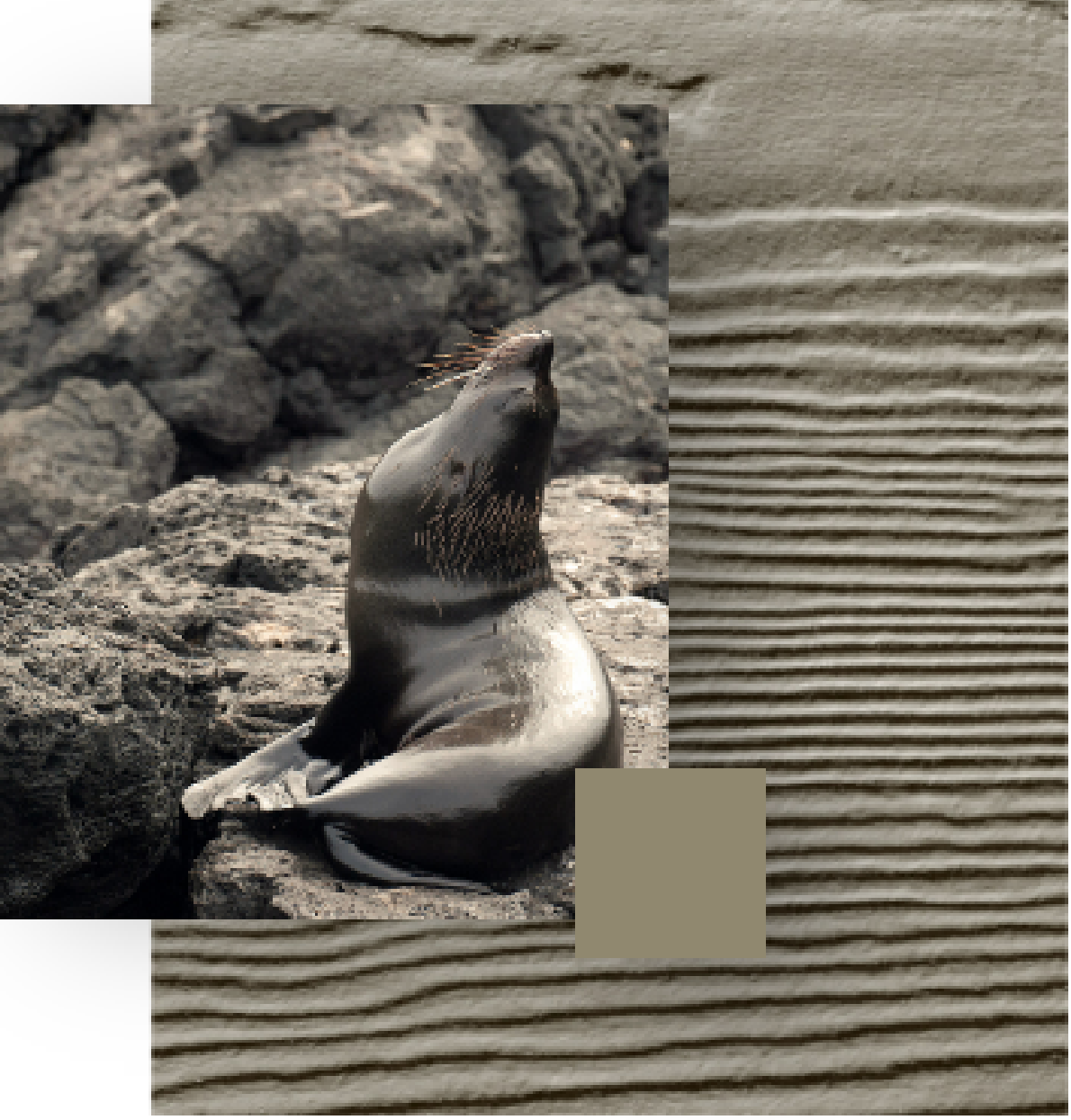
IRON GRAY

Create the house that everyone notices and admires, just like the unique doors all over old European cities. Iron Gray's deep, bold shade provides a dramatic yet elegant look. Pair with Arctic White trim for a crisp combination that pops.



LIGHT MIST

Like the soft embrace of foggy day, this light gray tone with the softest hint of blue feels both cozy and cool. Think of Light Mist as a modern neutral that will lend a clean look to your home.



MONTEREY TAUPE

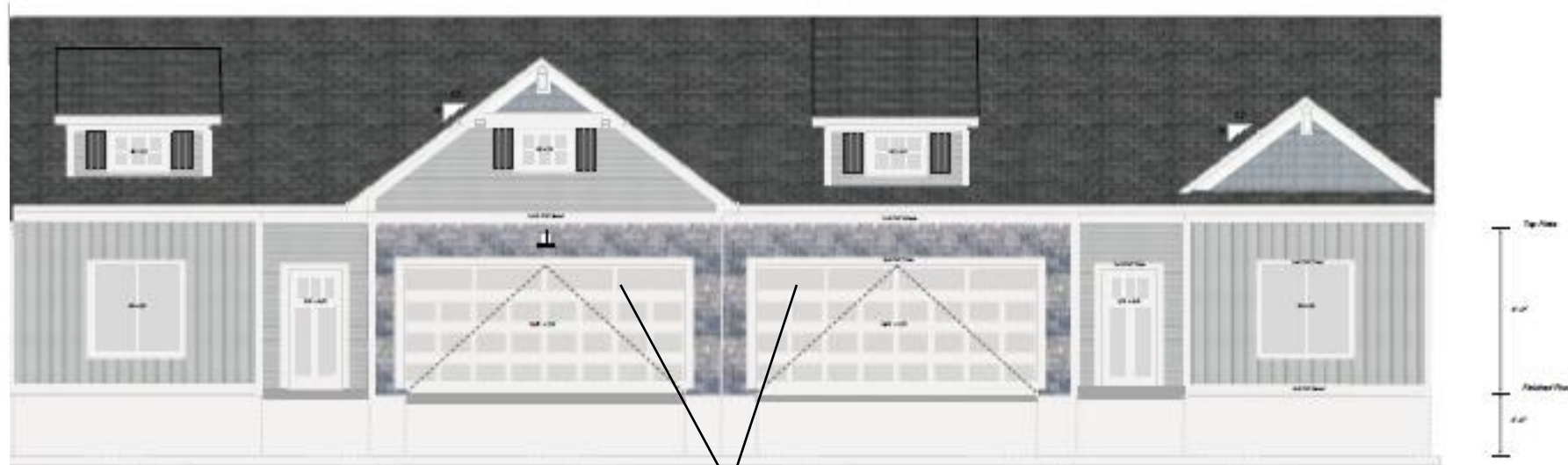
A taupe-based color with darker undertones, Monterey Taupe offers a sophisticated and striking neutral. This color works well paired with its softer cousin, Cobble Stone.



ES STONE WORKS
PA SIERRA CUT STONE

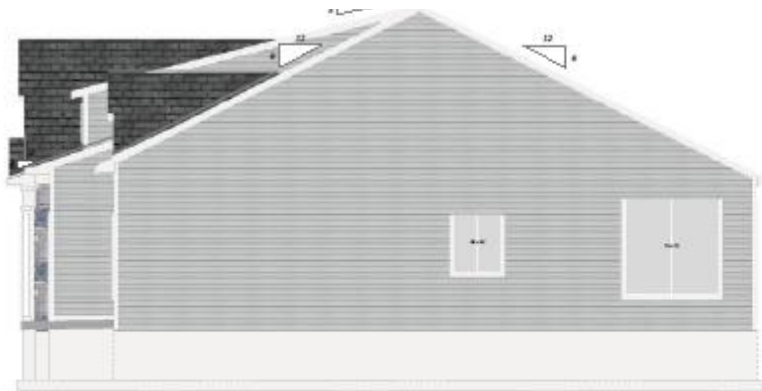
Villa Elevations

2-bed duplex

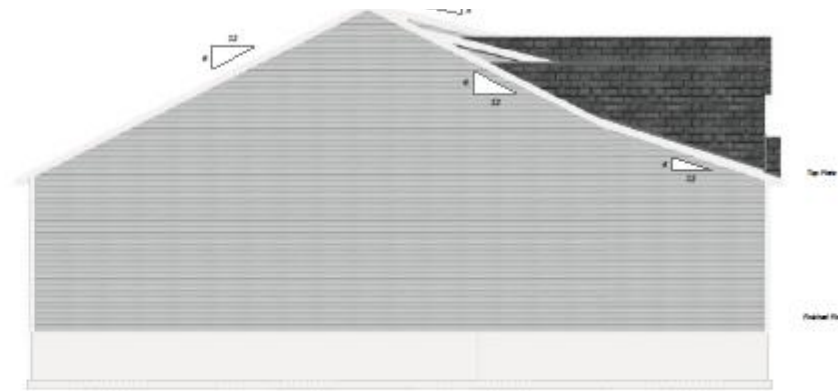


Windows in garage doors
Stone surrounding garage

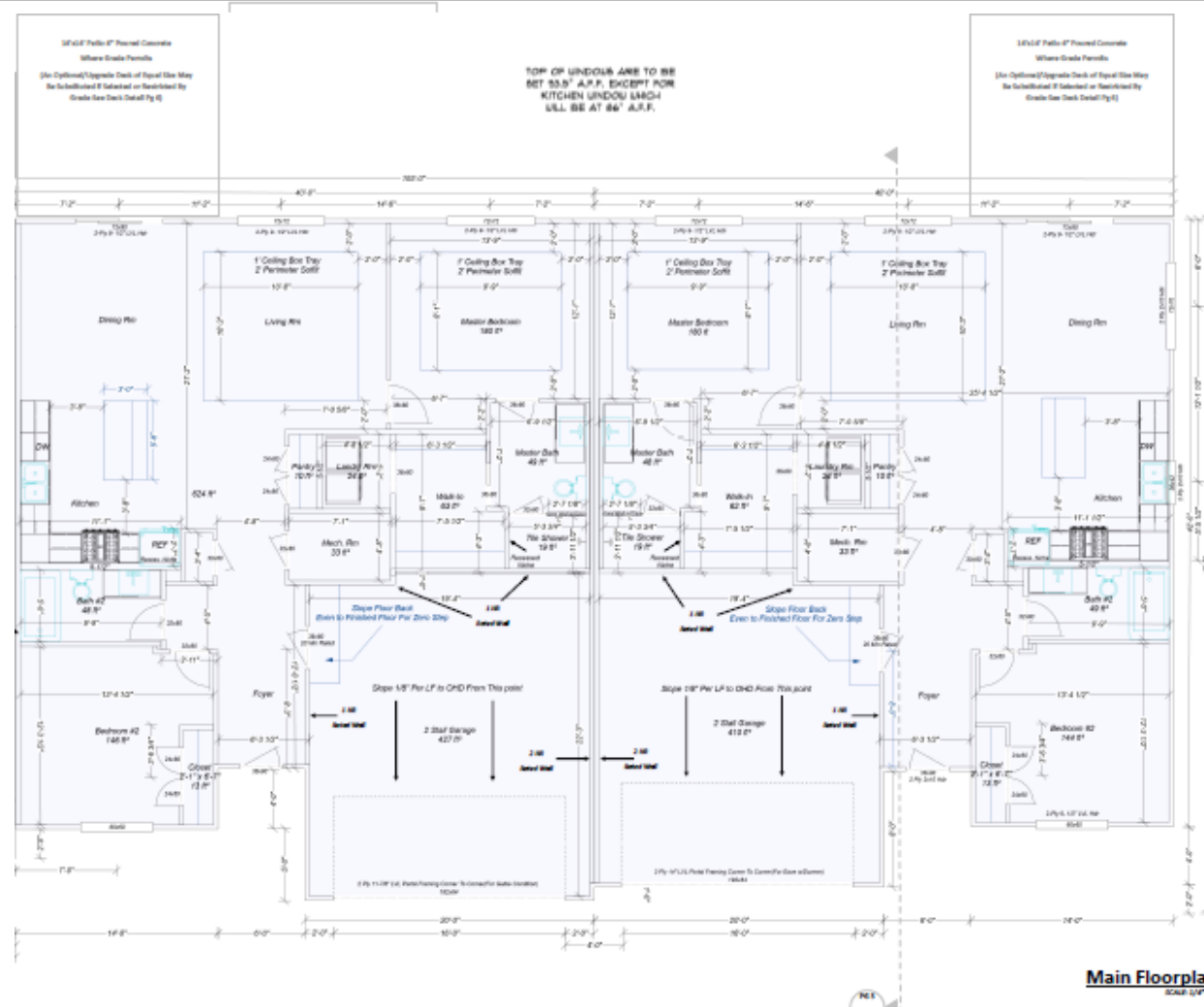
Front Elevation
SCALE: 1/8"=1'-0"



Right Elevation
SCALE: 1/8"=1'-0"



Left Elevation
SCALE: 1/8"=1'-0"



Main Floorplan
Scale: 1/4" = 1'-0"

Framing Notes:

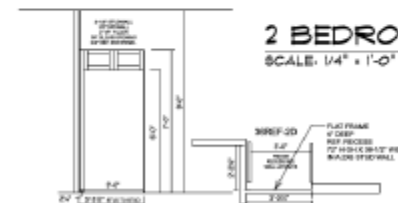
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- Blocking: Provide horizontal solid blocking for kitchen cabinets, laundry cabinets, bathroom hardware and grab bars.
- Drywall Backer at ceiling to be installed at partitions.
- Any framing in contact with concrete to be treated lumber.
- Interior Headers are to be set with 83-1/4" clearance above slab. The bottom of window headers are to have 96" clearance above slab.
- At openings in bearing walls or where openings are 5'-0" or larger, provide double jack studs at each side of opening. Refer to plans for jack stud number for headers at openings larger than 6'-0".

MIN. NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAX. STUD SPACING (inches)
< OR = 3'	16
4'	1
8'	2
12'	3
16'	5
	6

TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH END OF AN OPENING

SIZE OF OPENING (feet-inches)	16-inch O.C. STUD SPACING No. of Jack Studs	No. of King Studs
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> 5'-6" to 8'-0"	1	2
> 8'-0" to 10'-6"	2	2
> 10'-6" to 12'-0"	2	2
> 12'-0" to 13'-0"	2	3
> 13'-0" to 14'-0"	2	3
> 14'-0" to 16'-0"	2	3
> 16'-0" to 18'-0"	3	3



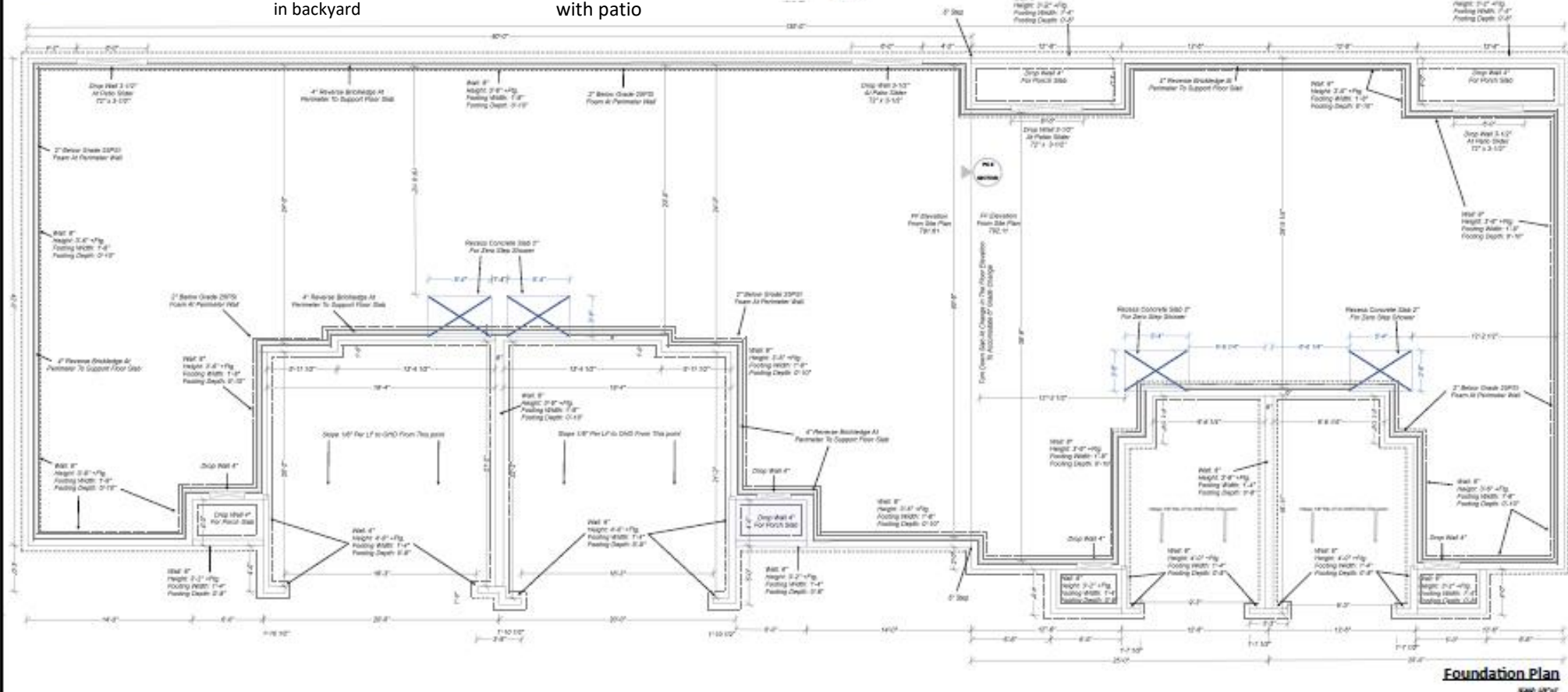
RECESS KITCHEN FRAMING DETAIL

Additional landscaping
in backyard

Sliding glass back door
with patio

Rear Elevation

Villa backyards are personalized based on resident preference for patios, decks, fences, landscaping, etc.



Foundation Plan

1500-1505

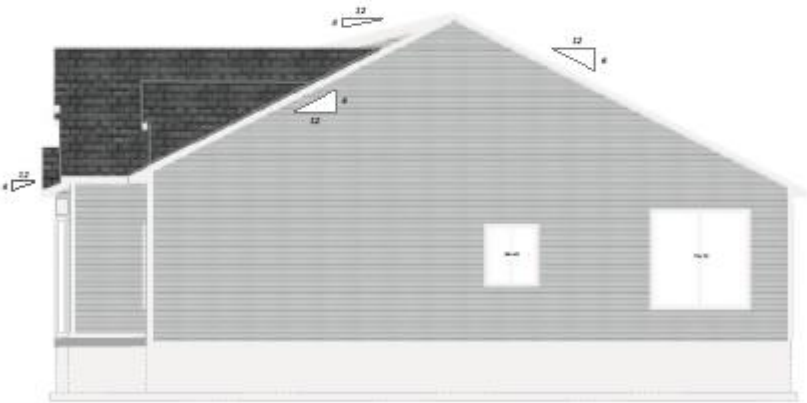
Single bed triplex



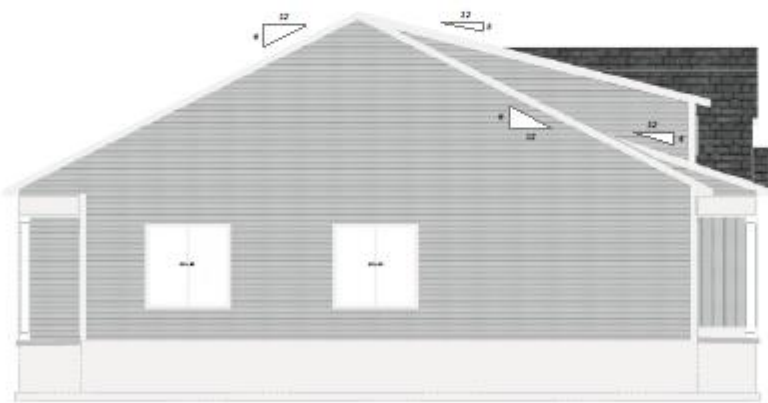
Front Elevation
SCALE 1/8"=1'-0"

BLDG B

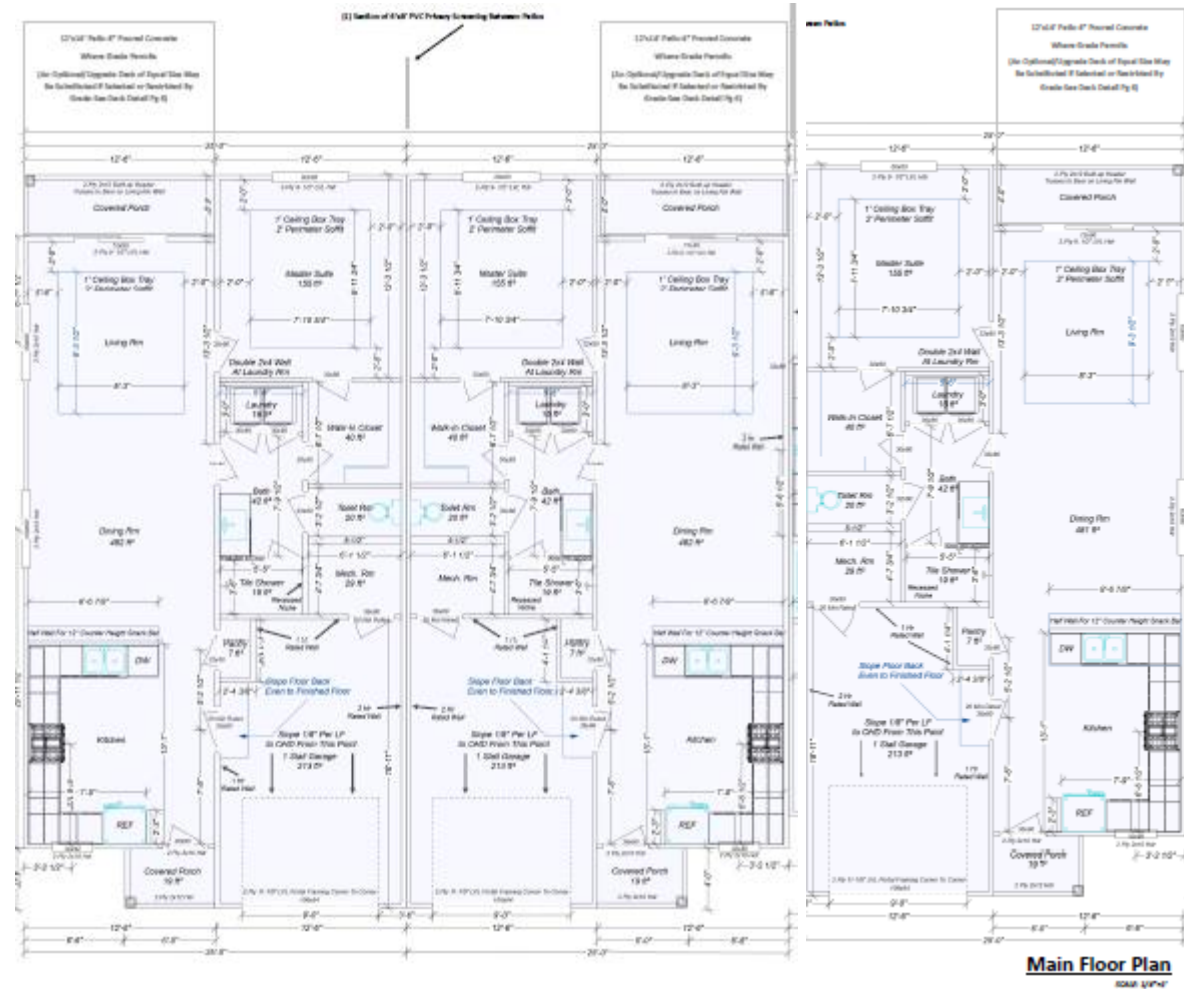
Windows in garage doors
Stone surrounding garage



Right Elevation
SCALE 1/8"=1'-0"



Left Elevation
SCALE 1/8"=1'-0"



Framing Notes:

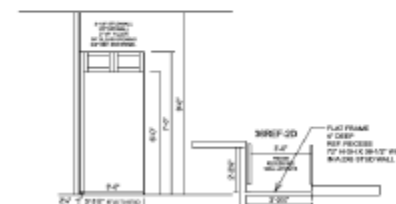
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4. Any framing in contact with concrete to be treated lumber.
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< OR = 3'	1	
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16'	6	

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> 10'-6" to 12'-0"	2	2
> 12'-0" to 13'-0"	2	3
> 13'-0" to 14'-0"	2	3
> 14'-0" to 16'-0"	2	3
> 16'-0" to 18'-0"	3	3



RECESS KITCHEN FRAMING DETAIL

CDR Building & Development LLC
 3000 Palmetto Ave SE
 Suite D
 Grand Rapids, MI 49513
 616.488.1888
 Date: 01/15/2023

Include per septic Living Village

cms
 construction material specialists

PROVISION LIVING
 BUILDING & Senior Living Communities

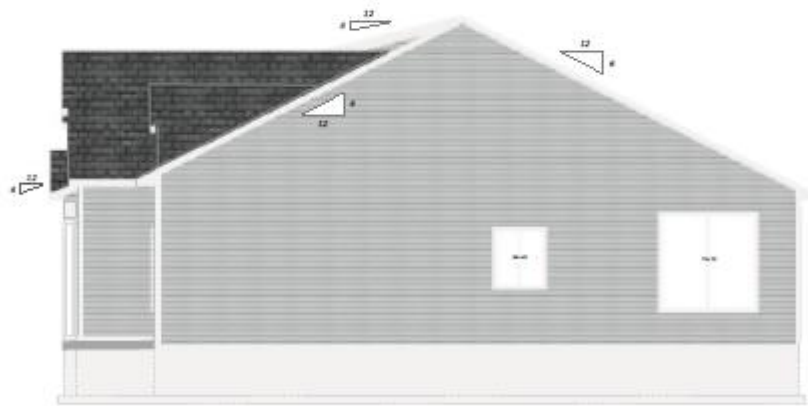
Single bed quadplex



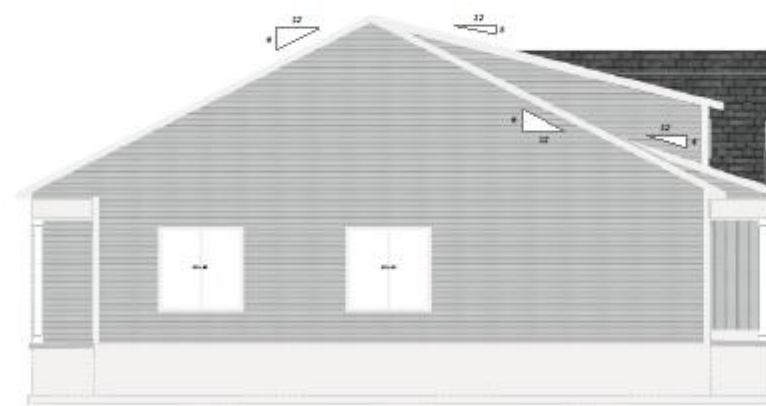
BLDG B

BLDG B

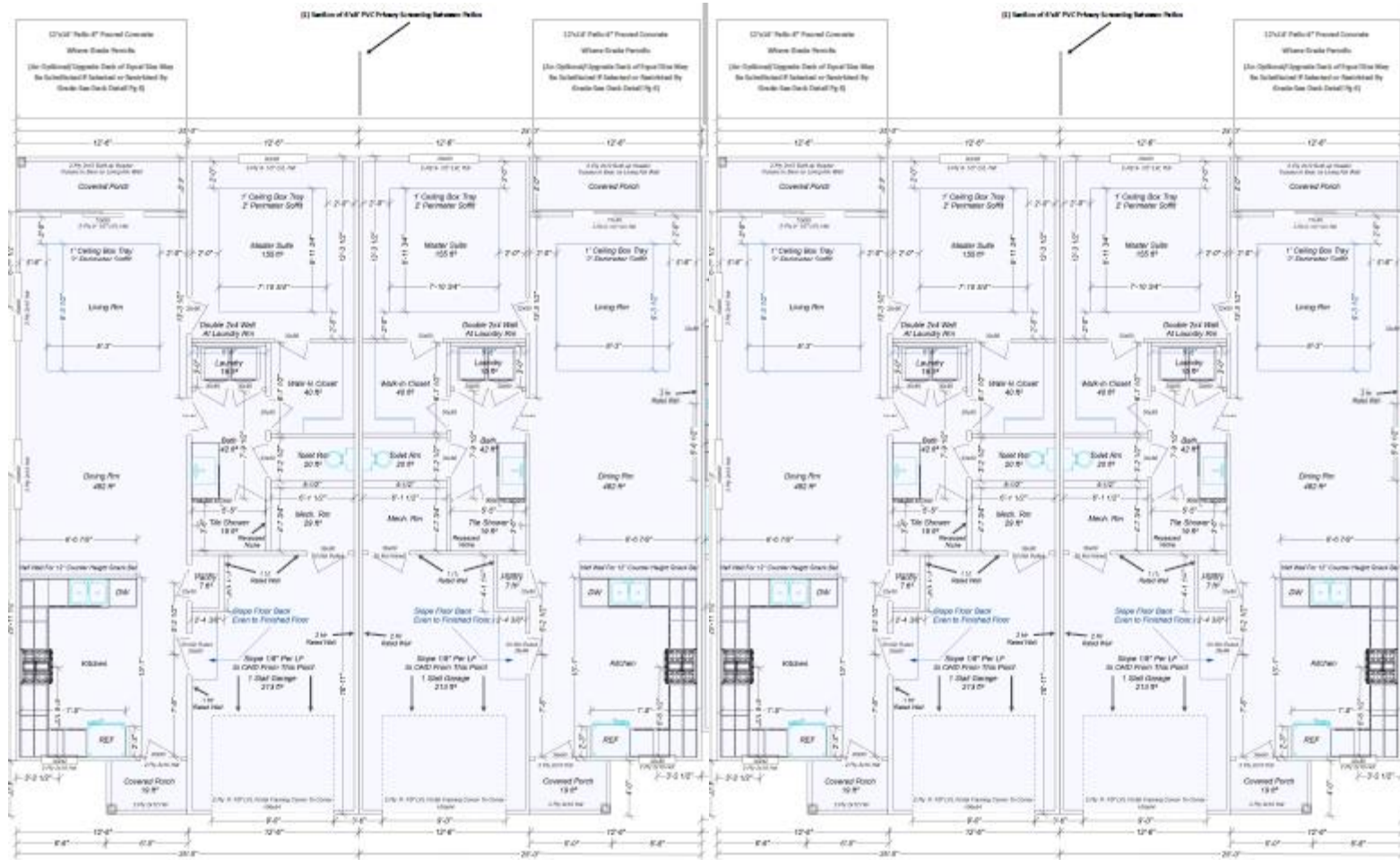
Windows in garage doors
Stone surrounding garage



Right Elevation
SCALE 1/8"=1'-0"



Left Elevation
SCALE 1/8"=1'-0"



Framing Notes:

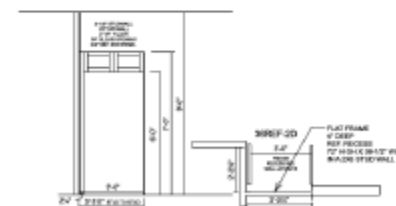
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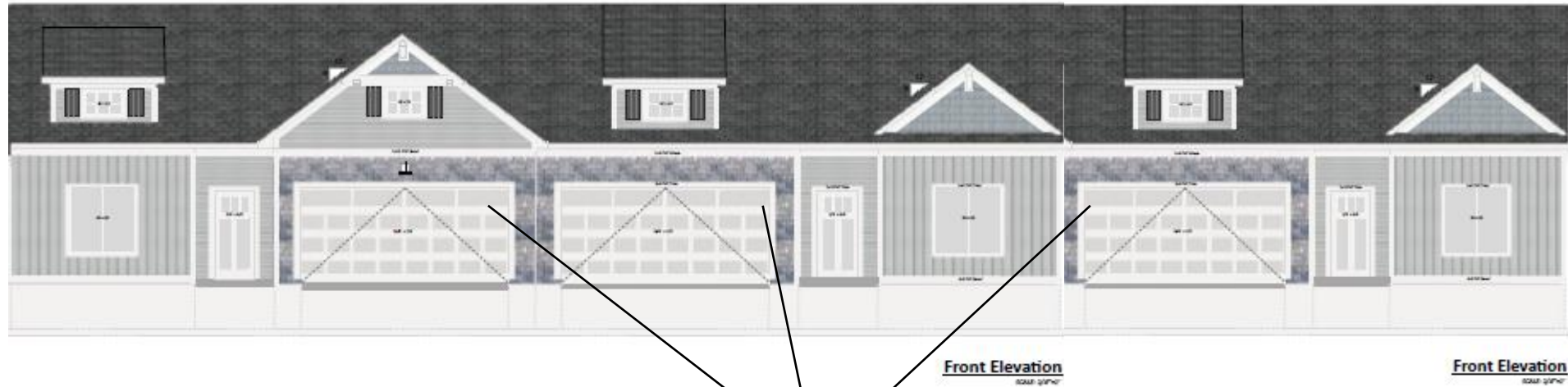
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> 12'-0" to 13'-0"	2	3
> 13'-0" to 14'-0"	2	3
> 14'-0" to 16'-0"	2	3
> 16'-0" to 18'-0"	3	3

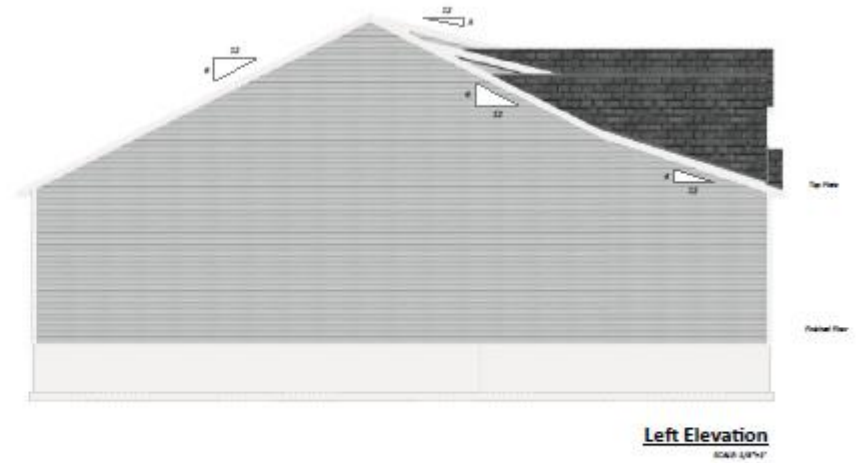
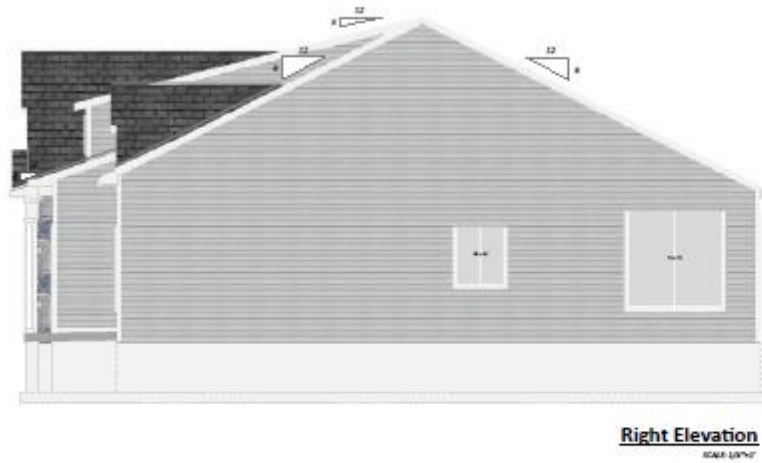


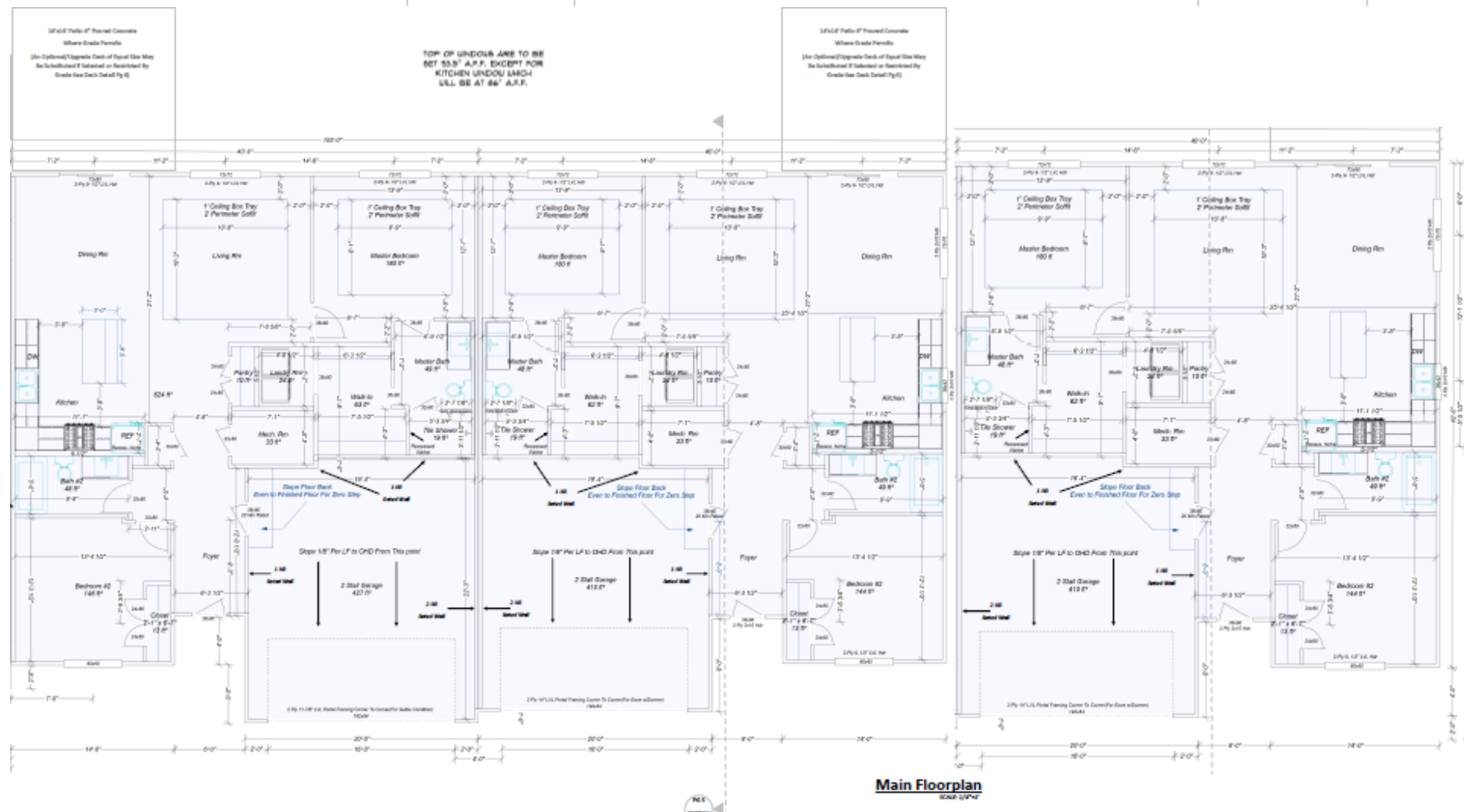
RECESS KITCHEN FRAMING DETAIL

2-bed bed triplex



Windows in garage doors
Stone surrounding garage





Main Floorplan
SCALE: 1/4" = 1'-0"

Framing Notes:

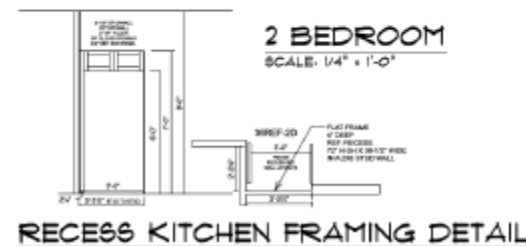
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- Drywall Backer at ceiling to be installed at partitions.
- Any framing in contact with concrete to be treated lumber.
- Interior Headers are to be set with 83-1/4" clearance above slab. The bottom of window headers are to have 96" clearance above slab.
- At openings in bearing walls or where openings are 5'-0" or larger, provide double jack studs at each side of opening. Refer to plans for jack stud number for headers at openings larger than 6'-0".

MIN. NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAX. STUD SPACING (inches)
< OR = 3'	16
4'	1
8'	2
12'	3
16'	5
	6

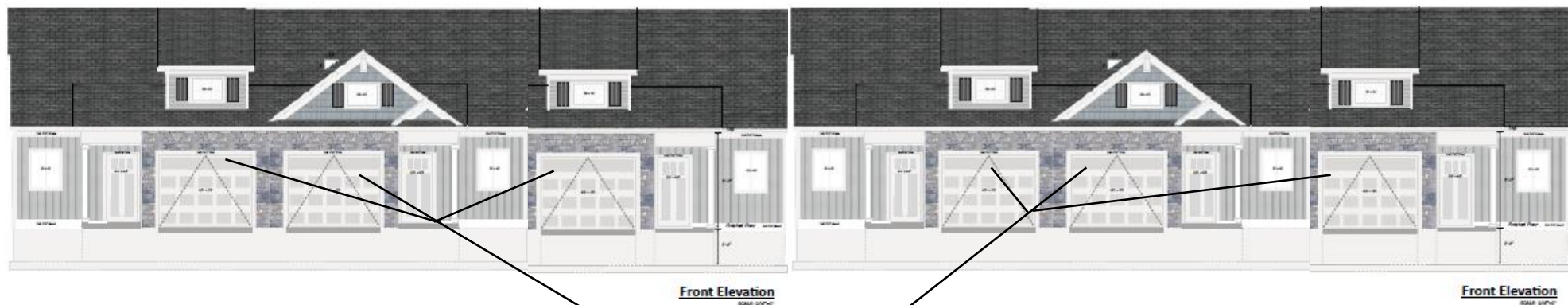
TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH END OF AN OPENING

SIZE OF OPENING (feet-inches)	16-inch O.C. STUD SPACING No. of Jack Studs	No. of King Studs
Up to 3'-6"	1	1
> 3'-6" to 5'-0"	1	2
> 5'-0" to 5'-6"	1	2
> 5'-6" to 8'-0"	1	2
> 8'-0" to 10'-6"	2	2
> 10'-6" to 12'-0"	2	2
> 12'-0" to 13'-0"	2	3
> 13'-0" to 14'-0"	2	3
> 14'-0" to 16'-0"	2	3
> 16'-0" to 18'-0"	3	3



RECESS KITCHEN FRAMING DETAIL

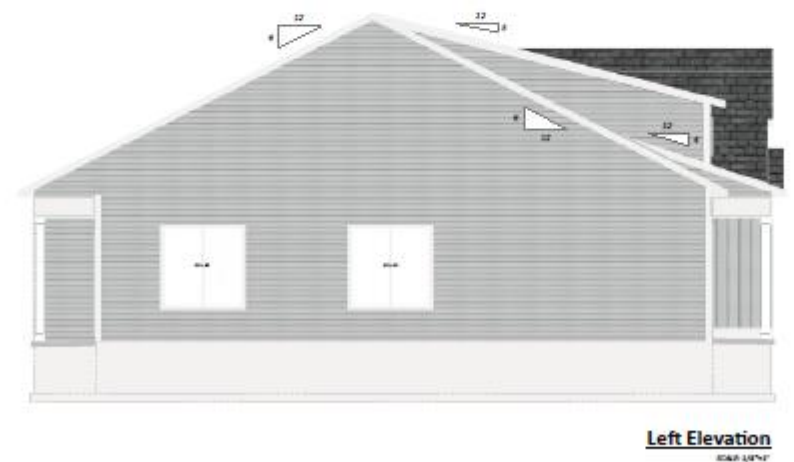
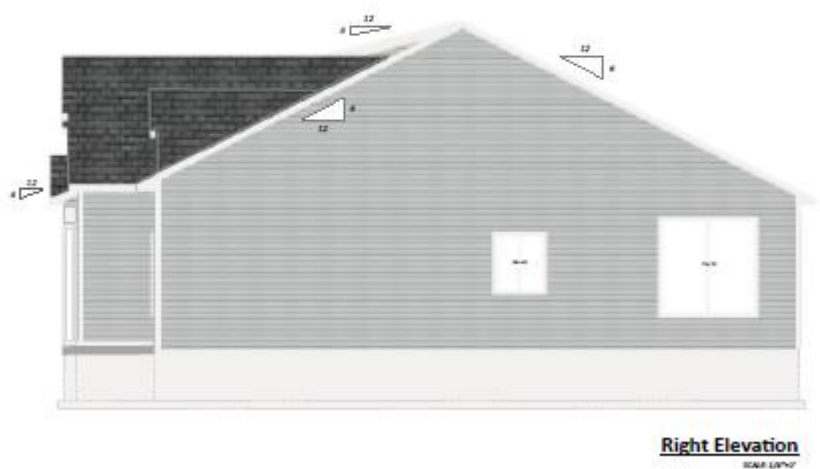
Single bed triplex

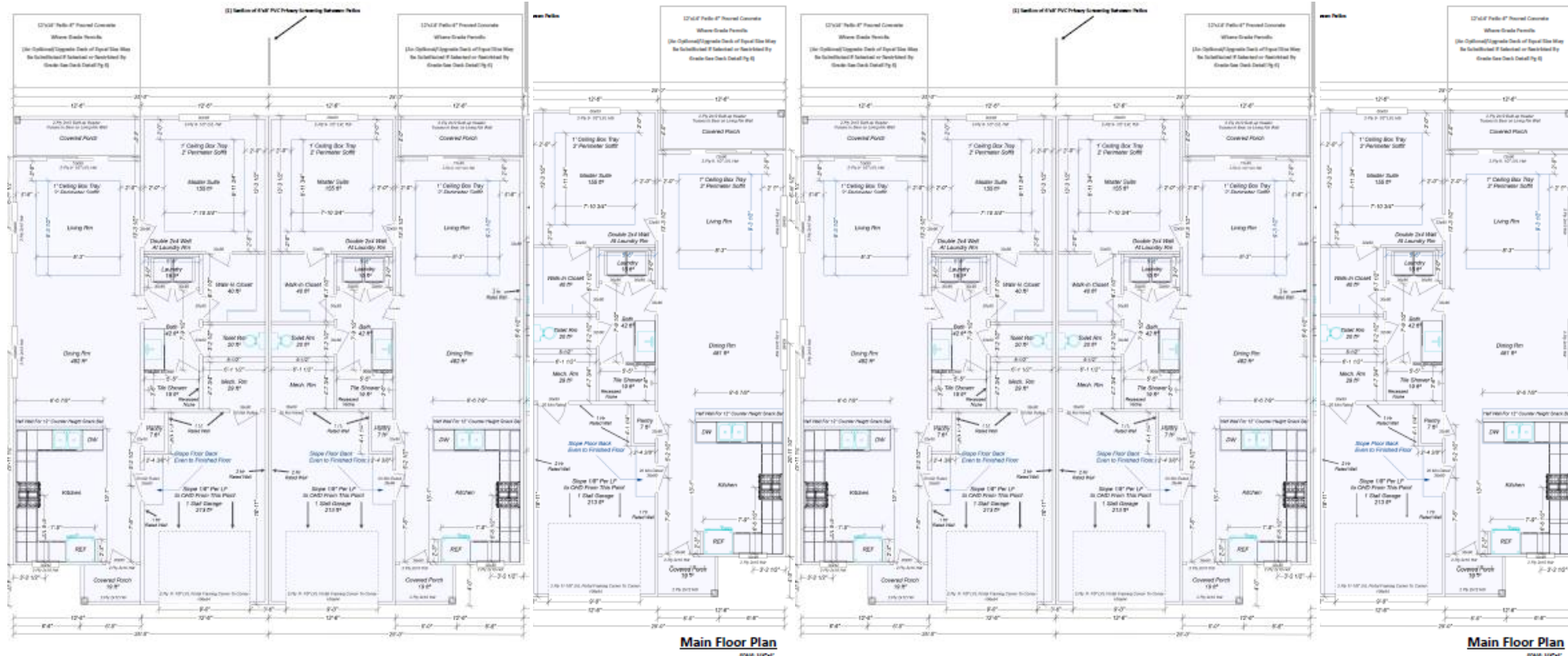


BLDG B

BLDG B

Windows in garage doors
Stone surrounding garage





Framing Notes:

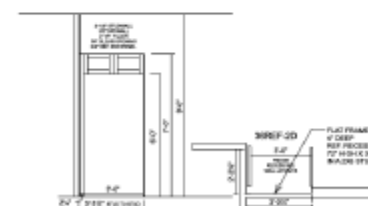
1. Dimensions are wood frame to frame, unless otherwise noted and all stud walls are 3-1/2" with 1/2" drywall unless noted otherwise.
2. Blocking: Provide horizontal solid blocking for kitchen cabinets, laundry cabinets, bathroom hardware and grab bars..
3. Drywall Backer at ceiling to be installed at partitions.
4. Any framing in contact with concrete to be treated lumber.
5. Interior Headers are to be set with 83-1/4" clearance above slab. The bottom of window headers are to have 96" clearance above slab.
6. At openings in bearing walls or where openings are 5'-0" or larger, provide double jack studs at each side of opening. Refer to plans for jack stud number for headers at openings larger than 6'-0".

MIN. NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAX. STUD SPACING (inches)
< OR = 3'	16
4'	1
8'	2
12'	3
16'	5
	6

TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH END OF AN OPENING

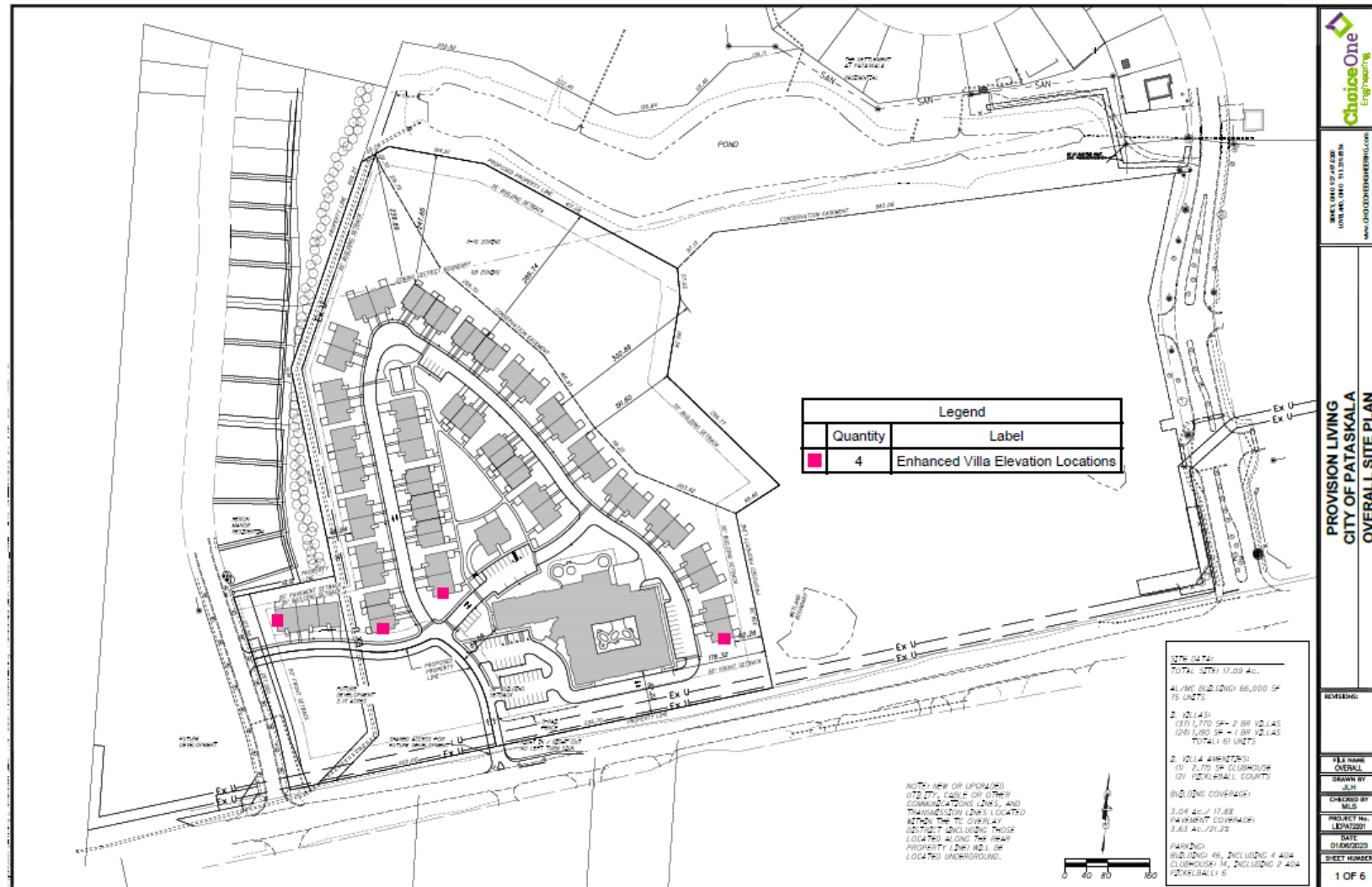
SIZE OF OPENING (feet-inches)	16-inch O.C. STUD SPACING No. of Jack Studs	No. of King Studs
Up to 3'-6"	1	1
> 3'-6" to 5'-0"	1	2
> 5'-0" to 5'-6"	1	2
> 5'-6" to 8'-0"	1	2
> 8'-0" to 10'-6"	2	2
> 10'-6" to 12'-0"	2	2
> 12'-0" to 13'-0"	2	2
> 13'-0" to 14'-0"	2	3
> 14'-0" to 16'-0"	2	3
> 16'-0" to 18'-0"	3	3



RECESS KITCHEN FRAMING DETAIL

Villa Upgrades

Villa end-units that are most visible from the primary thoroughfares of Broad St. and Heron Ave., identified in pink below, will be enhanced with additional architectural detail. The representative elevations of enhanced units, shown below, include two or more styles or colors of materials separated by a gables band.



Left Elevation
 SCALE: 3/16" = 1'-0"



Right Elevation
 SCALE: 3/16" = 1'-0"

PROVISION LIVING



PROVISION LIVING AT EAST LANSING

Exterior is representative of the proposed Pataskala project. The proposed project will utilize similar materials, colors, and architectural styles as what is pictured here.



PROVISION LIVING AT EAST LANSING

Exterior is representative of the proposed Pataskala project. The proposed project will utilize similar materials, colors, and architectural styles as what is pictured here.



PROVISION LIVING AT WEST CHESTER

White three rail fence is the same as what will be installed along the parking lot facing Broad St.



PROVISION LIVING AT WEST CHESTER

Exterior is representative of the proposed Pataskala project. The proposed project will utilize similar materials, colors, and architectural styles as what is pictured here. Pataskala will be a two-story community, as opposed to the three-story community in West Chester, OH.



PROVISION LIVING AT EAST LANSING

*The villas in East Lansing are similar to what is being proposed in Pataskala.
The back of the villas is enhanced by decks, fences, patios, and landscaping.*



PROVISION LIVING VILLAS

These villas are representative of the proposed villas in Pataskala, including stone around the garages and windows in each of the garage doors.



PROVISION LIVING AT WEST CLERMONT

West Clermont, OH

Interior Assisted Living & Memory Care



PROVISION LIVING AT WEST CLERMONT

West Clermont, OH

Interior Villas



WEST CLERMONT

PROVISION LIVING



Senior Living Communities

9450 Manchester Rd, Ste 207

St. Louis, MO 63119

ProvisionLiving.com

Know All By These Presents

That J. Gilbert Reese and Louella H. Reese, Husband and Wife, and John D. Lewis and Phoebe R. Lewis, Husband and Wife, for valuable consideration paid, do Remise, Release and Forever Quit-Claim to P & G Pataskala, Ltd., an Ohio Limited Liability Company the following real property:

Situated in the State of Ohio, County of Licking and Township of Lima:

Being part of the 4th Quarter of the 1st Township, 15th Range, U.S. Military Lands, being part of the William Hollar and Eva L. Hollar tracts as described in two deeds of record in Deed Book 456, pages 505 and 507, in the Licking County Recorder's Office, and being more particularly described as follows:

Beginning at a point in the southeasterly corner of the said William Hollar and Eva L. Hollar tract of land, the southwesterly corner of the Nellie S. Gilchrist tract of land as described in Deed Book 478, page 566, Licking County Recorder's Office, said point being also in the centerline of State Route 16; thence S. 78 degrees 09' W. and with the said centerline of State Route 16, the southerly line of the said Hollar tract, a distance of 299.47 feet to a point (PK nail); thence N. 11 degrees 51' W. leaving the centerline of said State Route 16, a distance of 208.71 feet to an iron pin; thence S. 78 degrees 09' W. a distance of 208.71 feet to an iron pin; thence S. 11 degrees 51' E. a distance of 208.71 feet to a spike in the centerline of said State Route 16, the southerly line of the said Hollar tract; thence S. 78 degrees 09' W. with the centerline of said State Route 16, the southerly line of the said Hollar tract, a distance of 2592.10 feet to an angle point in the centerline of said State Route 16; thence S. 78 degrees 04'30" W. continuing with the centerline of said State Route 16, the southerly line of the said Hollar tract of land, a distance of 215.67 feet to a point (PK nail) in the southwesterly corner of said William Hollar and Eva L. Hollar tract of land; thence N. 4 degrees 04'30" E. with the westerly line of the said Hollar tract, a distance of 3347.82 feet to an iron pin in the northwesterly corner of said Hollar tract; thence S. 86 degrees 24'15" E. with the northerly line of the said Hollar tract of land, a distance of 2180.05 feet to an iron pin in the northeasterly corner of said Hollar tract, the northwesterly corner of said Nellie S. Gilchrist tract of land, passing an iron pin at 907.49 feet on the northerly line of said Hollar tract; thence S. 18 degrees 55'45" E. with the easterly line of the said Hollar tract, the westerly line of said Gilchrist tract, a distance of 1309.89 feet to an iron pin in an angle point in the said easterly line of the Hollar tract; thence S. 17 degrees 35'45" E. continuing with the easterly line of said Hollar tract, a distance of 1345.00 feet to the place of beginning and containing 183.658 acres of land, more or less.

EXCEPTING THEREFROM the following described real estate:

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

Beginning at a point in the centerline of State Route No. 16, said point being South 78 degrees 09'00" West 198.87 feet from the southwest corner of the James M. Kennedy property, (Deed References: Deed Book 665, Page 501 and Deed Book 810, Page 481 of the Licking County Deed Records); thence, continuing along the said centerline of State Route No. 16, South 78 degrees 09'00" W., 150.00 feet to a point; thence, leaving the said centerline of State Route No. 16, North 11 degrees 51'00" West, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at 41.51 feet, a total distance of 215.19 feet to an iron pin set; thence, North 78 degrees 09'00" East, 150.00 feet to an iron pin set; thence, South 11 degrees 51'00" East, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at a distance of 170.00 feet, a total distance of 215.19 feet to the point of beginning. Containing 0.74 acres of land, more or less, of which the present road occupies 0.15 of an acre.

Being the same premises conveyed to Grantor(s) by documents recorded in Deed Volume 769 at page 765 and Official Record Volume 140 at page 383, Licking County Recorder's Office.

IN WITNESS WHEREOF, the grantor who releases all right and expectancy of dower in said premises has executed this instrument this 13th day of December, in the year Nineteen Hundred and Ninety-five.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

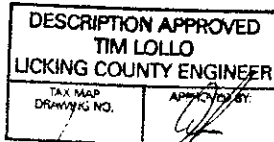
Joyce H. McCreary
witness signature (As to 1 and 2)
JOYCE H. MCCREARY
print witness name

Margaret A. Hallam
witness signature (As to 1 and 2)
Margaret A. Hallam
print witness name

SEC. 319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY km km

J. Gilbert Reese
1. J. Gilbert Reese

Louella H. Reese
2. Louella H. Reese



TRANSFERRED

THIS INSTRUMENT PREPARED BY

Date January 2 19 96

LAW OFFICES

George D. Buchanan REESE, PYLE, DRAKE & MEYER
Licking County Auditor

36 NORTH SECOND STREET — P.O. Box 919
NEWARK, OHIO 43058-0919

Judith K. Hesloff
witness signature (As to 3 and 4)
Judith K. Hesloff
print witness name
Nicole Gardner
witness signature (As to 3 and 4)
NICOLE GARDNER
print witness name

John D. Lewis 645
3. John D. Lewis
Phoebe R. Lewis
4. Phoebe R. Lewis

STATE OF OHIO, COUNTY OF LICKING: SS:

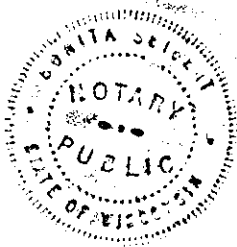
The foregoing instrument was acknowledged before me this 13th day of December, 1995, by
John D. Lewis and Louella H. Reese.



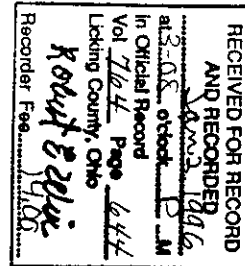
Joyce H. McCreary
Notary Public
JOYCE H. McCREARY
Notary Public, State of Ohio
My Commission Exp. 9-27-97

STATE OF Wisconsin, COUNTY OF Milwaukee: SS:

The foregoing instrument was acknowledged before me this 15 day of December, 1995, by
John D. Lewis and Phoebe R. Lewis.

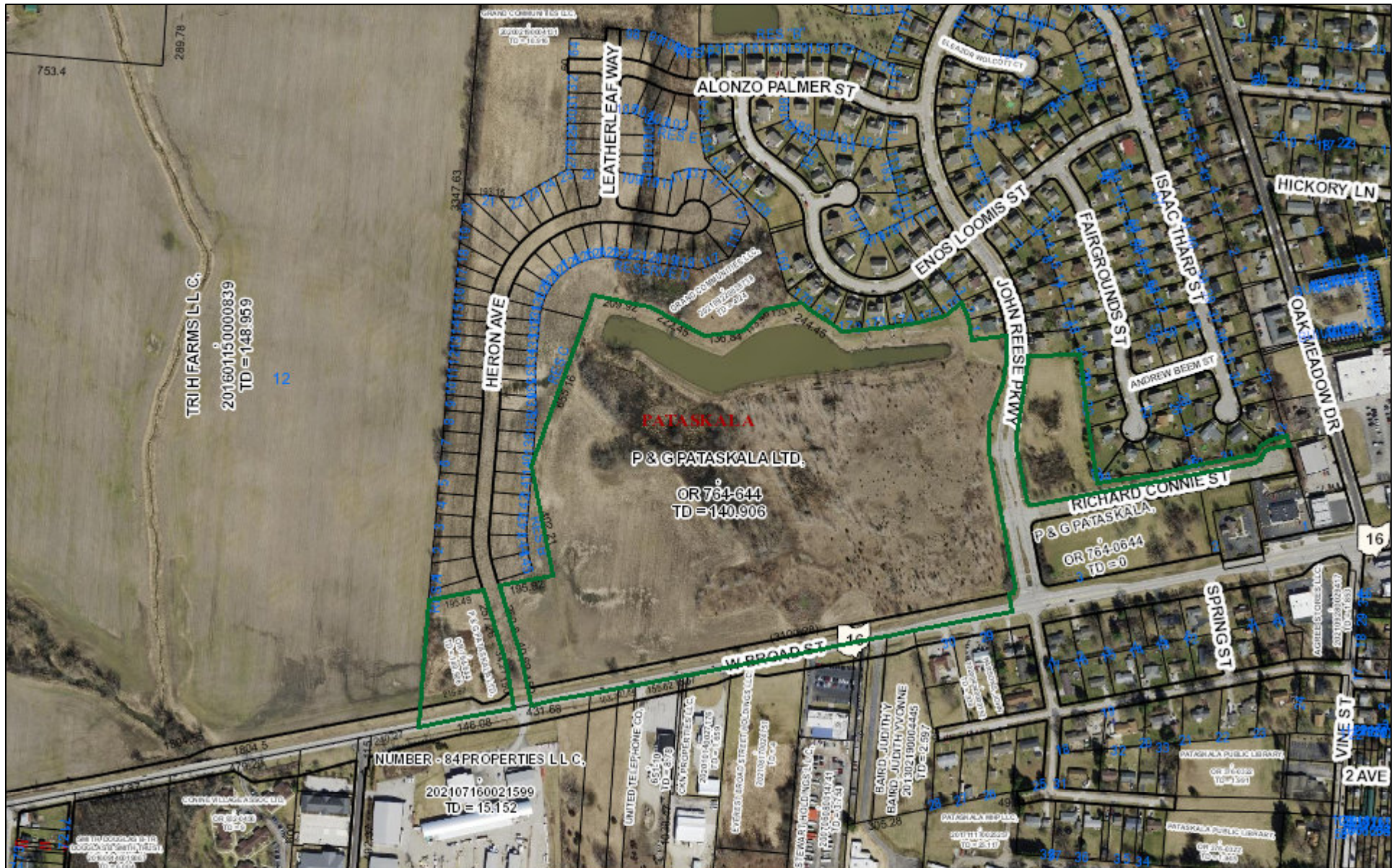


Bonita Seibert
Notary Public

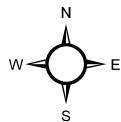


53373

PVL PATASKALA AREA MAP



September 13, 2022



0 500 Feet
0.09 Miles

LICKING COUNTY TAX MAP