



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

July 5, 2023

Final Plan Application FP-23-001

Applicants:	M/I Homes
Owner:	M/I Homes of Central Ohio, LLC.
Location:	0 Hazelton-Etna Road, Pataskala, OH (PID: 255-067746-00.000)
Acreage:	+/- 11.223-acres out of 128.1-acres total
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting approval of a Final Plan for Section 1 of the Forest Ridge Subdivision pursuant to Section 1113.28 of the Pataskala Code.

Description of the Request:

The applicant is seeking approval of the Final Development Plan for Section 1 of the Forest Ridge Subdivision, consisting of 29 single-family lots, pursuant to Section 1113.28 of the Pataskala Code.

Staff Summary:

The Amended Preliminary Plan for Forest Ridge was approved by the Planning and Zoning Commission on September 7, 2022, which included a total of 254 single-family lots spread across potentially seven (7) phases of development and a total site area of 128.1-acres for a gross density of 1.98 units per acre. A total of three (3) Variances were also approved by the Board of Zoning Appeals in relation to the Preliminary Plan, those being:

Variance VA-23-004 from Section 1117.10 of the Pataskala Code to allow for four (4) intersections within the development to deviate from the angle of intersection requirements.

Variance VA-23-005 from Section 1117.10 of the Pataskala Code to allow for reduced intersection separation between the intersections of the proposed Fannin Drive (now Pioneer Way) and Ruby Road, and Waterlily Way and Ruby Road.

Variance VA-23-006 from Section 1117.07 of the Pataskala Code to allow for three (3) sections of road to have less than the minimum of 100-feet spacing between reverse curves.

A fourth Variance, VA-21-005, was approved on February 9, 2021, to allow for the developer to submit the Preliminary Plan without a Tree Survey and Replacement Plan, instead delaying it until the Construction Plans submission, per phase of Development. However, pursuant to F.P. Development, LLC. V. Charter Township of Canton, Michigan (Case No. 20-1447/1466), the City's current tree replacement code is unenforceable. As such, the need for this Variance was nullified, and the Applicant is not required to provide any on-site replacements or fee-in-lieu for any trees removed in the course of development but may do so at their sole discretion.

In addition to the Variances approved by the Board of Zoning Appeals named above, the Applicant also received three (3) Variances, approved by City Council, from Chapter 1296 – Residential Appearance Standards. A summary of the approved Variances is below.

Variance from Section 1296.07 to allow for a reduction in the number of driveways that must be grouped. City Administrator or Designee shall approve deviations from this requirement if it is determined that the grouping of driveways is not possible or would negatively affect the functionality of the subdivision.

Variance from section 1296.14(B) to allow for a reduction in the minimum width of shutters to 15-inches.

Variance from Section 1296.15(A) to allow for a reduction in the minimum width of three-dimensional door surround to a minimum of five (5) inches.

Construction Plans for Section 1 were reviewed, approved, and signed off on June 23, 2023. Section 1 will consist of 29 single-family lots on +/- 11.223-acres and three (3) reserves totaling +/- 2.082-acres (18.55% of Section 1). Per the Approved Preliminary Plan, setbacks are a minimum of 30-feet from the front, 5-foot minimum from the sides, and 30-foot minimum from the rear. Construction of Section 1 will coincide with widening of pavement on S.R. 310 to include a southbound left-turn lane and a northbound left-turn lane, as well as the additional of intersection signalization (traffic light).

A General Summary of the proposed Section 1 is below:

Section	FDP Approval Date	# of Lots	Status
1	Pending	29	Pending
2	n/a	n/a	Future Development
3	n/a	n/a	Future Development
4	n/a	n/a	Future Development
5	n/a	n/a	Future Development
6	n/a	n/a	Future Development
7	n/a	n/a	Future Development

- The name of “Fannin Drive” has been changed to “Pioneer Way”.

The Forest Ridge Preliminary Plan (PP-22-002) was approved with the following conditions:

1. The applicant shall address all comments of the Planning and Zoning Department, City Engineer, Pataskala Utilities, and the West Licking Joint Fire District.
2. After all comments and questions have been addressed the Applicant shall submit a revised Development Text and a mylar copy of the revised Preliminary Plan to the Planning and Zoning Department for signatures and records.

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

Planning and Zoning Staff:

All conditions placed upon the approval of Preliminary Plan PP-22-002, and the Construction Plans for Section 1 have been approved and signed.

The Applicant submitted a draft Final Plan of Section 1 to staff for review prior to making the official submission to the Planning and Zoning Commission. These comments from Staff, and the Applicant's actions to revise them have been included in their Application under "Disposition of Comments". Staff does have a few additional comments on the official application for Final Plan Approval:

- Replace SWLCWSD signature line with Pataskala Utilities.
- Disposition of Comments mentions that redundant Drainage Easements over Reserve Areas have been removed, however, still appear to be on the plans and is mentioned in Note D on Title Page.
- The overall height of the subdivision identification sign exceeds the maximum permitted height of six (6) feet per Section 1295.09(b)(8).

Staff, including Planning and Zoning, Pataskala Utilities, Public Service Department, and the City Engineer have reviewed the proposed driveway layouts and have determined that those not meeting the grouping standards (11 out of 29), because they would either conflict with the location of street lights, stormwater devices, or would cause a driveway slope in excess of 10% (maximum per Code); are acceptable under the conditions of the Council Variance from Section 1296.07 of the Pataskala Code.

Other Departments or Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	B-1 Business District (Harrison Twp.) AG – Agricultural (Harrison Twp.)	Single-Family Home
East	R-15 – Medium-High Density Residential	Future Development
South	R-10 – High Density Residential	Ravines at Hazelwood
West	AG – Agricultural (Harrison Twp.) AG - Agricultural	Single-Family Homes Agricultural

Final Development Plan Approval:

According to Section 1255.20 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a final development plan if the proposal:

- a. The Final Development Plan conforms in all pertinent respects to the approved Preliminary Development Plan, provided that the Planning and Zoning Commission may authorize plans amended as specified in Section 1255.14.
- b. That the proposed development advances the general health and safety of the City of Pataskala.
- c. That the Planning and Zoning Commission is satisfied that the developer has provided sufficient guarantees or demonstrates possession of the requisite financial resources to complete the project.
- d. That the interior road system, proposed parking, and any off-site improvements are suitable, safe, and adequate to carry anticipated vehicular and pedestrian traffic generated by and within the proposed development and to adjacent property.
- e. The development has adequate public services and open spaces.
- f. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with any applicable regulations.
- g. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.
- h. Signs, as shown on the submitted sign plan, will be of a coordinated effect throughout the planned district, and with adjacent development; are of appropriate size, scale, design, and relationship with principal buildings the site and surroundings, so as to maintain safe and orderly pedestrian and vehicular circulation.
- i. The landscape plan adequately enhances the principal buildings and site; maintains existing trees to the extent possible; buffers adjacent incompatible uses; breaks up large expanses of pavement with natural materials; and utilizes appropriate plant selections of the buildings, site and climate.
- j. That the existing and proposed utilities, including water and sewer service, and drainage will be adequate for the population densities and nonresidential uses proposed in the Planned Development District and complies with applicable regulations established by the City or any other governmental entity which may have jurisdiction over such matters.
- k. Phases of projects are planned so that these conditions are complied with to meet the needs of that phase upon its completion.
- l. That any other items shown in the final development plan or in the accompanying text be addressed to the Planning and Zoning Commission's satisfaction.

Department and Agency Review

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

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

1. The Applicant shall address all comments from Planning and Zoning Staff.
2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Final Development Plan to the Planning and Zoning Department for signatures and records.

Resolution:

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

"I move to approve Application number FP-23-001 pursuant to Section 1225.13 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

FINAL PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information		Staff Use
Address: Hazelton - Etna Road, Pataskala, Ohio 43062		Application Number:
Parcel Number: 255-067746-00.000		FP-23-001
Zoning: R-15	Acres: 11.223	Fee:
Water Supply:		1,000.00
<input checked="" type="checkbox"/> City of Pataskala	South West Licking <input type="checkbox"/> On Site	Filing Date:
Wastewater Treatment:		06/13/2023
<input checked="" type="checkbox"/> City of Pataskala	South West Licking <input type="checkbox"/> On Site	Hearing Date:
		07/05/2023

Applicant Information		Documents
Name: M/I Homes		<input checked="" type="checkbox"/> Application
Address: 4131 Worth Avenue, Suite 310		<input checked="" type="checkbox"/> Fee
City: Columbus	State: OH Zip: 43219	<input checked="" type="checkbox"/> Final Plan
Phone: (614) 379-4044	Email: jwest@mihomes.com	<input checked="" type="checkbox"/> Deed

Owner Information		Documents
Name: M/I Homes of Central Ohio LLC		<input checked="" type="checkbox"/> Address List
Address: 4131 Worth Avenue, Suite 310		<input checked="" type="checkbox"/> Area Map
City: Columbus	State: OH Zip: 43219	
Phone: (614) 379-4044	Email: jwest@mihomes.com	

Final Plan Information
Describe the Project:
This Final Development Plan is for Forest Ridge Section 1.
It includes 29 lots on 11.223 acres as well as 3 Reserve Areas / open space that total 2.082 acres.

Documents to Submit

Final Plan Application: Submit 14 copies of the final plan application.

Final Plan: Submit 14 copies of the final plan on sheets 24 x 36 inches in size containing the following:

- a) *Proposed name of the subdivision, location by section, range, township or other officially recognized survey number, date, north arrow, scale and acreage.*
- b) *Name and address of the owner and subdivider, State of Ohio registered professional engineer, and/or surveyor who prepared the plan, and their appropriate registration numbers and seals.*
- c) *Plan boundaries, based on accurate traverse, with angular and lineal dimensions. All dimensions, both linear and angular shall be determined by an accurate control survey in the field which must balance close, within the limit of one (1) in 10,000.*
- d) *Bearing and distances to nearest established street lines, or other recorded permanent monuments.*
- e) *Exact locations, right-of-way, names of all streets within and adjoining the plat, and the building setback lines.*
- f) *Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths of bearings and chords of all applicable streets within the plat area.*
- g) *All easements and right-of-way provided for public or private services and/or utilities.*
- h) *All lot numbers and lines with accurate dimensions in feet and hundredths. When lots are located on a curve, the lot width at the building setback line shall be shown.*
- i) *Accurate location and description of all monuments.*
- j) *Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.*
- k) *A copy of any restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision.*
- l) *Certification by a State of Ohio registered surveyor to the effect that the plan represents a survey made by him, that the monuments shown thereon exist as located, and that all dimensional details are correct.*
- m) *Typical sections and complete profiles of streets and other related improvements to be constructed in the proposed subdivision.*
- n) *The location of, and a description of all monuments and pins as specified in Section 1121.04.*
- o) *If a zoning change is involved, certification from the City Zoning Inspector shall be required indicating that the change has been approved and is in effect.*
- p) *Certification shall be required showing that all required improvements have been installed and approved by the proper City officials and/or other agencies, or the required bond or other surety is in effect assuring installation and initial one (1) year minimum maintenance of the required improvements (Section 1113.18(d)).*

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

Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. 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 final plan request.

Applicant:

Date:

6/9/2023

Owner:

Date:

6/9/2023

FOREST RIDGE SECTION 1

DISPOSITION OF COMMENTS

June 2, 2023

Comments received from the City on May 4 from a Draft Final Development Plan submittal
EMH&T response

General Comments:

1. *Comments are subject to change as the Construction Plans have yet to be approved.*
Construction plans were conditionally approved by Alan Haines on May 22. This Final Development Plan submittal reflects the latest Construction plans as well as the Staff comments from our Draft Final Development Plan submitted on March 14, 2023.

2. *Drainage Easements over top of the Reserve Areas are redundant. We can just cover any needed language on the Plat with the Reserve Notes.*

Drainage Easements over top Reserve Areas have been removed.

3. *In the Notes section on the title page include a note stating something to the effect that Reserves A, B, and C shall be maintained by the HoA, cannot be built upon, and are to be used for stormwater retention and drainage.*

Note “D” has been added stating this.

4. *The approved driveway locations that are currently under review with the Construction Plans will need to be reflected on the plans somewhere, looks like Page 3/7 shows the driveways but I cannot confirm if these are correct or not as we have not yet received an updated exhibit showing the proposed driveways. This was a condition of approval from the Council Variance that MI received in March.*

The approved driveway locations are shown on Page 4.

Section 1113.23 – Final Development Plan Contents

5. *1113.23(d): Names, addresses, and contact information of the property owner(s), the Subdivider, the Ohio Registered Engineer and/or the Ohio Registered Surveyor who prepared the plan and the appropriate seals and registration numbers of each.*

- *Include the Developer’s information on the title sheet.*

The Developer and Owner is M/I Homes, their name and information have been added to the cover sheets.

- *Will need P.E. and/or Registered Surveyor’s seal on the title sheet.*

The Ohio Registered Engineer’s name and seal have been added to the cover sheet.

6. *1113.23(g): Names of adjacent subdivisions, owners of adjoining parcels and the location of their boundary lines.*

- *I would include the names of the adjacent subdivisions & property owners around the entirety of the eventual subdivision at this point, on Page 1/7. I realize they are not directly adjacent to Phase 1, but, could save you some time when drafting plans for later phases.*

The names of adjacent subdivisions, owners of adjoining parcels and the location of their boundary line have been added.

7. 1113.23(h): *Locations, widths, and names of existing streets, rail road rights of way, easements, parks, permanent buildings, corporation and township boundaries, wooded areas, natural features, drainage, 100 year flood plain, existing permanent and temporary structures, and burial grounds and other areas of archeological significance within and adjacent to the Major Subdivision for a minimum distance of 200 feet.*
- *Include widths and identifiers (U.E., D.E., etc.) for easements adjacent to Forest Ridge in Ravines at Hazelwood to the south.*

The easement information has been added to the plans.

- *Include width of Hazelton-Etna Road R/W.*

The width label has been added.

8. 1113.23(i): *Locations of all wetlands, ponds, watercourses and other naturally occurring water features on the property including a 25-foot buffer as measured from the edge of the water feature.*
- *There is an existing wetland in Phase 1 as shown in the Preliminary Development Plan. Please include it along with a note “to be removed”. We will need copies of any approvals from OEPA, or others, for the removal/mitigation.*

The existing wetland in Phase 1 to be removed is shown and labeled on sheets 2 and 3.

A copy of an OhioEPA wetland permit has been included with our submission.

9. 1113.23(j): *Location, names and widths and typical cross section and right of way width of proposed streets. Street names shall not duplicate or closely resemble the name of any other street, highway or road in the City of Pataskala or Licking County.*
- *Include typical cross sections.*

Typical sections have been added to Page 3.

10. 1113.23(m): *Location and dimensions of all proposed public and private utilities, water, wastewater, storm drain lines, detention and/or retention facilities showing their locations and connections with the existing system. All new utilities shall be located underground.*
- *Recommend including a separate sheet titled “Utility Plan” showing these locations.*

See Sheet 3.

11. 1113.23(n): *Layout, lot number, acreage and dimensions of each lot. When a lot is located on a curved street, or when side lot lines are not at 90 degree angles, the width at the building line shall be shown.*
- *Only Lot 29 appears to not be at a 90 degree angle.*

For Lot 29, two dimensions are given, one at the R/W which is the chord length, and one at the B/L which is the tangent length.

12. 1113.23(r): *A vicinity map at a scale of not less than 2,000 square feet to the inch. This map shall depict all existing subdivisions, roads, road rights of way, tract lines and the nearest existing intersections and thoroughfares. It shall also show the most advantageous connections between roads in the proposed Major Subdivision and those of the neighboring area.*

See Page 1.

13. *1113.24(a): Proof of approval for any variances that were required as part of the Preliminary Development Plan.*

- *Please include references to any and all Variances that were approved as part of this project. Recommend including them in the “Notes” section on the title sheet.*

The list of approved variances have been added to the cover sheet.

- VA-23-004 – Variance from Section 1117.10 of the Pataskala Code to allow for four (4) Intersections to not meet the requirement that they remain in the angle of intersection for 100-feet beyond the point of intersection.
- VA-23-005 – Variance from Section 1117.10 of the Pataskala Code to allow for reduced intersection separation between the intersections of Fannin Drive and Ruby Road, and Waterlily Way and Ruby Road.
- VA-23-006 – Variance from Section 1117.07 of the Pataskala Code to allow for less than the minimum of 100-feet separation between reverse curves.
- Council Variances – 03-20-2023
 - Variance 1: Variance from Section 1296.07 to allow for a reduction in the number of driveways that must be grouped. The City Administrator or Designee shall approve deviations from the requirements this section if it is determined that the grouping of driveways is not possible or would negatively affect the functionality of the subdivision.
 - Variance 2: Variance from Section 1296.14(B) to allow for a reduction in the minimum width of shutters to 15-inches. All shutters shall be installed with hardware that gives the appearance that the shutter is functional.
 - Variance 3: Variance from Section 1296.15(A) to allow for a reduction in the minimum width of the three-dimensional door surround to a minimum of five (5) inches.

FOREST RIDGE SECTION 1

FINAL DEVELOPMENT PLAN

LOCATED IN:

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA,
LOT 31, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14,
UNITED STATES MILITARY LANDS

NOTES:

- NOTE "A": ALL OF FOREST RIDGE SECTION 1 IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39089C0293J, EFFECTIVE DATE MARCH 16, 2015.
- NOTE "B": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.
- NOTE "C": ALL CONTOURS SHOWN HEREON ARE SET AT TWO FOOT INTERVALS.
- NOTE "D": RESERVES "A", "B", AND "C" SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, CANNOT BE BUILT UPON, AND ARE TO BE USED FOR STORMWATER RETENTION AND DRAINAGE. PORTION OF SAID RESERVES SHALL HAVE A DRAINAGE EASEMENT AS SHOWN HEREON.

VARIANCES:

- VA-23-004 - VARIANCE FROM SECTION 1117.10 OF THE PATASKALA CODE TO ALLOW FOR FOUR (4) INTERSECTIONS TO NOT MEET THE REQUIREMENT THAT THEY REMAIN IN THE ANGLE OF INTERSECTION FOR 100-FEET BEYOND THE POINT OF INTERSECTION.
- VA-23-005 - VARIANCE FROM SECTION 1117.10 OF THE PATASKALA CODE TO ALLOW FOR REDUCED INTERSECTION SEPARATION BETWEEN THE INTERSECTIONS OF FANNIN DRIVE AND RUBY ROAD, AND WATERLILY WAY AND RUBY ROAD.
- VA-23-006 - VARIANCE FROM SECTION 1117.07 OF THE PATASKALA CODE TO ALLOW FOR LESS THAN THE MINIMUM OF 100-FEET SEPARATION BETWEEN REVERSE CURVES.

COUNCIL VARIANCES - 03-20-2023

- VARIANCE FROM SECTION 1296.07 TO ALLOW FOR A REDUCTION IN THE NUMBER OF DRIVEWAYS THAT MUST BE GROUPED, THE CITY ADMINISTRATOR OR DESIGNEE SHALL APPROVE DEVIATIONS FROM THE REQUIREMENTS THIS SECTION IF IT IS DETERMINED THAT THE GROUPING OF DRIVEWAYS IS NOT POSSIBLE OR WOULD NEGATIVELY AFFECT THE FUNCTIONALITY OF THE SUBDIVISION.
- VARIANCE FROM SECTION 1296.14(B) TO ALLOW FOR A REDUCTION IN THE MINIMUM WIDTH OF SHUTTERS TO 15-INCHES. ALL SHUTTERS SHALL BE INSTALLED WITH HARDWARE THAT GIVES THE APPEARANCE THAT THE SHUTTER IS FUNCTIONAL.
- VARIANCE FROM SECTION 1296.15(A) TO ALLOW FOR A REDUCTION IN THE MINIMUM WIDTH OF THE THREE-DIMENSIONAL DOOR SURROUND TO A MINIMUM OF FIVE (5) INCHES.

INDEX OF DRAWINGS

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ENGINEERING PLANS:	
STREET, STORM SEWER & WATERLINE IMPROVEMENTS:	1-15 of 15
SANITARY SEWER IMPROVEMENT PLANS:	1-6 of 6

SITE STATISTICS:

TOTAL ACREAGE:	±11.223 ACRES
NET ACREAGE (EXCLUDING R/W):	±8.547 ACRES
TOTAL NUMBER OF UNITS:	29
GROSS DENSITY:	±2.58 LOTS/ACRE
NET DENSITY (EXCLUDING R/W):	±3.39 LOTS/ACRE
ZONING:	R-15 (CLUSTER)
TOTAL OPEN SPACE:	±2.082 ACRES (18.55%)
RESERVE "A":	±0.655 ACRES
RESERVE "B":	±0.758 ACRES
RESERVE "C":	±0.669 ACRES
DESIGN STANDARDS:	
BUILDING LINE / FRONT SETBACK:	30' MINIMUM
SIDE YARD SETBACK:	5' MINIMUM (TOTAL OF 10')
REAR YARD SETBACK:	30' MINIMUM

Applicant: M/I Homes of Central Ohio Date

Approved this ____ day of ____, 20____
Director of SWLCSWD, Pataskala, Ohio

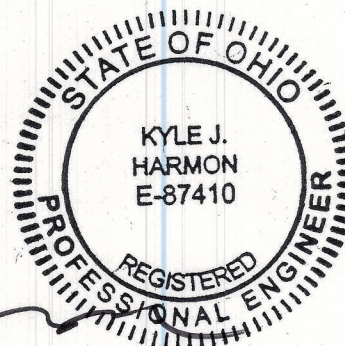
Approved this ____ day of ____, 20____
Director of Public Services, Pataskala, Ohio

Approved this ____ day of ____, 20____
City Administrator, Pataskala, Ohio

Approved this ____ day of ____, 20____
City Engineer, Pataskala, Ohio

Approved this ____ day of ____, 20____
Chairman, Planning and Zoning Commission, Pataskala, Ohio

Approved this ____ day of ____, 20____
Director of Planning, Pataskala, Ohio



Kyle Harmon 6/2/2023
Professional Engineer: EMH&T Date

The plan as shown hereon is for planning purposes only. Not to be used for construction.

OWNER / DEVELOPER:



M/I HOMES
mihomes.com

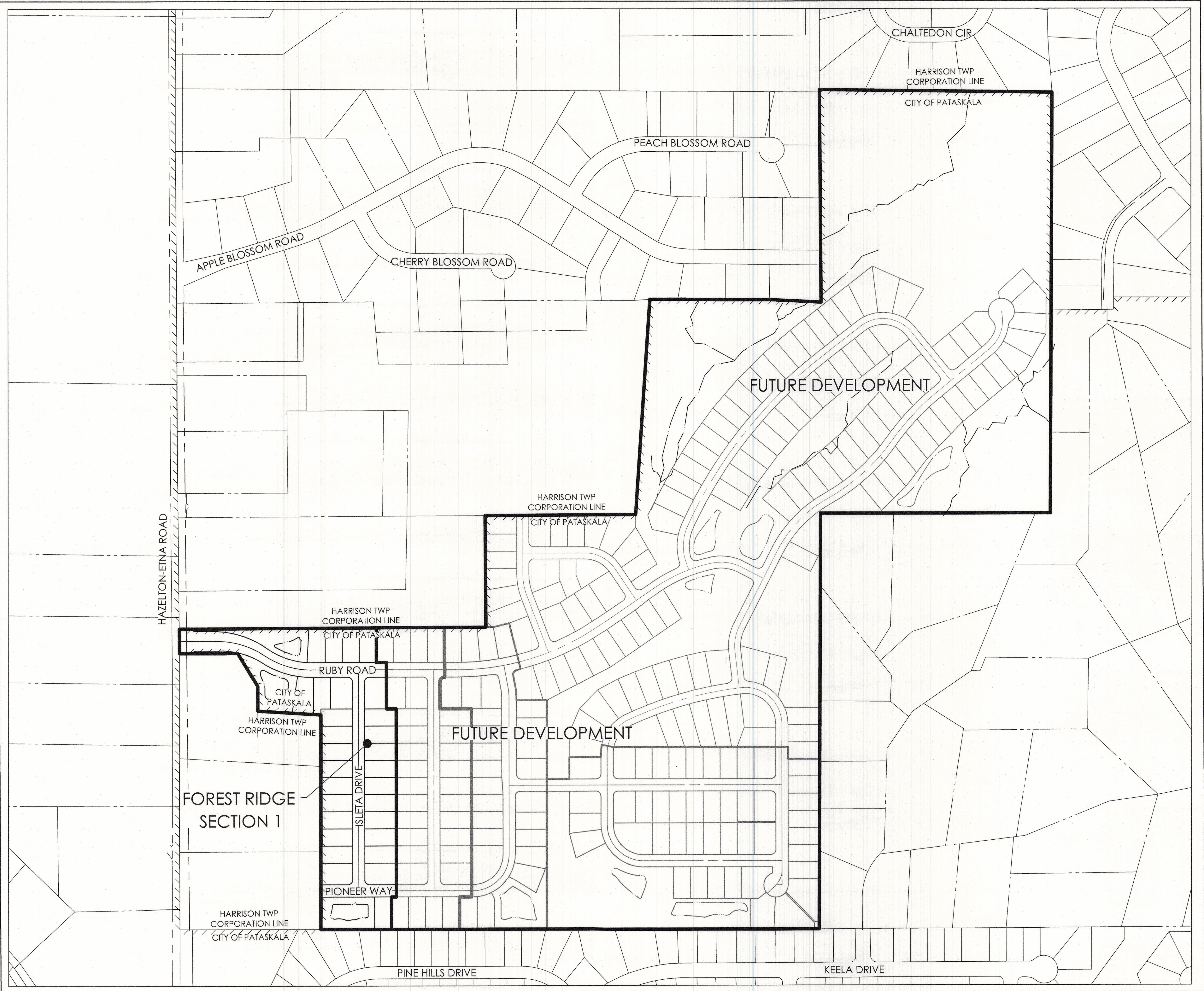
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

SUBMITTAL: JUNE 2, 2023

CIVIL ENGINEER &
LANDSCAPE ARCHITECT



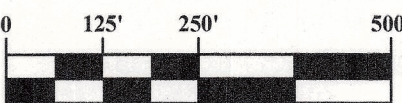
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com



SUBAREA MAP

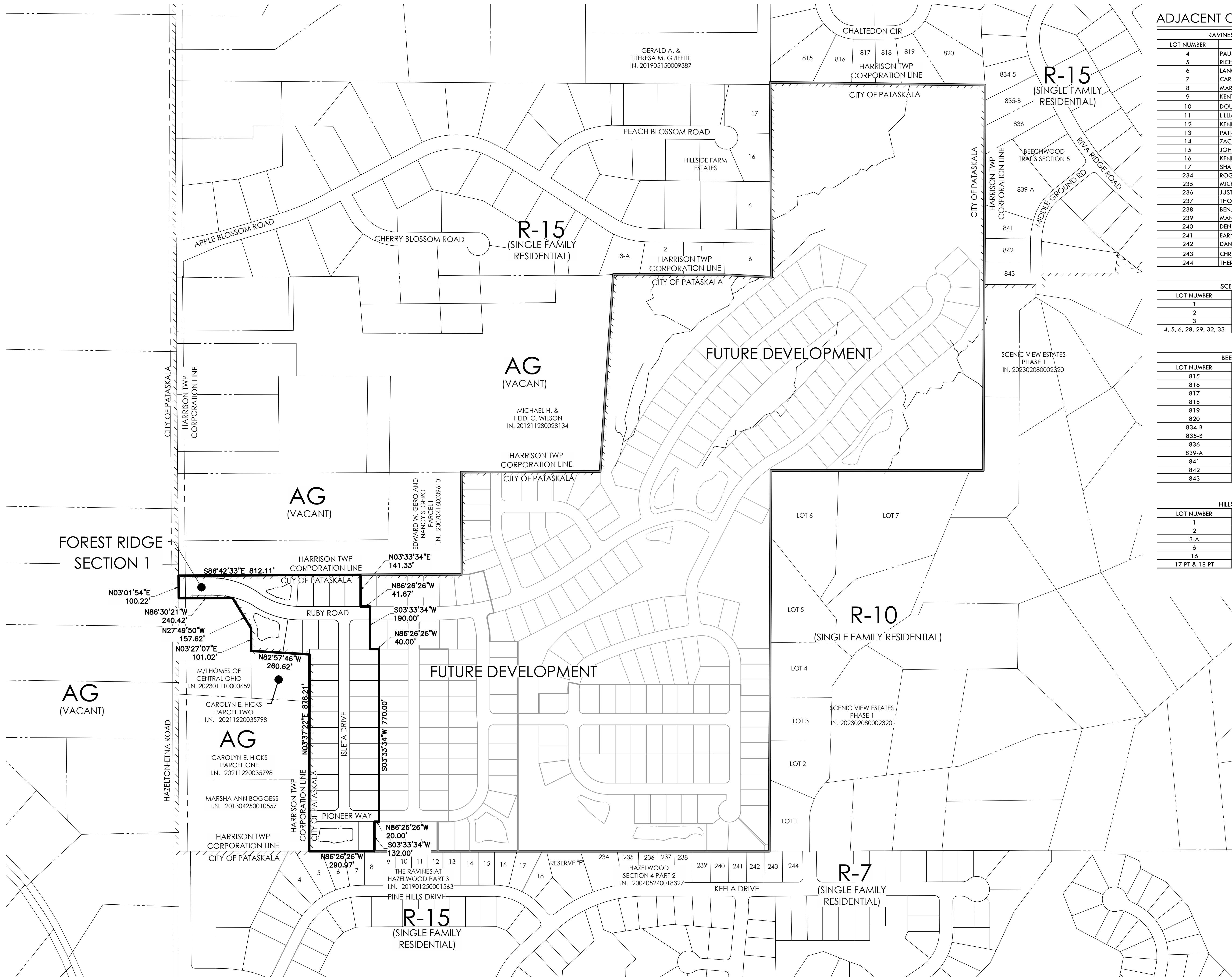
SCALE: 1"=250'

GRAPHIC SCALE



1 inch = 250' feet

I:\2022\0926\Draw\04Streets\Final_Development_Plan\1_Regional_Context_Minor.dwg, Last Saved By: solorio, 5/25/2023, 3:15 PM, Last Printed By: Loebv, Joseph, 5/31/2023, 3:37 PM (No Xrefs)



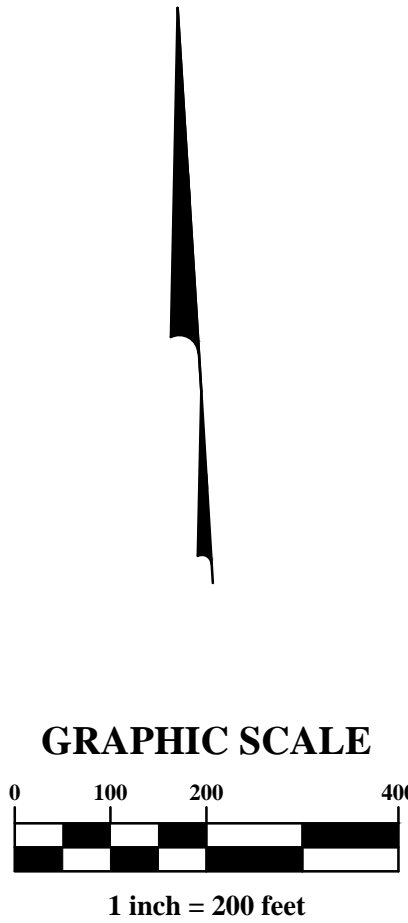
ADJACENT OWNERS

RAVINES AT HAZELWOOD	
LOT NUMBER	OWNER
4	PAUL J. & DONNA M. TOOMEY
5	RICHARD A. & JOYCE E. HARKLESS
6	LANCE E. & NICOLE HUMPHREY
7	CARL R. & BETTIE A. PAUGH
8	MARK & MARY KAY TWAITS
9	KENTON & CONSTNACE O. CURENTON
10	DOUGLAS R. & LAURA M. THOMPSON
11	LILLIAN R. JONES
12	KENNETH A. & JEANIE G. BURCH
13	PATRICIA ANN & GEORGE ALLISON RIDER
14	ZACHARY S. & MELISSA D. ATKINSON
15	JOHN J. & KARIN AEY
16	KENNETH L. & TERRI E. KOWIS
17	SHAWN A. & KATHRYN B. FOSTER
234	ROGER C. HOUSEHOLDER
235	MICHAEL A. & VIKI L. DROESCH
236	JUSTIN M. & THERESA M. QUATTRO
237	THOMAS FELICIA
238	BENJAMIN S. & SAMANTHA FITZ
239	MANDY K. RENNIE
240	DENNIS P. DOUDS
241	EARNEST BROWN
242	DANIEL E. & DEANNA E. KORTE
243	CHRISTOPHER H. & BARBARA DRISCOLL
244	THERON R. & DORINDA ELLINGER

SCENIC VIEW ESTATES	
LOT NUMBER	OWNER
1	ROSS N. & JESSICA L. MELORO
2	KLINA & SERGEY KAHANA
3	BRADLEY DYE
4, 5, 6, 28, 29, 32, 33	SCENIC VIEW ESTATES LLC.

BEECH WOOD TRAILS	
LOT NUMBER	OWNER
815	JAMES R. & KRISTIN A. HUNT
816	MORRIS U. & CYNTHIA PAUL
817	JAY A. & STACIE L. RHOADES
818	MICHAEL W. & ANDREA L. SHEPERD
819	CHRISTOPHER M. PERROTTA
820	JASON M. & JENNIFER L. TOMLINSON
834-B	ROBERT & SUSAN BRACEY
835-B	LEO & KATE KOTAS
836	AUNDA KLOPPER
839-A	WAYNE R. & CAMMIE RATLIFF
841	RONALD W. & LYNDA RATLIFF
842	LUKE C. & RIYA H. BAILEY
843	DANIEL D. & KATHERINE L. MAHONEY

HILLSIDE FARM ESTATES	
LOT NUMBER	OWNER
1	THOMAS F. & JUDITH A. KOSCIUSZKO
2	DIANE ARPS
3-A	PAUL R. AMANDA J. KING
6	LARRY L. ELISABETH C. LIPPENCOTT
16	JAMES J. & DOROTHY A. SPEZIALE
17 PT & 18 PT	KINDEA & JOHN W. BURR



REVISIONS

MARK	DATE	DESCRIPTION

M / I HOMES
mihomes.com
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

FINAL DEVELOPMENT PLAN
FOR
FOREST RIDGE
SECTION 1

SITUATED IN THE STATE OF OHIO, JACKSON CITY OF PATASKALA,
LOT 13, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14,
UNITED STATES MILITARY LANDS

VICINITY MAP & REGIONAL CONTEXT MAP

Evans, Mechwart, Hamblen & Miron, Inc.
Engineers • Surveyors • Planners • Geotechnical
5000 North High Street, Suite 200
Columbus, OH 43230-1100
Phone: 614.776.4800
emht.com

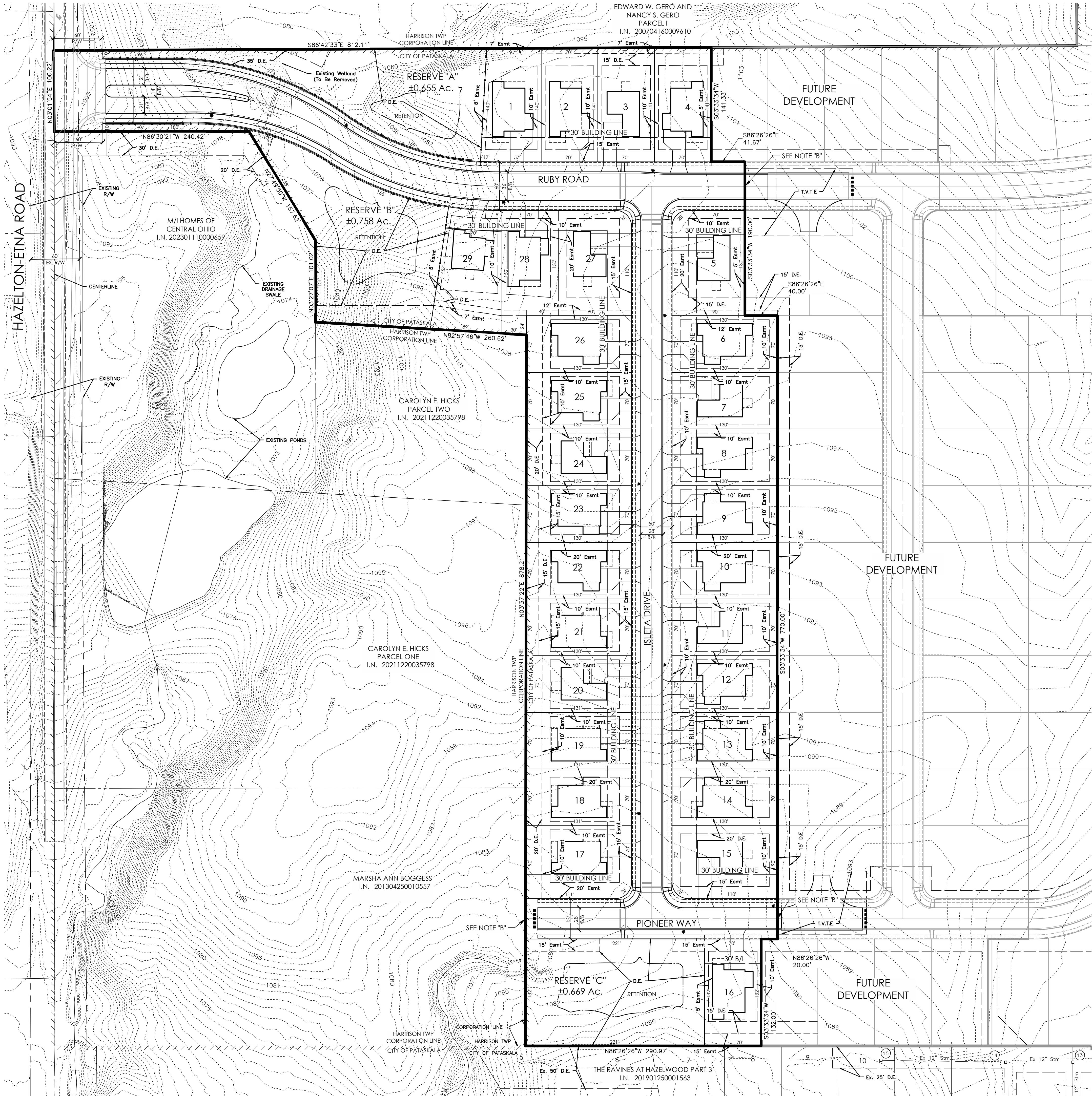
DATE
June 2, 2023

SCALE
1" = 200'

JOB NO.
20220926

SHEET
1/9

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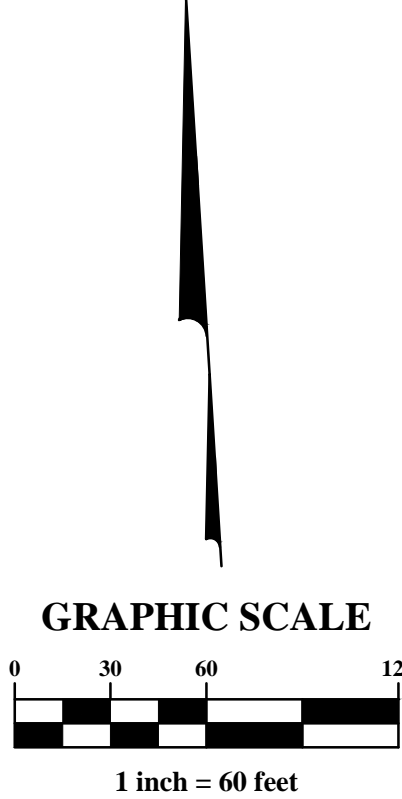


LEGEND:

- Esmt = Utility Easement
D.E. = Drainage Easement
T.V.T.E. = Temporary Vehicular Turnaround Easement

House Pad (Approximate)

Street Lights:
Street lights shall be required as per City of Pataskala Standard Drawings and Specifications. Light fixtures to be installed shall be the City of Pataskala Residential Colonial Style fixture.



MARK	DATE	DESCRIPTION

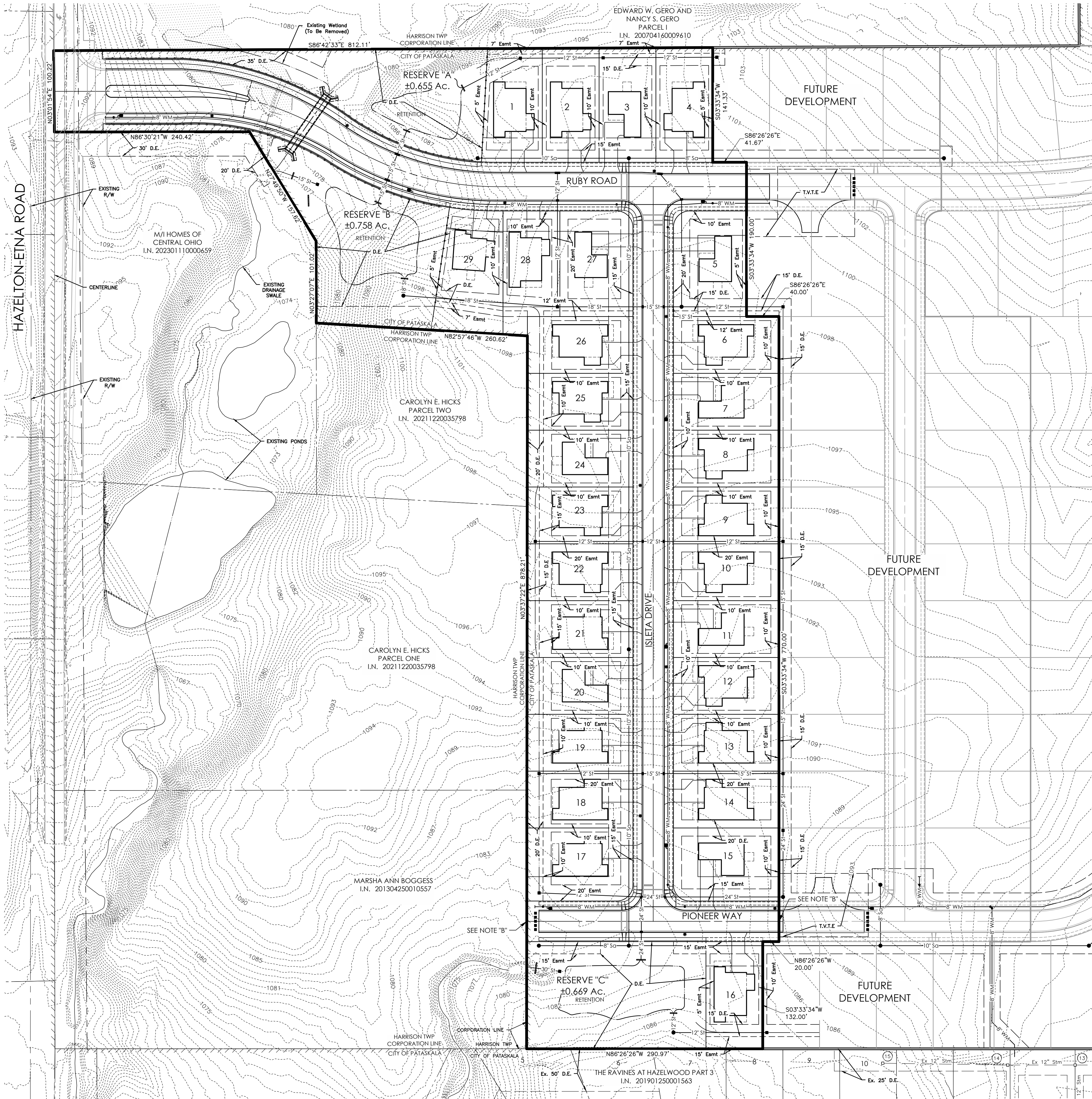
M/I HOMES
mihomes.com
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

FINAL DEVELOPMENT PLAN
FOR
FOREST RIDGE
SECTION I
SITUATED IN THE STATE OF OHIO, JACKSON TOWNSHIP, CITY OF PATASKALA,
LOT 131, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14,
UNITED STATES MILITARY LANDS
SITE PLAN

EMHT
Evans, Machwerdt, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Geomorphologists
5000 North State Road, Suite 200, Columbus, OH 43240
Phone: 614.775.4900 Fax: 614.775.4901
emht.com

DATE	June 2, 2023
SCALE	1" = 60'
JOB NO.	20220926
SHEET	2/9

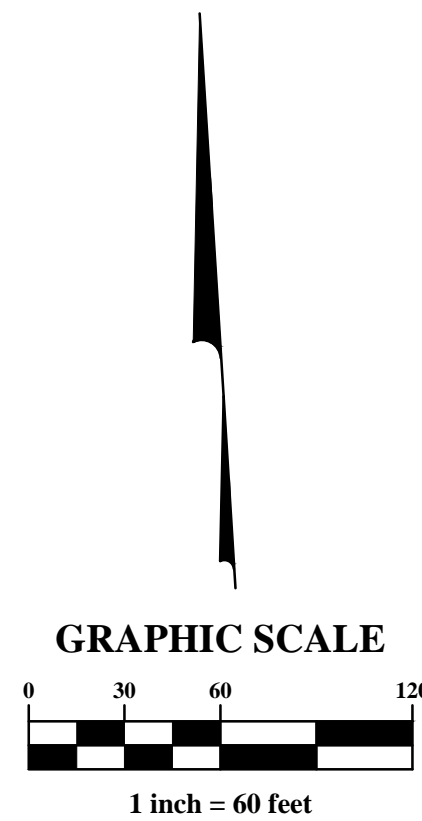
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LEGEND:

- U.E. = Utility Easement
D.E. = Drainage Easement
T.V.T.E. = Temporary Vehicular Turnaround Easement
- ST ■ CB Proposed Storm Sewer
● MH ■ SA Proposed Sanitary Sewer
● MH ■ FH Proposed Watermain
● Valve
- House Pad (Approximate)


* Street Lights:
Street lights shall be required as per City of Pataskala Standard Drawings and Specifications. Light fixtures to be installed shall be the City of Pataskala Residential Colonial Style fixture.



REVISIONS		
MARK	DATE	DESCRIPTION

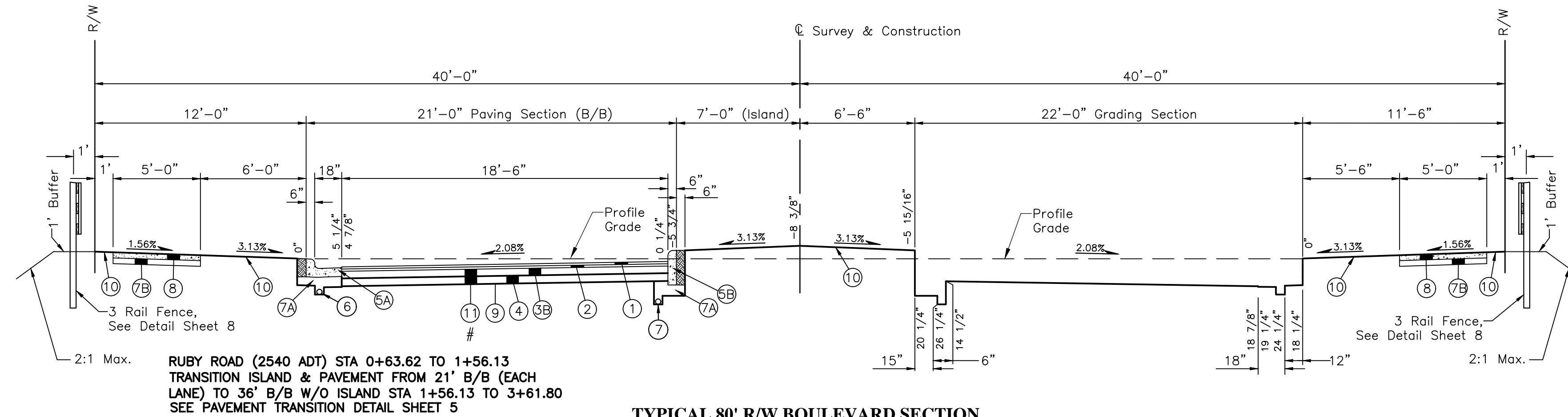
 **M/I HOMES**
mihomes.com
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

FINAL DEVELOPMENT PLAN
FOR
FOREST RIDGE
SECTION 1
SITUATED IN THE STATE OF OHIO, COUNTY OF LACAWA, CITY OF PATASKALA,
LOT 131, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14,
UNITED STATES MILITARY LANDS
UTILITY PLAN

 **EMH**
Evans, Meecham, Hamblen & Hilt, Inc.
Engineers • Surveyors • Planners • Geomorphologists
5000 North State Road, Suite 200, Columbus, OH 43240
Phone: 614.775.4500 Fax: 614.775.4500
emh.com

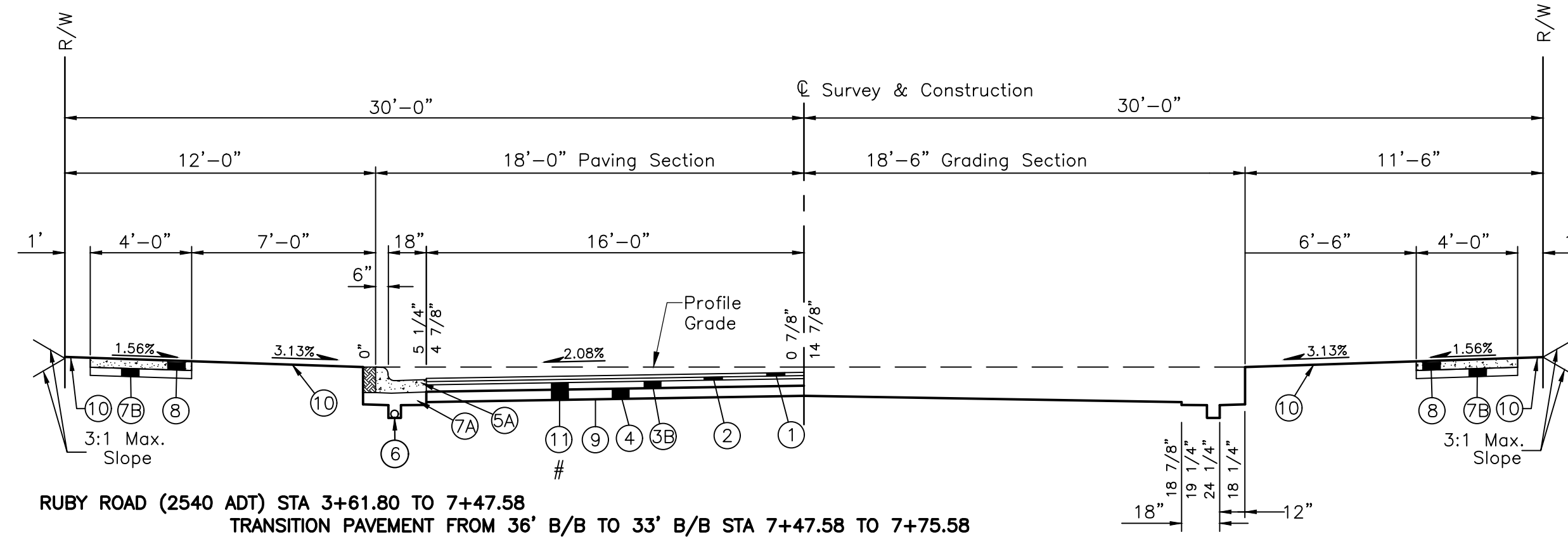
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JOB NO.	20220926
SHEET	3/9

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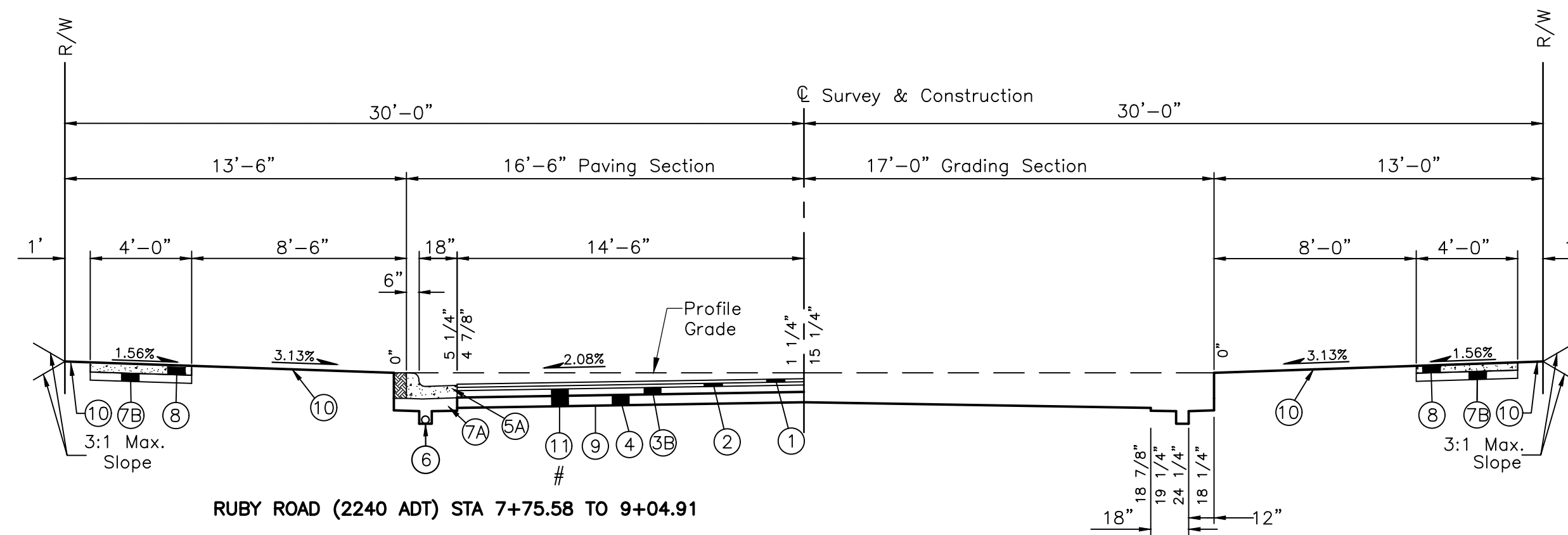
TYPICAL 80' R/W BOULEVARD SECTION

Not to Scale



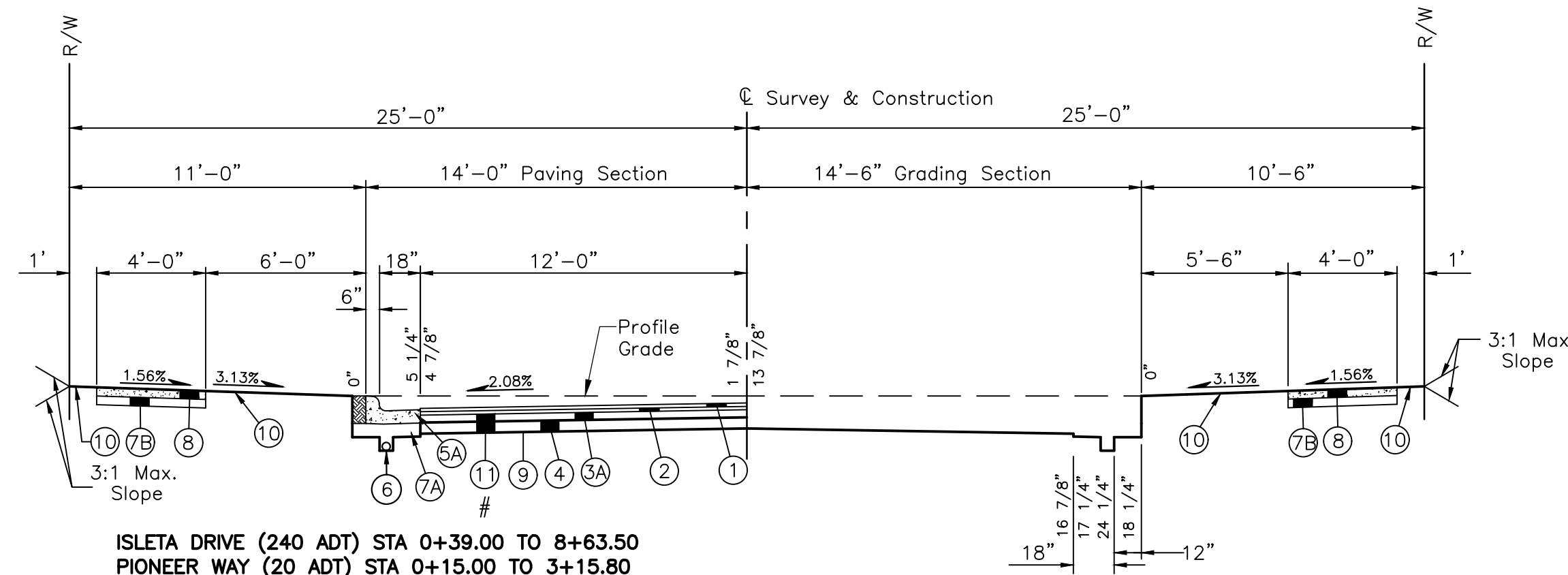
TYPICAL 36' B/B SECTION (60' R/W) STANDARD CURB & GUTTER

Not to Scale



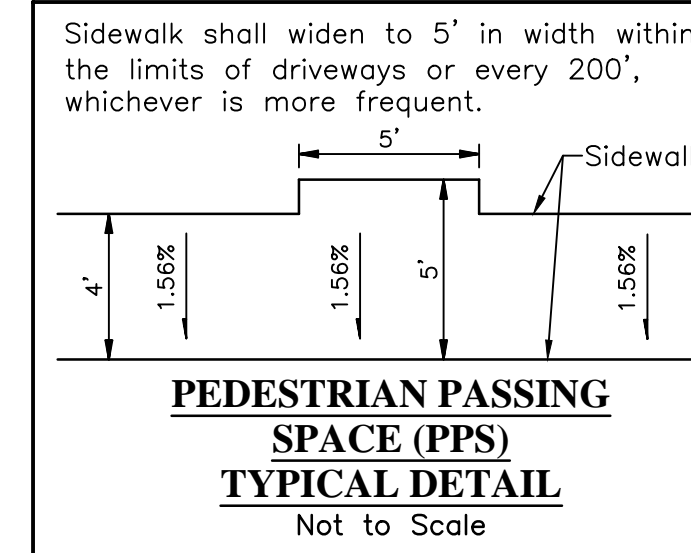
TYPICAL 33' B/B SECTION (60' R/W) STANDARD CURB & GUTTER

Not to Scale



TYPICAL 28' B/B SECTION (50' R/W) STANDARD CURB & GUTTER

Not to Scale



PAVEMENT ALTERNATE NOTES (#)

If alternate is selected, pavement relief joints per City of Columbus Std Dwg 2175 shall be installed at the following roadway stations:
Ruby Road: 3+61.80 (32')
Isleta Drive: 5+35.00 (24')
Contractor to contact engineer to verify boxout depths prior to construction.

PAVEMENT LEGEND (STANDARD COMPOSITE PAVEMENT)

(Per City of Columbus Residential Street Pavement Design)

- 1 Item 441 - 1 1/4" Asphalt Concrete Surface Course, Type 1, (448), PG64-22
- 2 Item 441 - 1 1/2" Asphalt Concrete Intermediate Course, Type 2, (448)
- 3A Item 301 - 3 1/4" Bituminous Aggregate Base
- 3B Item 301 - 5 1/4" Bituminous Aggregate Base
- 4 Item 304 - 6" Aggregate Base
- 5A Item 609 - City of Columbus Standard Concrete Curb & Gutter, Std. Dwg. 2010
- 5B Item 609 - City of Columbus 18" Straight Curb, Std. Dwg. 2000
- 6 Item 605 - 4" Pipe Underdrain
- 7A No. 8 or No. 57 Aggregate (Included in cost of Item 609)
- 7B 3" No. 57 Aggregate (Included in cost of Item 608)
- 8 Item 608 - 4" Concrete Sidewalk
- 9 Item 204 - Subgrade Compaction
- 10 Item 659 - Seeding and Mulching
- 11 Item 307 - 7" Roller Compacted Concrete Base - Residential (Alternate) #

REVISIONS

MARK	DATE	DESCRIPTION

M/I HOMES
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4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

FINAL DEVELOPMENT PLAN
FOR
FOREST RIDGE
SECTION 1
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
LOT 131, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14,
UNITED STATES MILITARY LANDS
SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Hiron, Inc.
Engineers • Surveyors • Planners • Geologists
5000 North High Street, Suite 200
Columbus, OH 43230
Phone: 614.775.4800 Fax: 614.775.4800
emht.com

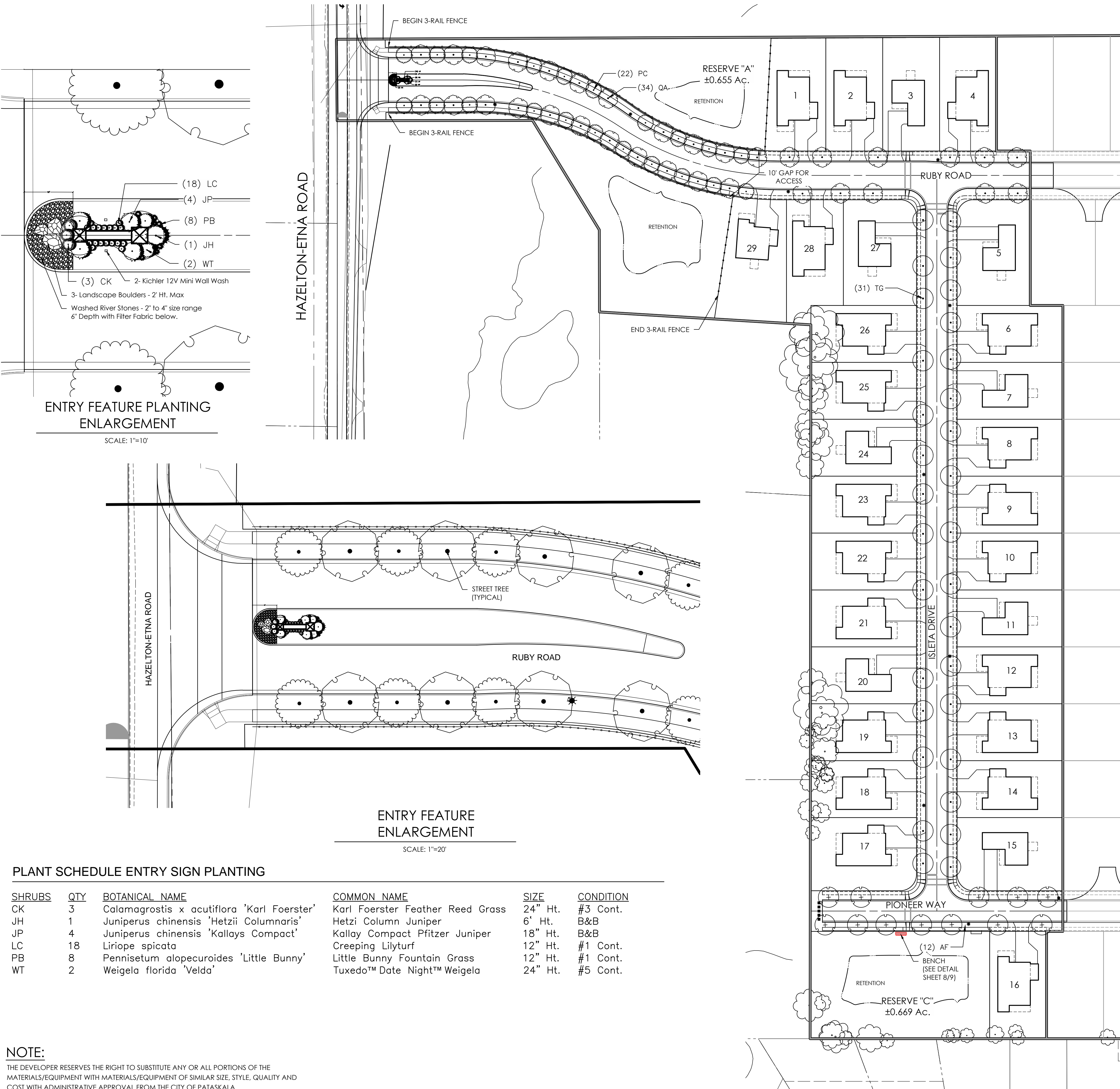
DATE
June 2, 2023

SCALE
None

JOB NO.
20220926

SHEET
4/9

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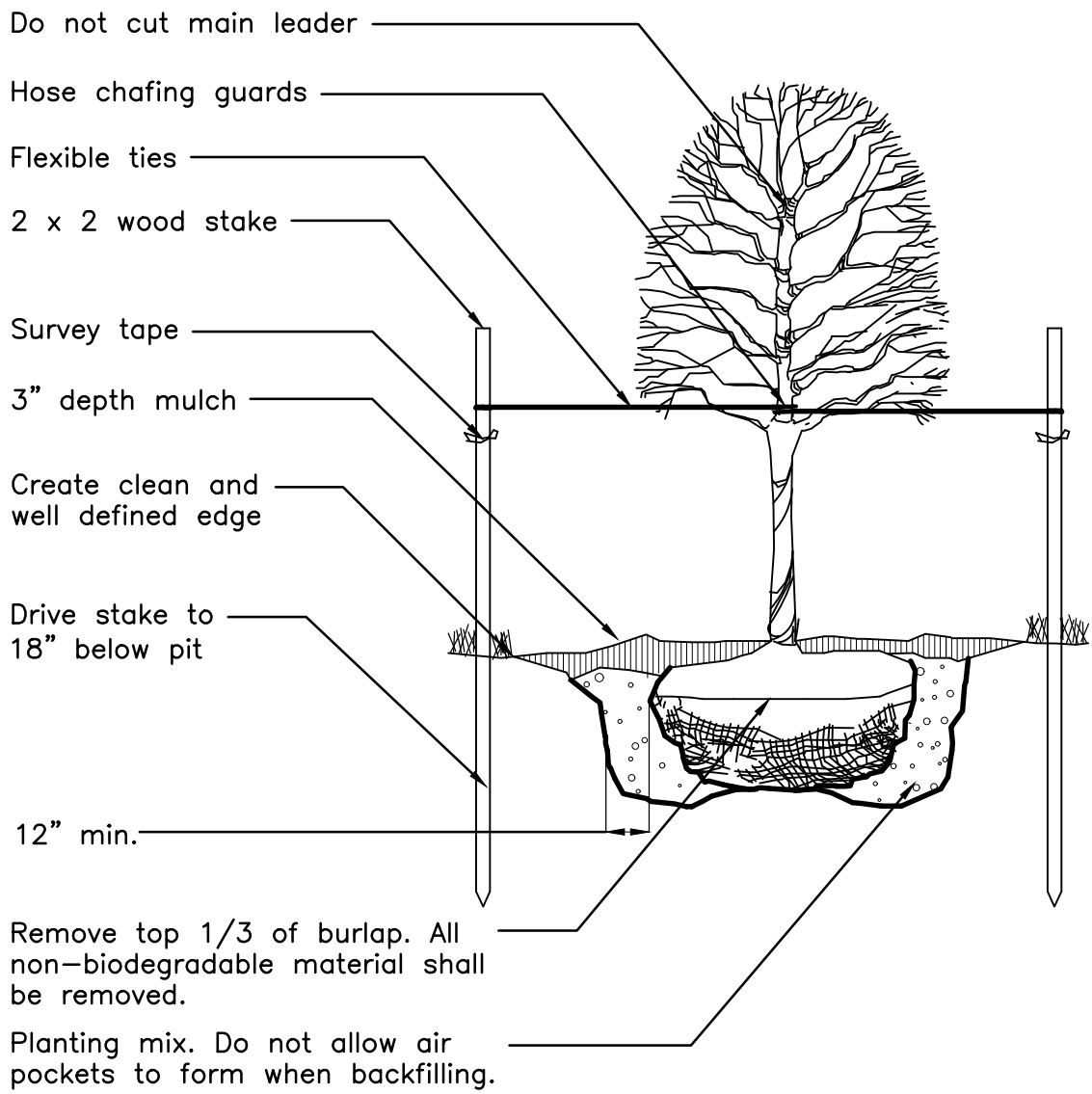
PLANT SCHEDULE ENTRY SIGN PLANTING

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CK	3	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	24" Ht.	#3 Cont.
JH	1	Juniperus chinensis 'Hetzii Columnaris'	Hetzi Column Juniper	6' Ht.	B&B
JP	4	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	18" Ht.	B&B
LC	18	Liriope spicata	Creeping Lilyturf	12" Ht.	#1 Cont.
PB	8	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	12" Ht.	#1 Cont.
WT	2	Weigela florida 'Velda'	Tuxedo™ Date Night™ Weigela	24" Ht.	#5 Cont.

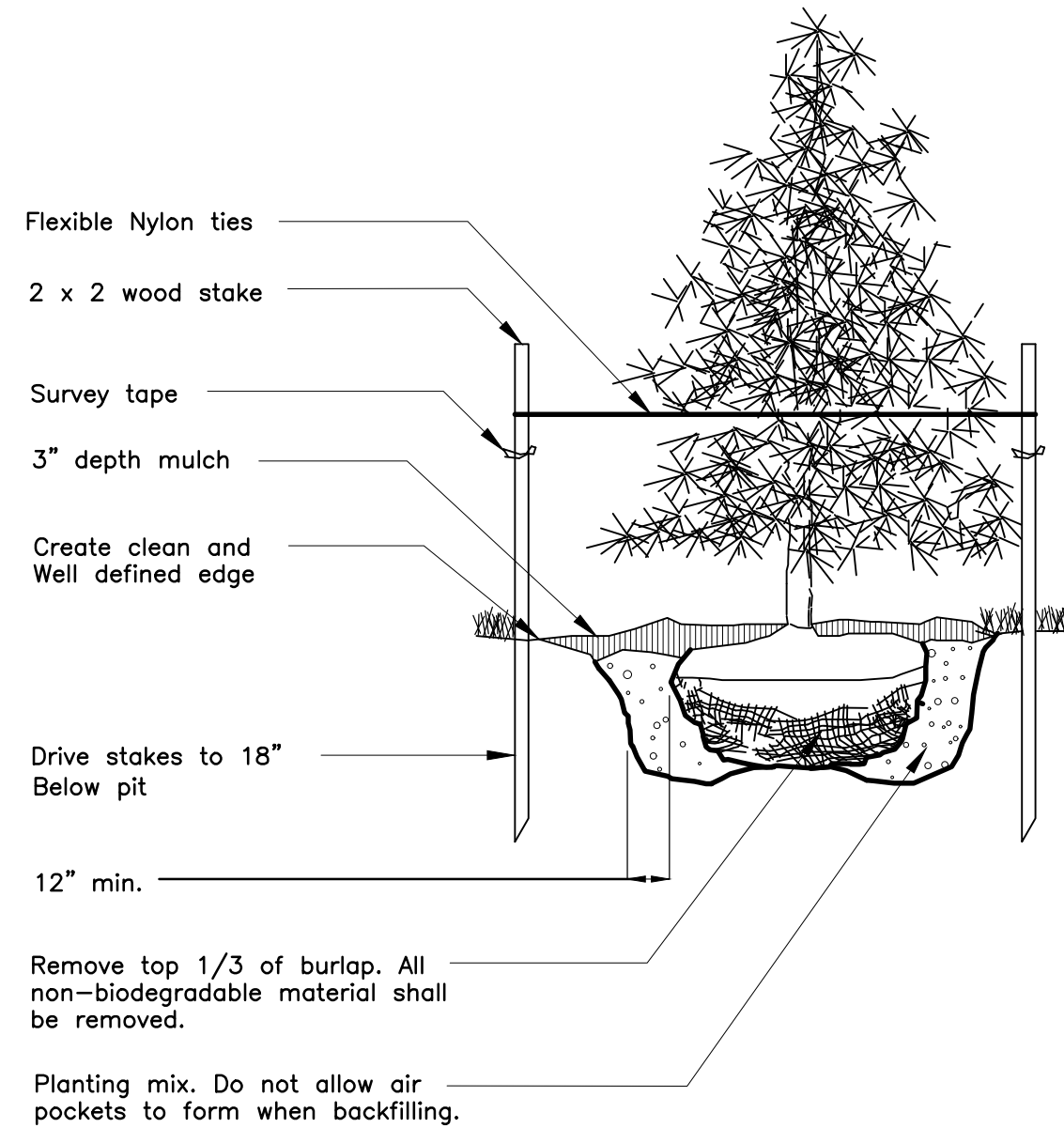
NOTE:
THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY OR ALL PORTIONS OF THE MATERIALS/EQUIPMENT WITH MATERIALS/EQUIPMENT OF SIMILAR SIZE, STYLE, QUALITY AND COST WITH ADMINISTRATIVE APPROVAL FROM THE CITY OF PATASKALA.

PLANT SCHEDULE STREET TREE

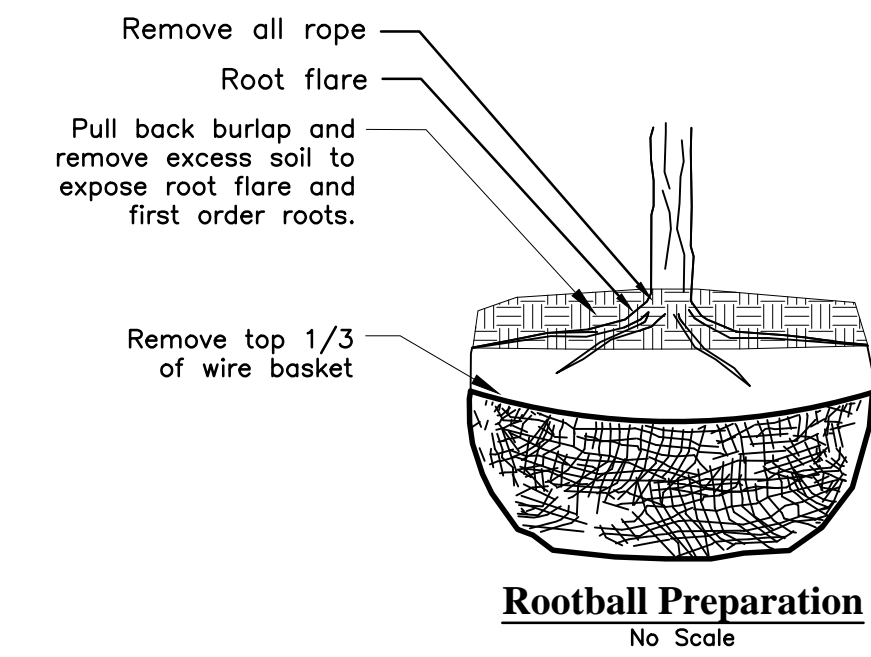
STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	DETAIL
	AF	12	Acer freemanii 'Autumn Fantasy' Autumn Freeman Maple	2.5" Cal.	B&B	
	PC	21	Picea pungens Colorado Spruce	6' Ht.	B&B	
	QA	33	Quercus acutissima Sawtooth Oak	2.5" Cal.	B&B	
	TG	31	Tilia cordata 'Greenspire' Greenspire Linden	2.5" Cal.	B&B	



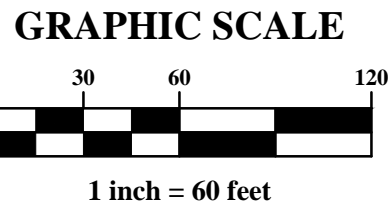
Deciduous Tree Planting
No Scale



Evergreen Tree Planting
No Scale



Rootball Preparation
No Scale



MARK	DATE	DESCRIPTION

M/I HOMES
mihomes.com
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

FINAL DEVELOPMENT PLAN
FOR
FOREST RIDGE
SECTION I
SITUATED IN THE STATE OF OHIO, COUNTY OF LAMAR, CITY OF PATASKALA,
LOT 131, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14,
UNITED STATES MILITARY LANDS
LANDSCAPE PLAN

EMHT
Evans, Meechwald, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Geologists
5000 North State Road, Suite 200, Pataskala, OH 43084
Phone: 614.775.4800 Fax: 614.775.4800
emht.com

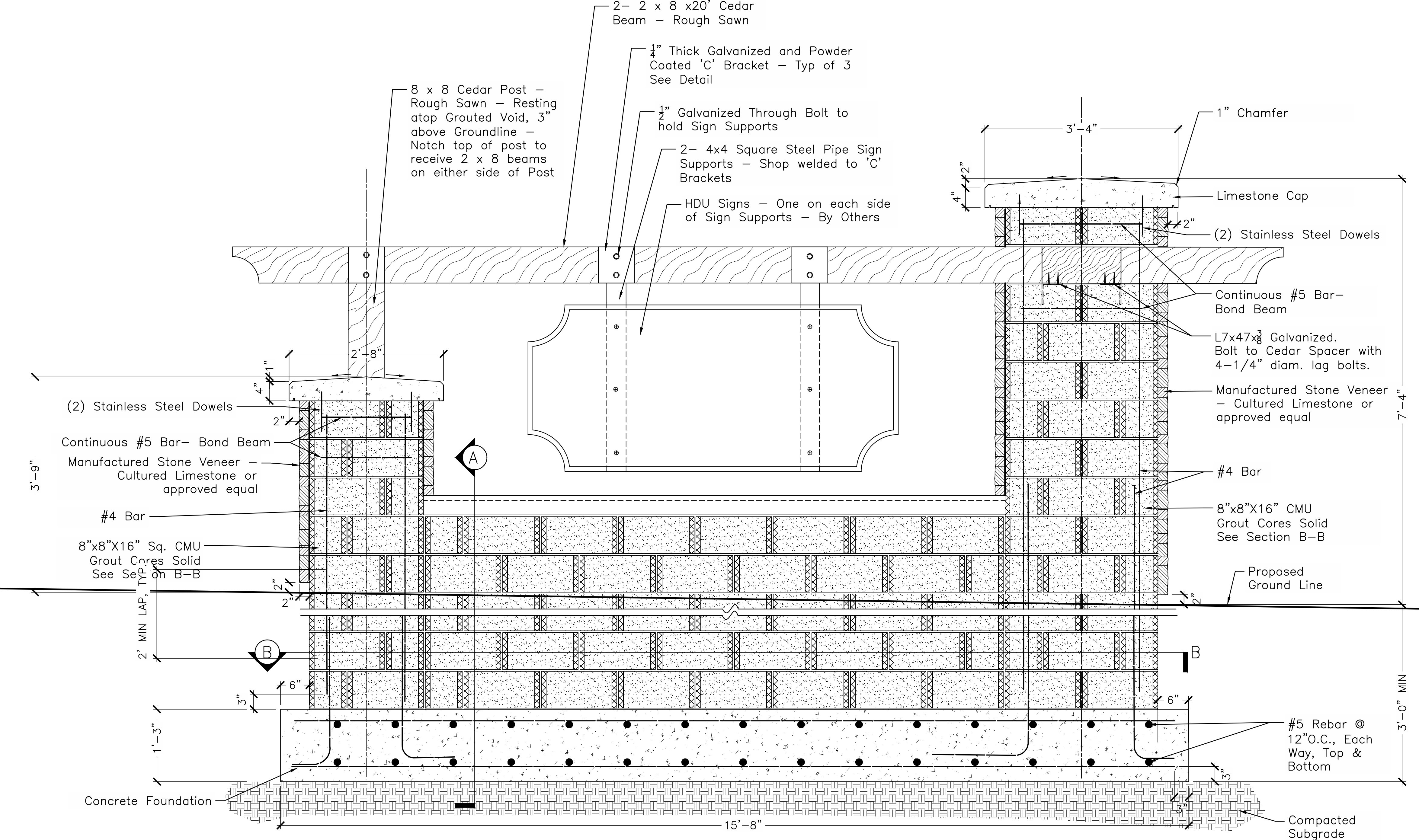
DATE	June 2, 2023
SCALE	1" = 60'
JOB NO.	20220926
SHEET	5/9

Notes:
1. Embedded portions of the cedar post and beam shall be coated with a waterproofing sealer prior to installation. Sealer shall be bituminous and shall be installed prior to Veneer Installation.

Design Specifications:
The structure conforms to the 2016 Minimum Design Loads for Buildings and Other Structures (ASCE 7-16). All materials shall conform to the 2023 Edition of the ODOT Construction and Materials Specification (CMS)

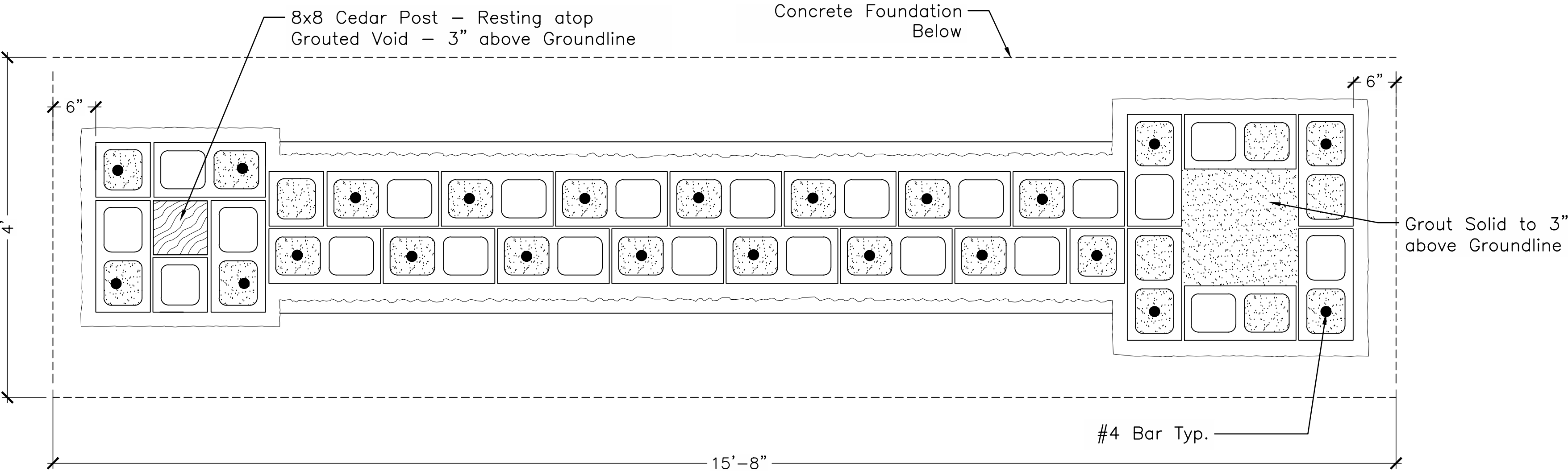
Design Data
Concrete shall be ODOT QC1, 4000 psi compressive strength.
Reinforcing bars shall be ASTM A615, A616, or A617, 60 ksi yield. Reinforcing bar lap lengths shall be 2'-0" minimum.
CMU Blocks shall be normal weight and meet requirements of ODOT CMS 704.03.
Mortar shall be per ODOT CMS, f'm = 1500 psi minimum.
Cedar timber shall be No. 2 or Better.

Foundation Bearing Resistance
Entry sign foundation, as designed, produces a maximum strength bearing pressure of 2.50 kips per square foot. If unsuitable bearing material occurs at the bottom of excavation, lower the given elevation by over-excavating, then replacing with a suitable bearing material. The suitability of the material shall be verified by a Registered Soils Engineer in the State of Ohio. Any changes in the footing must be approved by the engineer.



ENTRY FEATURE SECTION

SCALE: 1"=1'-0"



ENTRY FEATURE SECTION B

SCALE: 1"=1'-0"

I:\2022\0926\Draw\04Streets\Final Development Plan\5 Landscape Plan.dwg, Last Saved By: sloban, 5/25/2023, 3:07 PM, Last Printed By: Loebv, Joseph, 5/31/2023, 3:43 PM (No Xrefs)

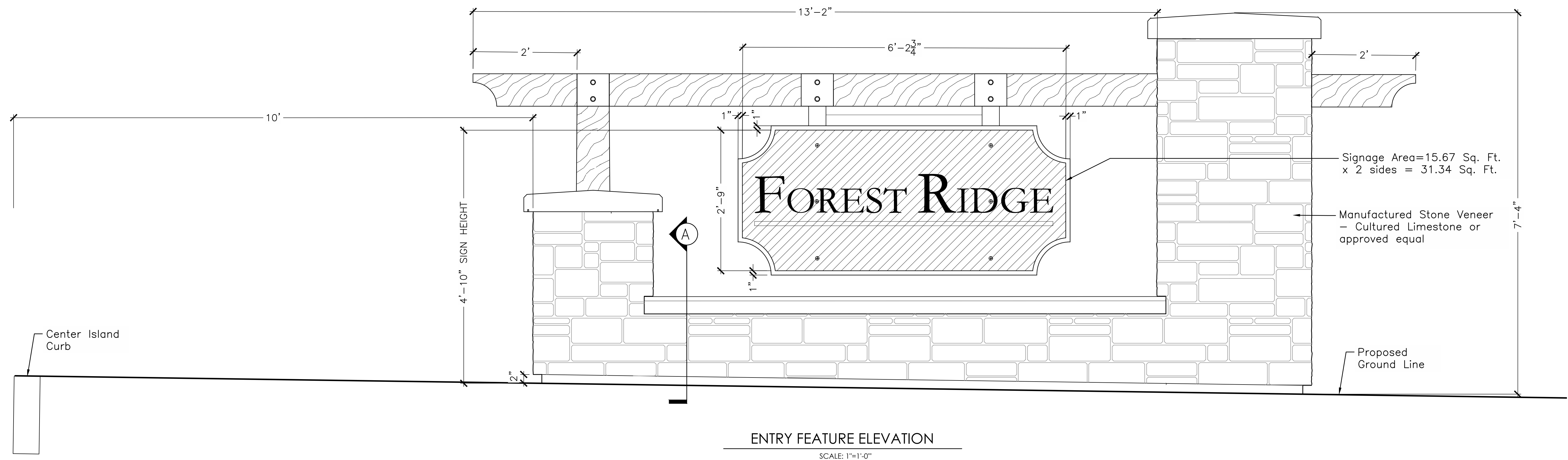
REVISIONS	
MARK	DATE DESCRIPTION

M/I HOMES
mihomes.com
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

FINAL DEVELOPMENT PLAN
FOR
FOREST RIDGE
SECTION 1
SITUATED IN THE STATE OF OHIO, COUNTY OF LAMAR, TOWNSHIP OF PATASKALA,
LOT 131, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14,
UNITED STATES MILITARY LANDS
ENTRY SIGNAGE DETAILS

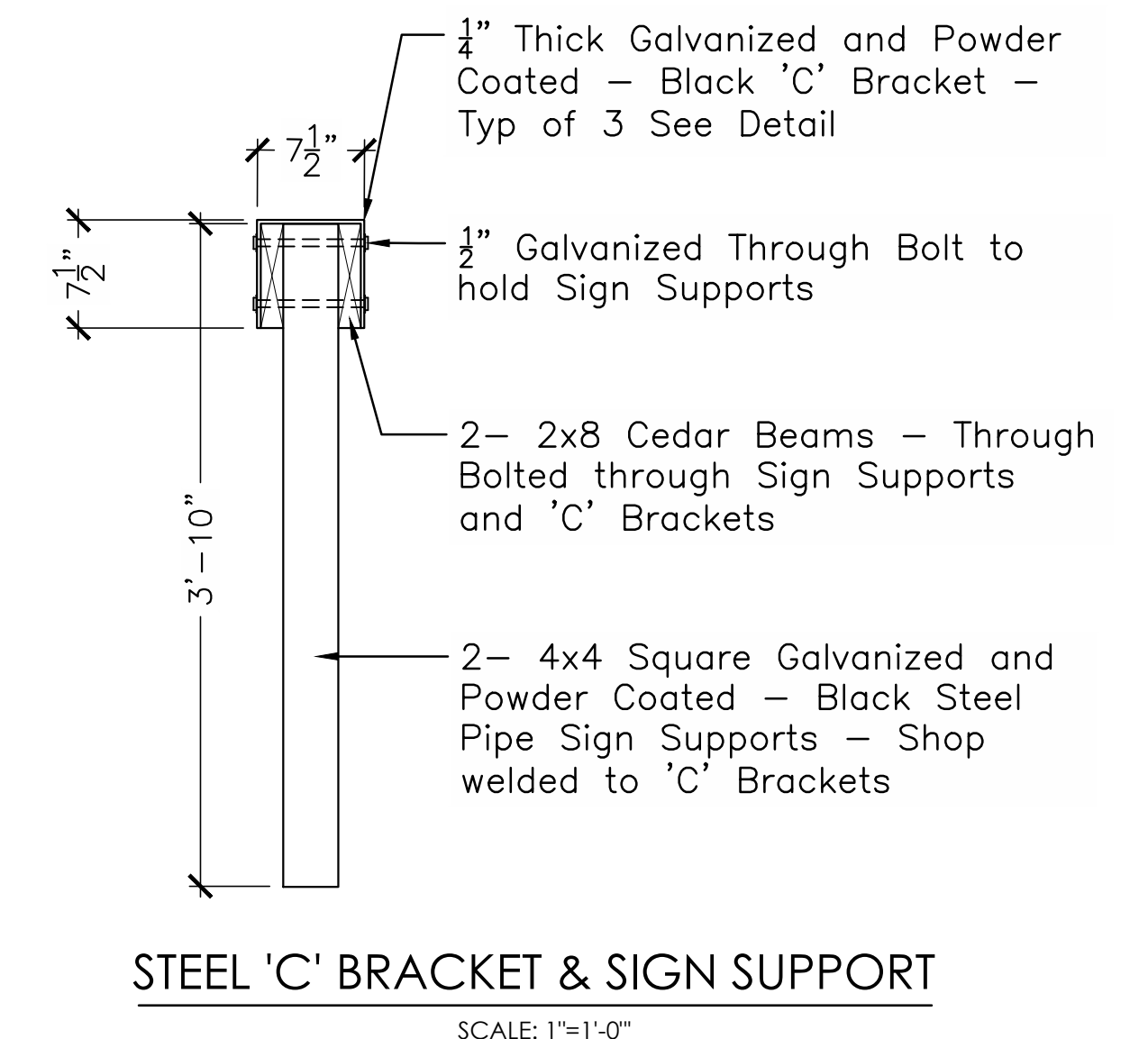
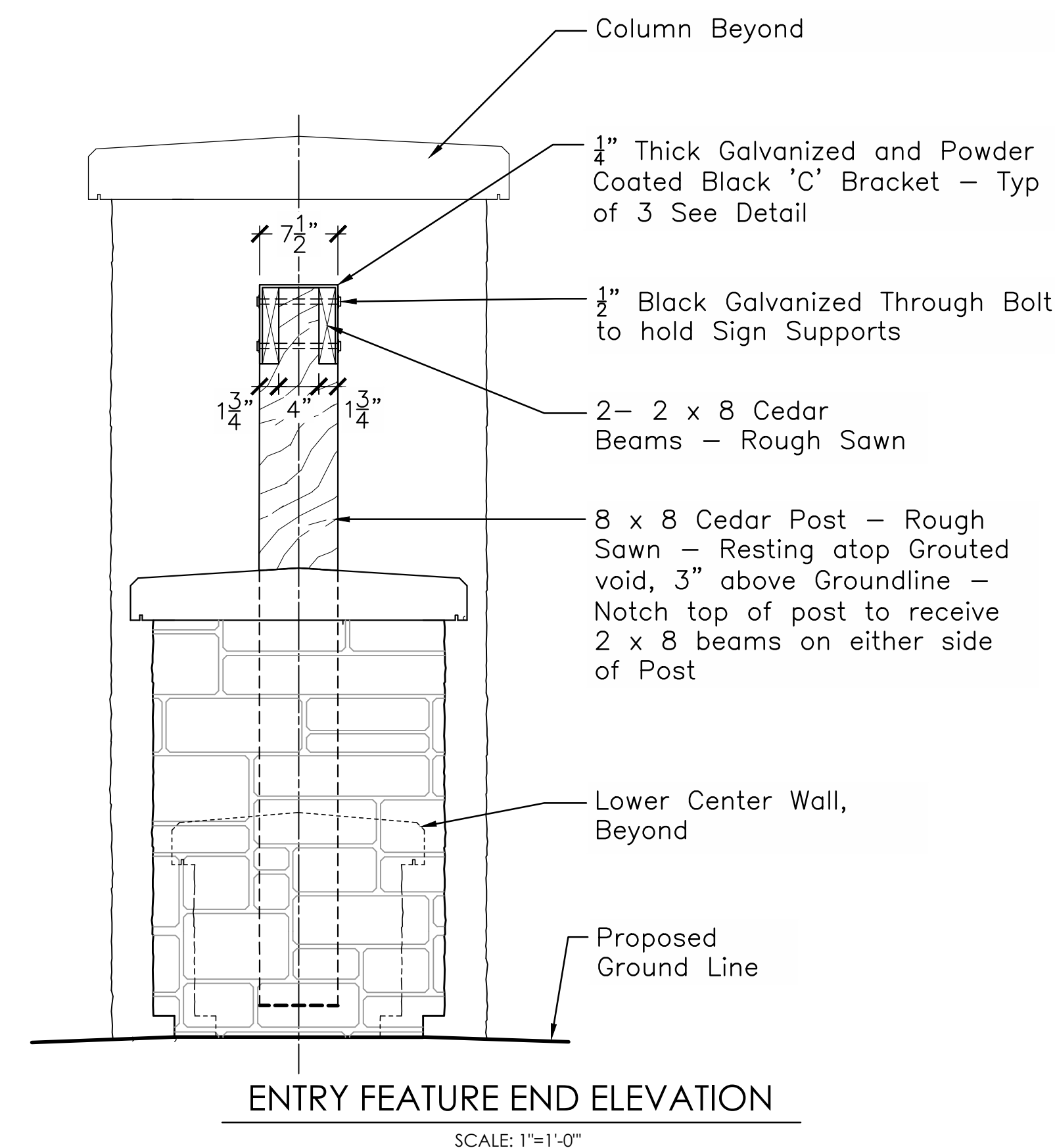
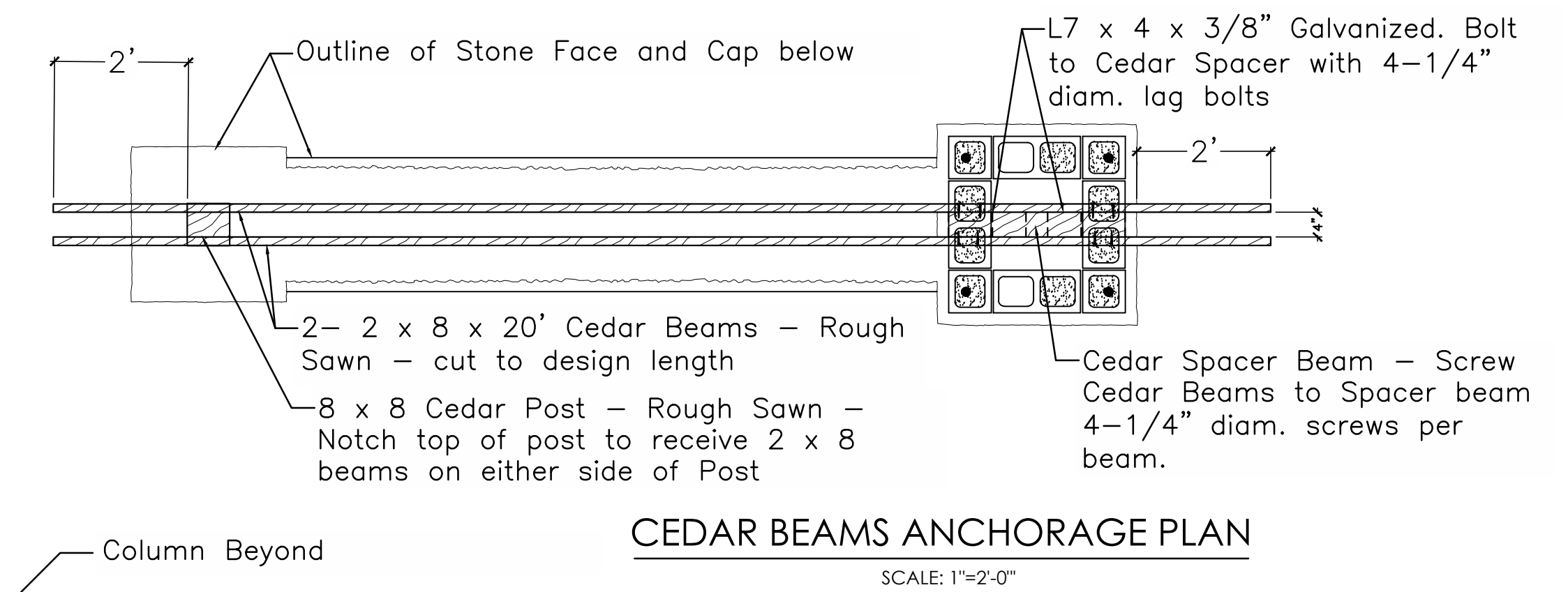
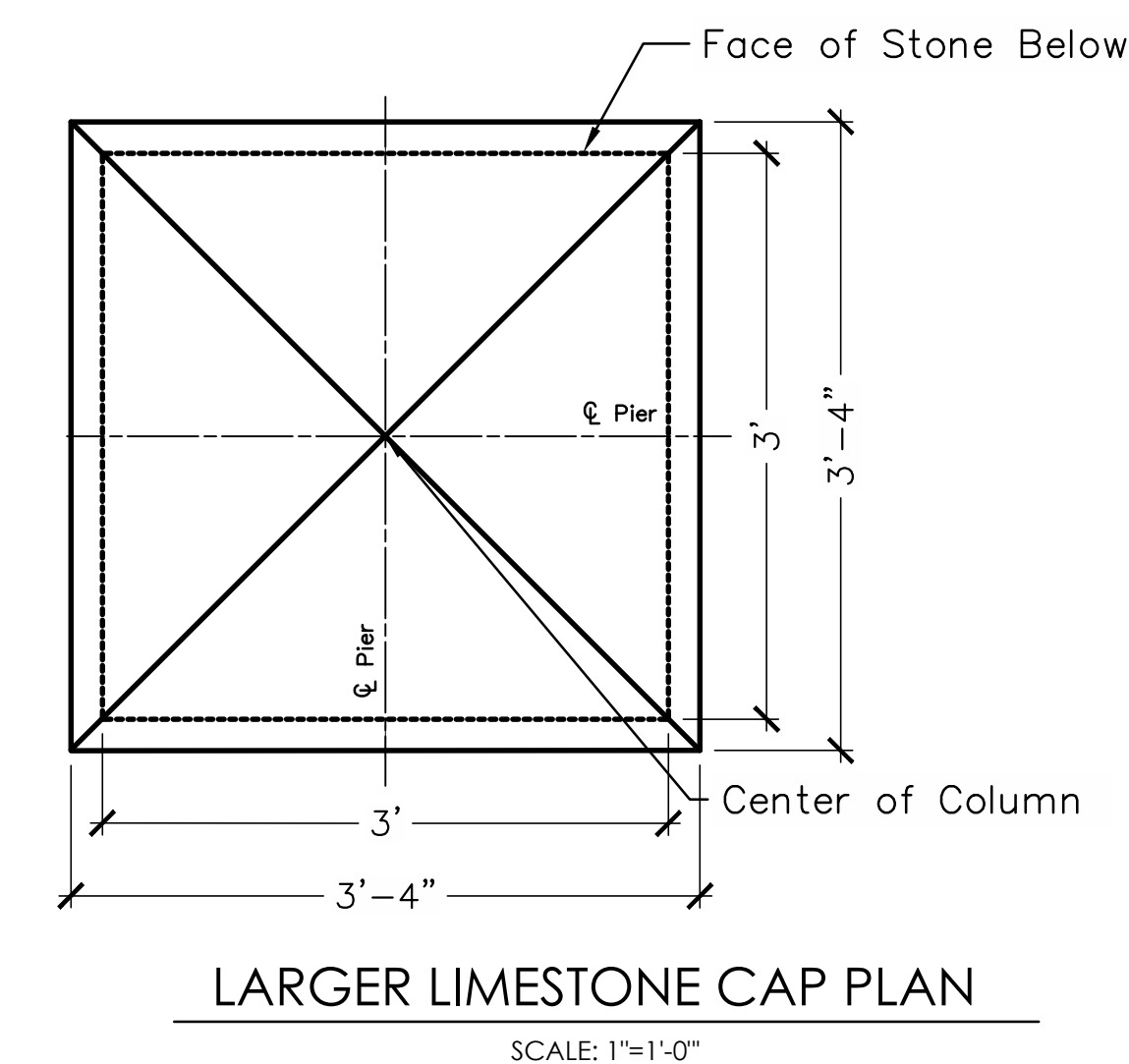
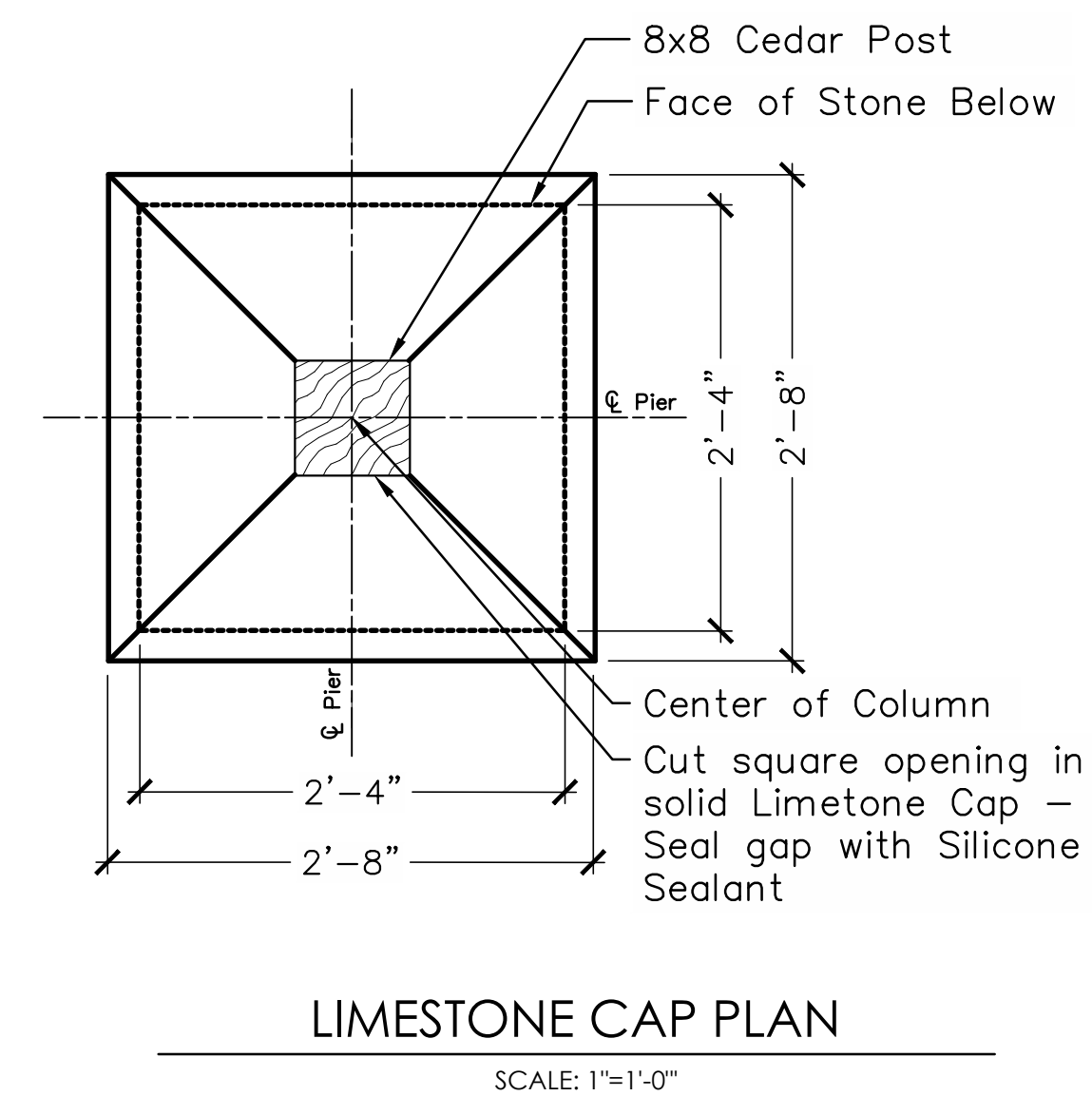
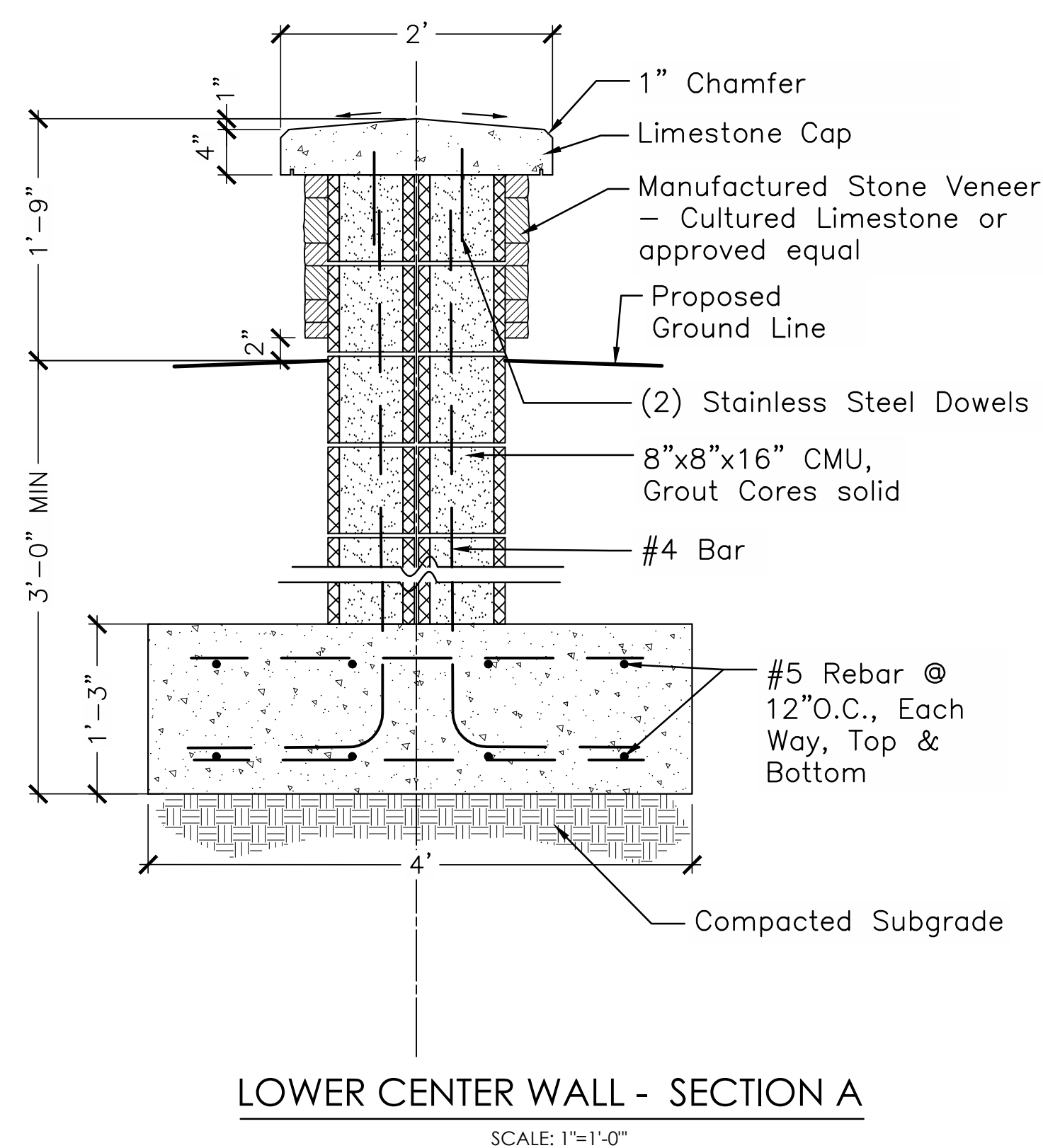
EMHT
Evans, Machwirth, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Geologists
5000 North High Street, Suite 200
Columbus, OH 43230
Phone: 614.775.4800
emht.com

DATE	June 2, 2023
SCALE	As Noted
JOB NO.	20220926
SHEET	6/9



ZONING COMPLIANCE NOTES

1. One Sign permitted at each entry.
2. Maximum height of Sign is 6'-0"
3. Combined area of Signs shall not exceed 32 Sq. Ft.
4. Set Back 10' from Right-of Way.

[illegible]

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BENCH

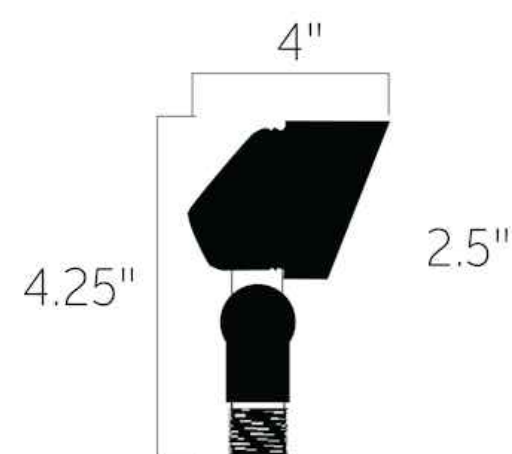
NO SCALE

BENCH SPECIFICATION, SUPPLIER: DUMOR, INC., MIFFLINTOWN, PA 17059-0142

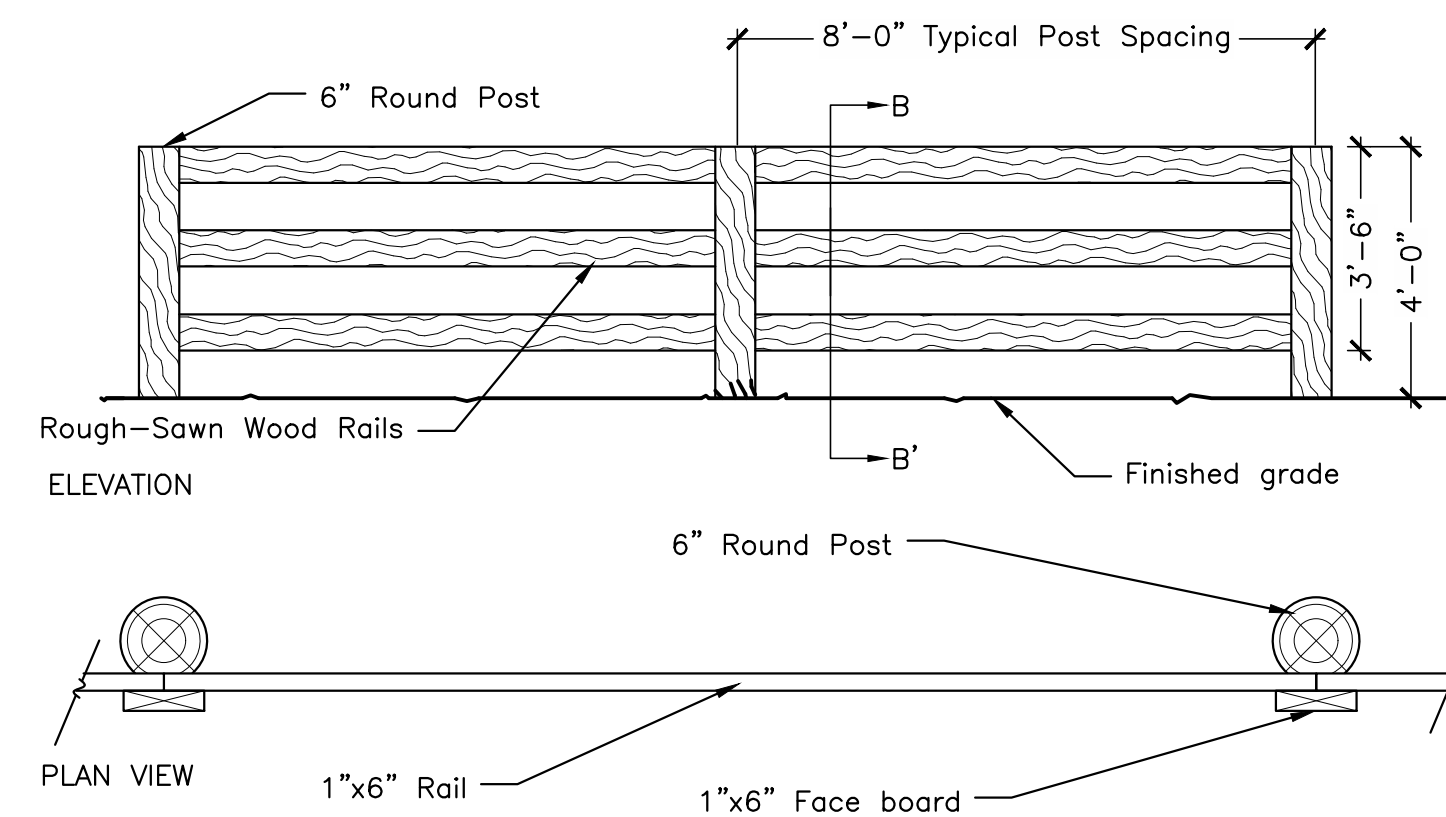
- BENCH 11 SERIES PL
- COLOR: CEDAR
- MATERIAL: RECYCLED PLASTIC
- SURFACE MOUNT ON TO CONCRETE PAD
- OR APPROVED EQUAL

1. OTHER BENCHES MAY BE SUBSTITUTED BY THE DEVELOPER BASED ON AVAILABILITY, PRICE, AND DEVELOPER'S DISCRETION; HOWEVER, SUBSTITUTION, IF SUBSTANTIALLY SIMILAR, SHALL BE APPROVED BY THE TOWNSHIP ZONING OFFICIAL AT TIME OF PERMIT, PRIOR TO PURCHASE.

2. A MAJOR DEVIATION FROM THE SPECIFIED BENCH SHALL BE APPROVED BY PLANNING COMMISSION.

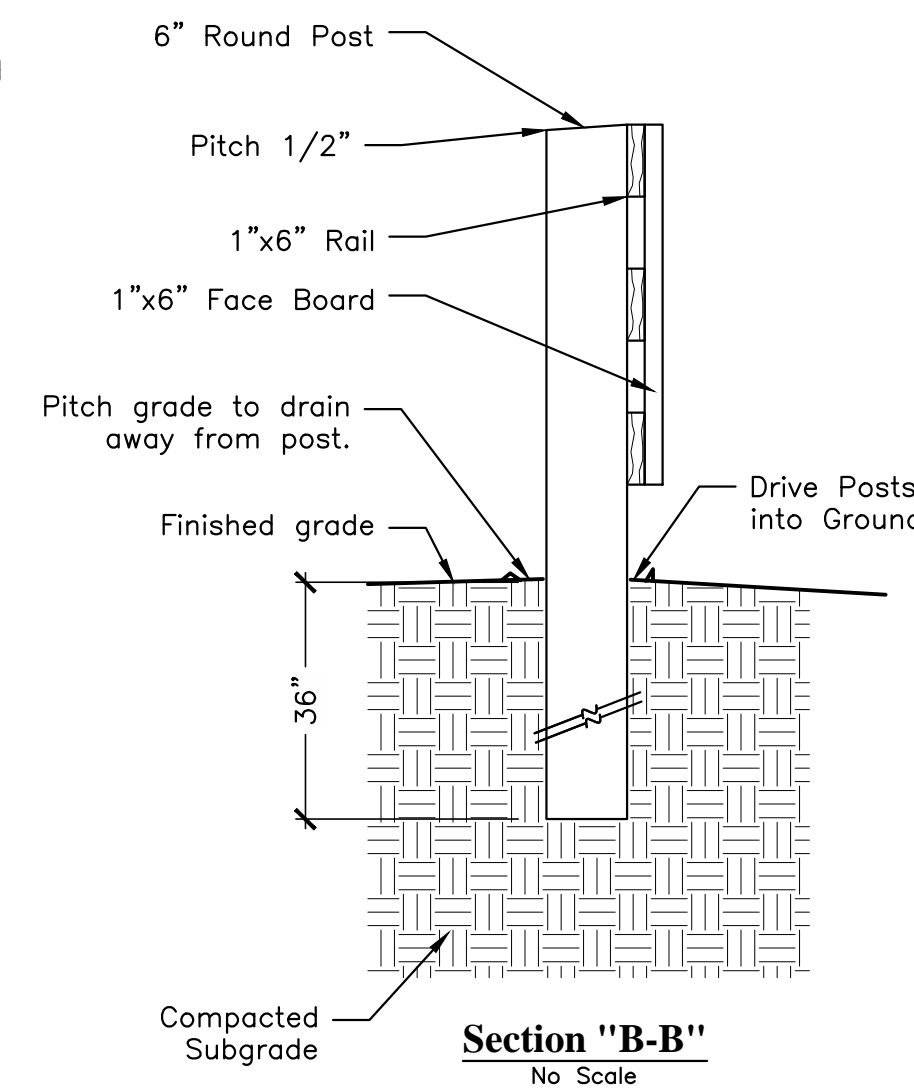


KICHLER CENTENNIAL COLLECTION
12V MINI WALL WASH - CENTENNIAL BRASS



NOTES:

1. All fence rails and face boards to be attached to post with 3 1/2" hot dipped galvanized fence nails.
2. Finish: Semi-gloss Black



3-RAIL FENCE DETAIL

SCALE: 1"=1'-0"

NOTE:

THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY OR ALL PORTIONS OF THE MATERIALS/EQUIPMENT WITH MATERIALS/EQUIPMENT OF SIMILAR SIZE, STYLE, QUALITY AND COST WITH ADMINISTRATIVE APPROVAL FROM THE CITY OF PATASKALA.

REVISIONS		
MARK	DATE	DESCRIPTION

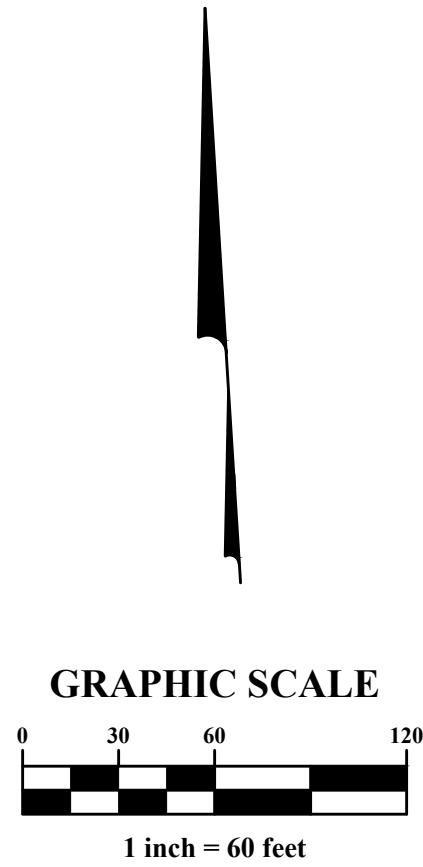
M/I HOMES
mihomes.com
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

FINAL DEVELOPMENT PLAN
FOR
FOREST RIDGE
SECTION 1
SITUATED IN THE STATE OF OHIO, COUNTY OF LUCAS, CITY OF PATASKALA,
LOT 131, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14,
UNITED STATES MILITARY LANDS
LANDSCAPE DETAILS


EMHIT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Architects
5000 North State Road, Suite 100
Pataskala, OH 44661
Phone: 614.775.4800 Fax: 614.775.4800
emhit.com

DATE
June 2, 2023
SCALE
None
JOB NO.
20220926
SHEET
8/9

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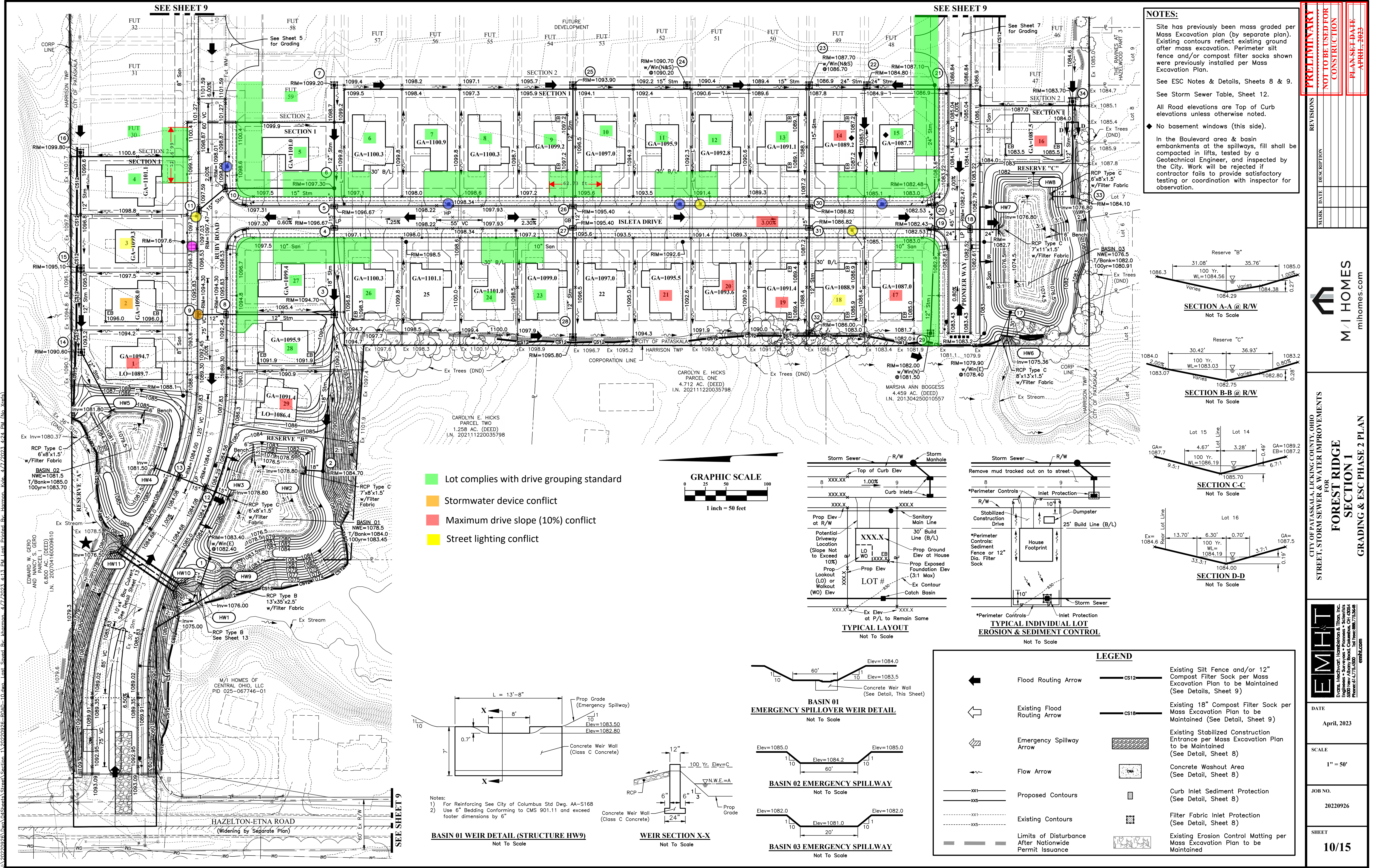
REVISIONS		
MARK	DATE	DESCRIPTION

**M/I HOMES**
mihomes.com
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

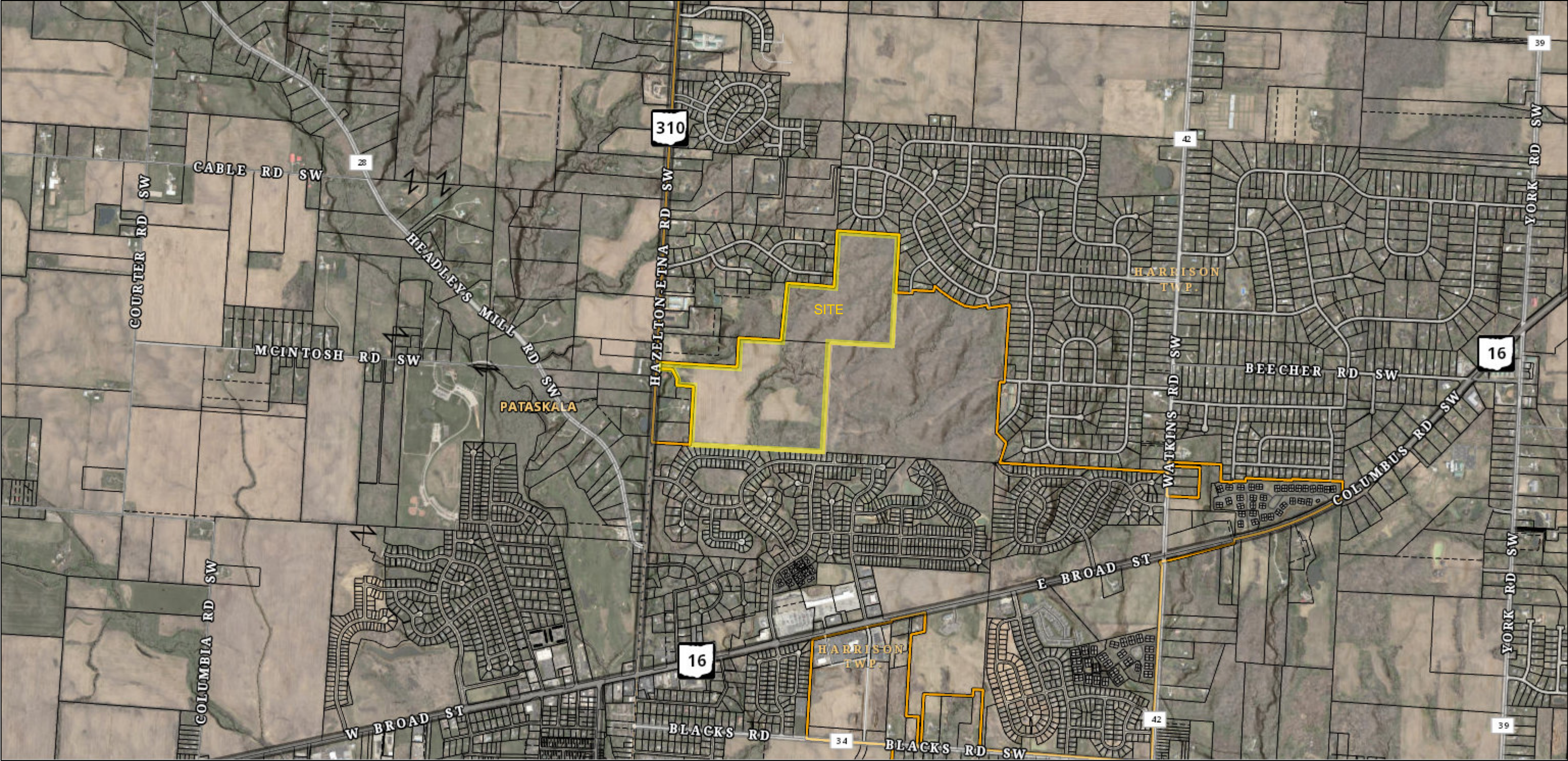
FINAL DEVELOPMENT PLAN
FOR
FOREST RIDGE
SECTION I
SITUATED IN THE STATE OF OHIO, JACKSON COUNTY, JACKSON CITY OF PATASKALA,
LOT 31, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14,
UNITED STATES MILITARY LANDS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Geologists
5000 Green • Columbus, Ohio 43230
Phone: 614.775.4500 Fax: 614.775.4500
emht.com

DATE	June 2, 2023
SCALE	1" = 60'
JOB NO.	20220926
SHEET	9/9



OnTrac Property Map



February 17, 2023

Owner Name & Acres

Centerline Labels

- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type

Driveway

Interstates

Municipal Corporations

Jurisdictional Townships

Historical Townships Line

County Boundary

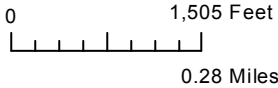
Ohio Counties

Ohio Boundary

Parcels

Split Listed Hooks

Tract Lines



LICKING COUNTY TAX MAP

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JW Jan 11, 2023

01140000400000046000

TRANSFERRED

Jan 11, 2023
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: AB 1380.00

InstrID:202301110000659	1/11/2023
Pages:4 F: \$50.00	9:29 AM
Bryan A. Long	T20230000884
Licking County Recorder	

11366W08-O

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

David S. Shain and Kay R. Shain, Husband and Wife, of the city of Pataskala, County of Licking, State of Ohio for valuable consideration paid, grants with general warranty covenants, to

M/I Homes of Central Ohio, LLC, an Ohio Limited Liability Company

Whose tax-mailing address is: 4131 Worth Avenue, 3rd Floor
Columbus, OH 43219

The following REAL PROPERTY:

See attached Exhibit "A"


Parcel No: 025-067746-01.000

Property Address: 5115 Hazelton-Etna Road Southwest, Pataskala, OH 43062


The foregoing conveyance is made subject to taxes and assessments not yet due and payable; easements, conditions and restrictions of record, if any; legal highways and zoning ordinances

Prior Instrument Reference: **Official Record 504, Page 96**

Executed this 6th day of January, 2023



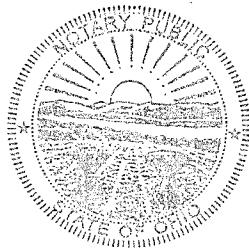
David S. Shain



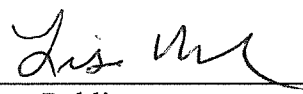
Kay R. Shain

STATE OF OHIO, COUNTY OF DELAWARE, ss:

The foregoing instrument was acknowledged before me this 6th day of January, 2023, by David S. Shain and Kay R. Shain.



LISA MAHLERWEIN
Notary Public, State of Ohio
My Comm. Expires Jan. 23, 2024



Notary Public

This instrument was prepared by:
Griffith Law Offices
522 North State Street, Westerville, Ohio 43082

Exhibit "A"

3.113 ACRES

Situated in the State of Ohio, County of Licking, Township of Harrison, in Lot 31, Quarter Township 2, Township 1, Range 14, United States Military District, being all of that tract of land conveyed to David S. Shain and Kay R. Shain by deed of record in Official Record 504, Page 96 (all references, refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the northwesterly corner of said Farm Lot 31, the southwesterly corner of that 5.999 acre tract conveyed to Michelle La Londe by deed of record in Instrument Number 201806130012015, the northwesterly corner of that 6.439 acre tract conveyed as Parcel II to Edward W. Gero and Nancy S. Gero by deed of record in Instrument Number 200704160009610, in the centerline of Hazelton-Etna Road (State Route 310);

Thence South 03° 01' 54" West, with said centerline, a distance of 556.13 feet to a magnetic nail set at the northwesterly corner of said Shain tract, the southwesterly corner of that 75.735 acre tract conveyed to James L. Deagle by deed of record in Instrument Number 200911130024503, the TRUE POINT OF BEGINNING for this description;

Thence South 86° 30' 21" East, with a southerly line of said 75.735 acre tract, (passing a 1/2 inch iron pin found at 29.93 feet), a total distance of 240.42 feet to a 5/8 inch iron rebar found;

Thence South 27° 49' 50" East, with a westerly line of said 75.735 acre tract, a distance of 157.62 feet to a 5/8 inch iron rebar found;

Thence South 03° 27' 07" West, with a westerly line of said 75.735 acre tract and with the westerly line of that 1.258 acre tract conveyed as Parcel Two to Carolyn E. Hicks by deed of record in Instrument Number 202111220035798, (passing a 3/4 iron pin found at 101.08 feet), a total distance of 312.26 feet to a 5/8" inch iron rebar found in the northerly line of that 4.712 acre tract conveyed as Parcel One to Carolyn E. Hicks by deed of record in Instrument Number 202111220035798;

Thence North 83° 12' 03" West, with said northerly line (passing a 3/4 inch iron pin found at 292.30 feet), a total distance of 323.33 feet to a magnetic nail set in the centerline of said Hazelton-Etna Road;

Thence North 03° 31' 12" East, with said centerline, a distance of 428.26 feet to the TRUE POINT OF BEGINNING, containing 3.113 acres of land, more or less, of which 0.313 acre falls within the presently occupied right of way of Hazelton-Etna Road.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

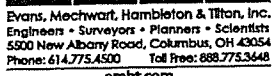
Bearings are based on the Ohio State Plane Coordinate System, South Zone (2011). The bearing of North 03° 31' 12" East, assigned to the centerline of State Route 310, is designated the basis of bearings for this description.

EVANS, MECHWART, HAMBLETON AND TILTON, INC.

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
3.113 ac. 10220382 VS-BNDY-01	
APPROVED BY: <i>MAK</i>	
DATE: 10/3/22	

Matthew A. Kirk
Professional Surveyor No. 7865

Date



SURVEY OF ACREAGE PARCEL

LOT 31, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 14
UNITED STATES MILITARY DISTRICT

UNITED STATES MILITARY DISTRICT

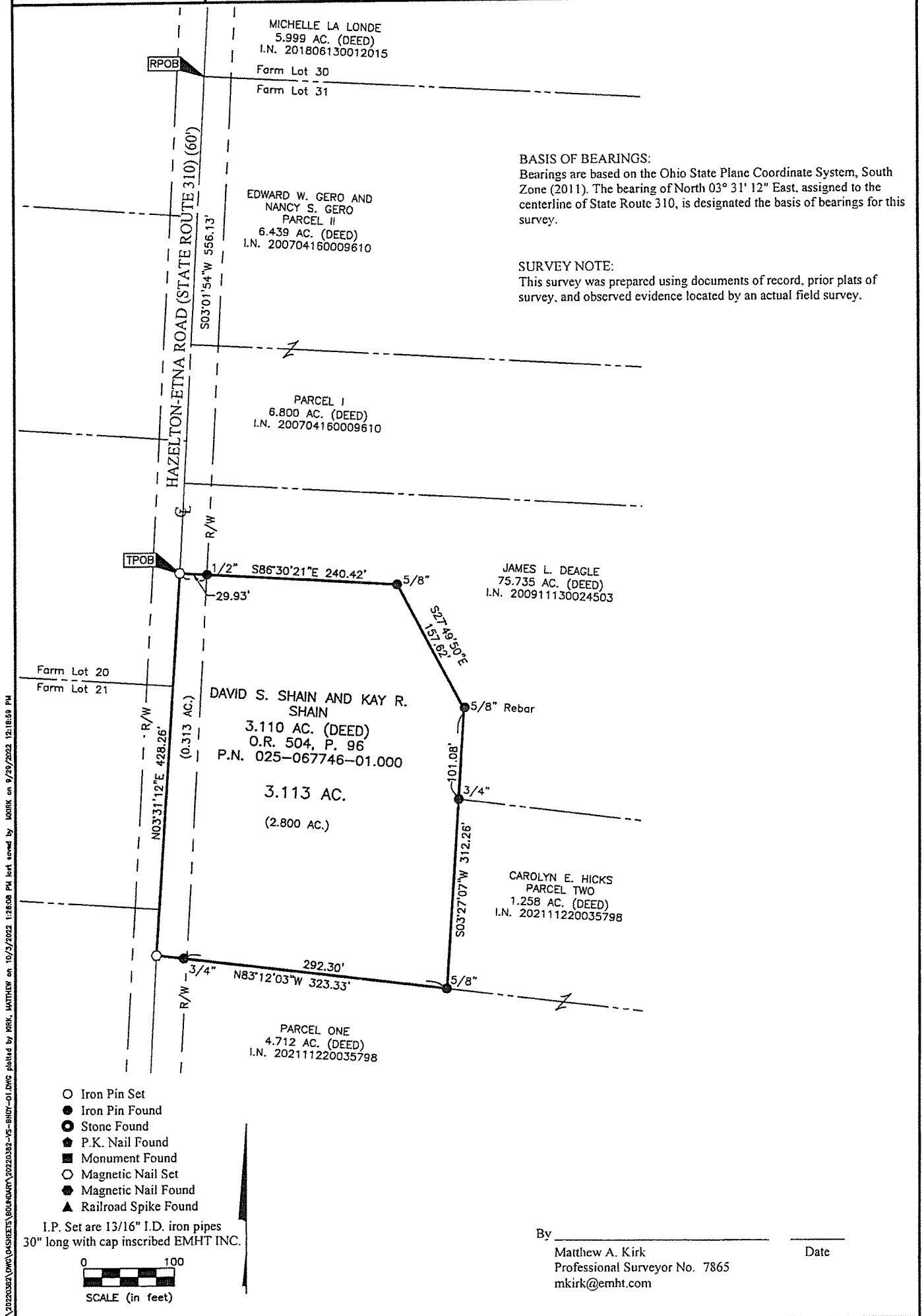
TOWNSHIP OF HARRISON, COUNTY OF LICKING, STATE OF OHIO

Date: October 3, 2022

Scale: 1" = 100'

Job No: 2022-0382

Sheet No: 1 of 1



DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JW Oct 06, 2022

01140000400000036000

TRANSFERRED

Oct 06, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: TG 3803.40

InstrID:202210060024273	10/6/2022
Pages:5 F: \$58.00	10:52 AM
Bryan A. Long	T20220026030
Licking County Recorder	

11125W03-CO

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Fannin Limited Partnership, an Ohio Limited Partnership, of the city of Pataskala, County of Licking, State of Ohio for valuable consideration paid, grants with general warranty covenants, to

M/I Homes of Central Ohio, LLC, an Ohio Limited Liability Company

Whose tax-mailing address is: 4131 Worth Avenue, 3rd Floor
Columbus, OH 43219

The following REAL PROPERTY:

See attached Exhibit "A"

Property Address: Apple Blossom Road, Pataskala, Ohio 43062

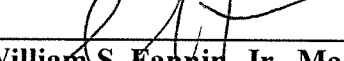
Parcel Numbers: 255-069072-00.000 and 255-069066-00.005

Subject to: a) Those certain matters reflected on Exhibit "B"; b) Legal highways;
c) Taxes and Assessments from the date of closing.

Prior Instrument Reference: **199908190035031**

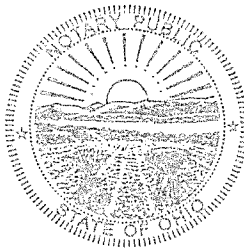
Executed this 30th day of September, 2022

Fannin Limited Partnership, an Ohio Limited Partnership
By: The Fannin Company, LLC, General Partner

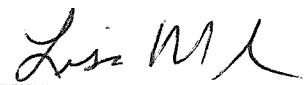
By: 
William S. Fannin, Jr., Managing Member

STATE OF OHIO, COUNTY OF DELAWARE, ss:

The foregoing instrument was acknowledged before me this 30th day of September, 2022, by William S. Fannin, Jr., Managing Member of The Fannin Company, LLC, General Partner of Fannin Limited Partnership, an Ohio Limited Partnership.



LISA MAHLERWEIN
Notary Public, State of Ohio
My Comm. Expires Jan. 23, 2024


Notary Public

This instrument was prepared by:
Griffith Law Offices
522 North State Street, Westerville, Ohio 43082

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	9-13-22

Exhibit "A"

Situated in the State of Ohio, County of Licking, City of Pataskala, and being a part of farm Lots 29 and 30, in the 2nd Quarter, Township-1, Range-14, United States Military Lands, and being a survey of that 21.304 acre tract (Tax Duplicate) and 37.57 acre tract (Tax Duplicate, Parcel 2) as conveyed to Columbus Builders Supply Inc., by deed of record in Official Record Volume 335, Page 364, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 52.399 acre parcel being more particularly bounded and described as follows:

Beginning at an existing iron pin (3/4" pipe) marking the Northwest corner of said farm Lot 29, the same being the northeasterly corner of that Subdivision entitled "Hillside Farm Estates", as recorded in Plat Book 11, Page 104, also being the southwesterly corner of Lot 815 in that subdivision entitled "Beech Wood Trails Section 5, as recorded in Plat Book 11, Page 94, and being the Point of Beginning of the hereon described 52.399 acre parcel:

thence southeasterly along the southerly line of Beech Wood Trails Section 5, South 88°24'49" East, 958.34 feet to an existing iron pin (3/4" pipe in the base of a tree) marking the southeasterly corner of Lot 820 in said subdivision, passing existing iron pins (3/4" pipes) at 183.97 feet, 469.82 feet, 587.93 feet and 785.87 feet;

thence southwesterly along the westerly line of said subdivision, South 01°08'47" West, 882.00 feet to an existing iron pin (3/4" pipe) marking the southwesterly corner of Lot 843, the same being the northwesterly corner of that 136.305 acre tract (Tax Duplicate) as conveyed to Evans Investment Company, by deeds of record in Deed Volume 728, Page 808 and Deed Volume 826, Page 86, this parcel was originally plated as Beech Wood Trails Section 6, and recorded in Plat Book 12, Page 30, and was vacated by the Licking County Auditor's Office and recorded in Deed Volume 826, Page 86, passing existing iron pins (3/4" pipes) at, 65.23 feet, 177.77, 301.59 feet, 443.46 feet, 526.32 feet, 681.25 feet, and 781.11 feet;

thence southwesterly along the westerly line of said 136.305 acre tract, South 01°08'05" West, 838.32 feet to an existing iron pin (1" pipe) on the southerly line of farm Lot 29;
thence northwesterly along the southerly line of farm Lot 29, North 89°08'23" West, 947.04 feet to an iron pin set marking the northeasterly corner of that 80.791 acre tract (Tax Duplicate) as conveyed to Ruth L. Angevine, et.al., by deeds of record in Deed Volume 560, Page 579, Official Record Volume 235, Page 519, and Official Record Volume 315, Page 701, said iron pin also being the Northeast corner of farm Lot 31;

thence northwesterly along the northerly line of said farm Lot 31, North 89°22'18" West, 761.75 feet to an existing iron pin marking the southeasterly corner of that 21.656 acre tract (Tax Duplicate) as conveyed to Robert L. and Gail E. McPherson, by deed of record in Official Record Volume 160, Page 30;

thence northeasterly along the easterly line of said 21.656 acre McPherson tract, North 04°43'21" East, 881.28 feet to an existing iron pin marking the northeasterly corner of said 21.656 acre McPherson tract, said iron pin being on the southerly line of Lot 4 in that subdivision entitled Hillside Farm Estates, and recorded in Plat Book 11, Page 104;

thence southeasterly along the southerly line of said Hillside Farm Estates the following four (4) courses and distances:

South 89°13'27" East, 131.16 feet to an iron pin set, passing an existing iron pin (1/2" rebar) at 116.69 feet;

South 88°24'25" East, 183.40 feet to an existing iron pin (1/2" rebar);

South 89°12'58" East, 180.00 feet to an iron pin set; and...

South $86^{\circ}10'52''$ East, 211.22 feet to an existing iron pin (1/2" rebar) marking the southeasterly corner of said subdivision and being on the westerly line of farm Lot 29;

thence northeasterly along the westerly line of said farm Lot 29, the same being the easterly line of Hillside Farm Estates subdivision, North $00^{\circ}28'17''$ East, 869.08 feet to the Point of Beginning, and containing 52.399 acres more or less according to a survey performed by Jobes Henderson & Associates in March, 1999.

The bearings in the above description are based on the North line of farm Lot 29, the same being the southerly line of Beech Wood Trails Section 5, recorded in Plat Book 11, Page 94 (Sheet 5) as being North $88^{\circ}24'49''$ West.

All iron pins set are 5/8" in diameter rebar by 30" in length with red surveyors identification caps marked "J&H PS 6878".

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

EXHIBIT "B"

1. Subject to the Easement of Columbia Gas of Ohio, Inc., recorded in Official Record Volume 417, Page 565 in the official records of the Licking County Recording Office.
2. Subject to the Easement of Southwest Licking Community Water and Sewer District, recorded in Official Record Volume 619, Page 126 in the official records of the Licking County Recording Office.

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JW Oct 06, 2022

01140000400000047000

TRANSFERRED

Oct 06, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: TG 5496.90

InstrID:202210060024274	10/6/2022
Pages:5	F: \$58.00 10:52 AM
Bryan A. Long	T20220026030
Licking County Recorder	

11125W03-CO

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

James L. Deagle, Married, of the City of Pataskala, County of Licking, State of Ohio for valuable consideration paid, grants with general warranty covenants, to

M/I Homes of Central Ohio, LLC, an Ohio Limited Liability Company

Whose tax-mailing address is: 4131 Worth Avenue, 3rd Floor
Columbus, OH 43219

The following REAL PROPERTY:

See attached Exhibit 'A'

Property Address: Hazelton-Etna Road, Pataskala, Ohio 43062

Parcel Number: 255-067746-00.000

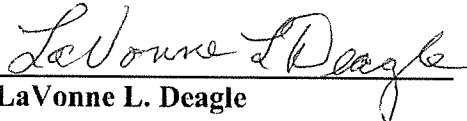
Subject to: a) Those certain matters reflected on Exhibit "B"; b) Legal highways; c) Taxes and Assessments from the date of closing.

LaVonne L. Deagle, wife of Grantor, James L. Deagle, releases all rights of dower therein.

Prior Instrument Reference: **200911130024503**

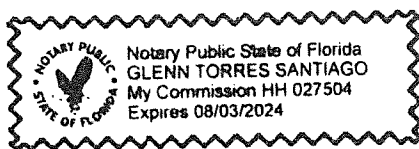
Executed this 26th day of September, 2022


James L. Deagle


LaVonne L. Deagle

STATE OF FLORIDA, COUNTY OF Collier, ss:

The foregoing instrument was acknowledged before me this 26th day of September, 2022, by James L. Deagle and LaVonne L. Deagle.




Notary Public

This instrument was prepared by:
Griffith Law Offices
522 North State Street, Westerville, Ohio 43082

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	9-13-22

Exhibit "A"

Situated in the State of Ohio, County of Licking, City of Pataskala, being located in Lot 31 of Quarter Township 2, Township 1, Range 14, United States Military Lands and being that tract of land as conveyed to Ruth L. Angevine, Howard L. Angevine, Wendell E. Angevine and Robert C. Angevine, by deed of record in Official Record 315, Page 701, all references being to records in the Recorder's Office, Licking County, Ohio and bounded and described as follows:

Beginning at a railroad spike set in the centerline of Hazelton-Etna Road (State Route 310), at the northwesterly corner of said Angevine tract, the southwesterly corner of the Steven J. and Tracey L. Pritts 6.800 acre tract (Parcel 1), of record in Official Record 322, Page 237, said railroad spike also being located South 0° 20' 44" West, a distance of 455.91 feet from a railroad spike found at the northwesterly corner of Lot 31, the southwesterly corner of Lot 30;

thence South 89° 22' 03" East, with the southerly line of said Steven J. and Tracey L. Pritts 6.800 acre tract (passing an iron pin found at 30.00 feet), a distance of 1264.93 feet to an iron pin found at the southeasterly corner of said tract;

thence North 0° 20' 05" East, with the easterly line of said Steven J. and Tracey L. Pritts 6.800 acre tract, a distance of 455.91 feet to an iron pin found at the northeasterly corner of said tract and being in the southerly line of the Robert L. and Gail E. McPherson 21.656 acre tract, of record in Official Record 160, Page 30, the northerly line of Lot 31;

thence South 89° 25' 21" East, with the northerly line of Lot 31, the southerly line of said Robert L. and Gail E. McPherson 21.656 acre tract and the southerly line of the Fannin Limited Partnership 52.399 acre tract, of record in Instrument Number 199908190035031, a distance of 1381.05 feet to a stone found at the southeasterly corner of said Fannin Limited Partnership 52.399 acre tract, the northwesterly corner of the Evans Investment Co. 136.305 acre tract, of record in Official Record 826, Page 86 and being a common corner for Lots 30, 31, 32 and 29;

thence South 1° 09' 07" West, with the westerly line of said Evans Investment Co. 136.305 acre tract, the easterly line of Lot 31, a distance of 1699.02 feet to a stone found at the southwesterly corner of said 136.305 acre tract, the southeasterly corner of Lot 31 and being a common corner of Lots 31, 32, 39 and 40;

thence North 89° 08' 22" West, with the southerly line of Lot 31, the northerly line of the Hazelwood Development Ltd. 139.621 acre tract, of record in Instrument Number 199907140029191 and the northerly line of the James Property Management 85.379 acre tract (Parcel 1), of record in Official Record 324, Page 461, a distance of 2051.62 feet to an iron pin found at the southeasterly corner of the Russell H. and Marsha A. Boggess 4.290 acre tract, of record in Official Record 707, Page 685;

thence North 0° 56' 07" East, with the easterly line of said Russell H. and Marsha A. Boggess 4.290 acre tract and the easterly lines of the Roger A. and Carolyn E. Hicks 1.250 and 4.712 acre tracts, of record in Official Record 399, Page 551, a distance of 878.3 feet to an iron pin found at the northeasterly corner of said 1.250 acre tract;

thence North 85° 19' 46" West, with the northerly line of said Roger A. and Carolyn E. Hicks 1.250 acre tract, a distance of 259.69 feet to an iron pin found at the northwesterly corner of said tract and being in the easterly line of the David S. and Kay S. Shain 3.110 acre tract, of record in Official Record 504, Page 96;

thence along the easterly and northerly lines of said David S. and Kay S. Shain 3.110 acre tract, the following bearings and distances:

North 0° 46' 13" East, 101.02 feet to an iron pin found; North 30° 30' 44" West, 157.62 feet to an iron pin found; and North 89° 11' 15" West (passing an iron pin found at 210.36 feet), 240.42 feet to a railroad spike set in the centerline of Hazelton-Etna Road;

thence North 0° 20' 44" East, with said centerline of Hazelton-Etna Road, a distance of 100.22 feet to the place of beginning, containing 75.735 acres, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Bearings contained herein are based on the same meridian as the southerly line of "BEECHWOOD TRAILS SECTION 6" (North 89° 14' 18" East) of record in Plat Book 12, Page 33, Recorder's Office, Licking County, Ohio.

EXHIBIT "B"

1. Subject to the Easement of The Columbus Railway, Power and Light Company, recorded in Lease Volume 58, Page 324 in the official records of the Licking County Recording Office.
2. Subject to the Highway Easement to County of Licking, recorded in Lease Volume 2, Page 537 in the official records of the Licking County Recording Office.
3. Subject to the Easement of Columbus and Southern Ohio Electric Company, recorded in Deed Book 724, page 551 in the official records of the Licking County Recording Office.



Mike DeWine, Governor
Jon Husted, Lt. Governor
Anne M. Vogel, Director

April 20, 2023

TRANSMITTED ELECTRONICALLY

Jason Francis
M/I Homes of Central Ohio, LLC
4131 Worth Avenue, Suite 310
Columbus, OH 43219
jfrancis@MIHOMES.com

**Re: Forest Ridge
Permit - Intermediate
Correspondence
401 Wetlands
Licking
DSW401238445W**

Subject: Grant Authorization under Isolated Wetland General Permit (Level One)
Forest Ridge
Ohio EPA ID No. 238445W

Dear Jason Francis:

On March 1, 2023, the Ohio Environmental Protection Agency (Ohio EPA) received a pre-activity notice (PAN) for coverage under the OHIO GENERAL PERMIT FOR FILLING CATEGORY 1 AND CATEGORY 2 WETLANDS (general permit). In the PAN, you requested to impact 0.26 acres of forested Category 2 wetlands for the purpose of constructing phases 1 through 4 of the Forest Ridge Residential Development. The proposed project is located within an approximately 128-acre site situated east of State Route (SR) 310 (Hazelton-Etna Road SW) in the City of Pataskala, Licking County, Ohio (40.016917, -82.664348). After an administrative review of the PAN, it was determined to be complete on March 21, 2023. As compensatory mitigation for the aforementioned impacts, you provided proof of reservation of 0.7 in-lieu fee forested credits through the Stream & Wetlands Foundation in the Licking River HUC (05040006).

Ohio EPA has reviewed your request and subsequent information received on March 13, 2023 and has determined that it is complete and meets the PAN requirements for coverage under the general permit. In accordance with ORC Section 6111.021(C), this permit shall serve as the state's 401 water quality certification to the extent that any of these wetlands are deemed jurisdictional under the Federal Water Pollution Control Act.

Please familiarize yourself with the general permit (see link below). It contains requirements and prohibitions with which you must comply. In particular, please be aware of permit conditions Part VI.F. requiring mitigation credit proof of purchase within 30 days of receipt of this authorization.

[OHIO GENERAL PERMIT FOR FILLING CATEGORY 1 AND 2 ISOLATED WETLANDS](#)

Additionally, please be aware that as per ORC §6111.022(E) and Part V of the general

permit, the proposed filling of the isolated wetland(s) must be completed by April 20, 2025. If you do not complete the filling within this time, you must submit a new pre-activity notice to Ohio EPA.

You may find a copy of Ohio EPA's rules and laws online at <https://epa.ohio.gov/dsw>. Information regarding Ohio's Section 401 and Isolated Wetlands Permitting programs is also available online at <https://epa.ohio.gov/wps/portal/gov/epa/divisions-and-offices/surface-water/permitting/water-quality-certification-and-isolated-wetland-permits>.

If you have any questions, please contact me at (740) 385-5225 or via email at Brooke.Cherry2@epa.ohio.gov.

Sincerely,



Brooke Cherry
Application Coordinator
401/Wetlands/Mitigation Section

ec: Andrea Kilbourne, Andrea.Kilbourne@epa.ohio.gov, Ohio EPA, DSW, Mitigation Coordinator
Jeff Boyles, Jeffrey.Boyles@epa.ohio.gov, 401/Wetlands/Mitigation Section Supervisor, Ohio EPA
Tyler Bintrim, tyler.j.bintrim@usace.army.mil, Department of the Army, Pittsburgh District, Corps of Engineers
Vince Messerly, vmesserly@streamandwetlands.org, Stream + Wetlands Foundation
Michael Krokonko, mkrokonko@emht.com, EMH&T

WILSON MICHAEL H & HEIDI C
4821 HAZELTON-ETNA RD SW
PATASKALA, OH 43062

GERO EDWARD W & NANCY S
5011 HAZELTON-ETNA RD
PATASKALA, OH 43062

M/I HOMES OF CENTRAL OHIO LLC
5115 HAZELTON-ETNA RD
PATASKALA, OH 43062

HICKS CAROLYN E
5203 HAZELTON-ETNA RD
PATASKALA, OH 43062

BOGGESS MARSHA ANN
5289 HAZELTON-ETNA RD
PATASKALA, OH 43062

TOOMEY PAUL J & DONNA M
2007 PINE HILLS DR
PATASKALA, OH 43062

HARKLESS JOYCE E & RICHARD A
2009 PINE HILLS DR
PATASKALA, OH 43062

HUMPHRY LANCE E & NICOLE
2011 PINE HILLS DR
PATASKALA, OH 43062

PAUGH CARL R SR AKA CARL R &
BETTIE A TRUSTEES
2013 PINE HILLS DR
PATASKALA, OH 43062

TWAITS MARK & MARY KAY
2015 PINE HILLS DR
PATASKALA, OH 43062

CURENTON KENTON & CONTANCE
O TRUSTEES
2017 PINE HILLS DR
PATASKALA, OH 43062

THOMPSON DOUGLAS R & LAURA
M
2019 PINE HILLS DR
PATASKALA, OH 43062

JONES LILLIAN R
2021 PINE HILLS DR
PATASKALA, OH 43062

BURCH JEANIE G & KENNETH A
2023 PINE HILLS DR
PATASKALA, OH 43062

RIDER PATRICIA ANN & RIDER
GEORGE ALLISON
2025 PINE HILLS DR
PATASKALA, OH 43062

ATKINSON ZACHARY S & MELISSA
D
2027 PINE HILLS DR
PATASKALA, OH 43062

AEY JOHN J & KARIN
2029 PINE HILLS DR
PATASKALA, OH 43062

KOWIS KENNETH LAWRENCE &
TERRI ELAINE
2031 PINE HILLS DR
PATASKALA, OH 43062

FOSTER SHAWN ALLEN & KATHRYN
BLANCHE
2033 PINE HILLS DR
PATASKALA, OH 43062

JESTER JOHN JR & ALICE J
TRUSTEES
2035 PINE HILLS DR
PATASKALA, OH 43062

EVENSON WILLARD & LISA
2037 PINE HILLS DR
PATASKALA, OH 43062

RAVINES AT HAZELWOOD
ASSOCIATION
PO BOX 433
GROVE CITY, OH 43123

HOUSEHOLDER ROGER C
1729 KEELA DR
PATASKALA, OH 43062

DROESCH MICHAEL A & VICKI L
1733 KEELA DR
PATASKALA, OH 43-62

QUATTRO THERESE M & JUSTIN M
1737 KEELA DR
PATASKALA, OH 43062

THOMAS FELICIA
1741 KEELA DR
PATASKALA, OH 43062

FITZ-BENJAMIN SYDNEY & FITZ
SAMANTHA TRUSTEES
1745 KEELA DR
PATASKALA, OH 43062

RENNIE MANDY K
1749 KEELA DR
PATASKALA, OH 43062

DOUDS DENNIS PAUL JR
1753 KEELA DR
PATASKALA, OH 43062

BROWN ERNEST
1757 KEELA DR
PATASKALA, OH 43062

KORTE DANIEL E & DEANNA E
1761 KEELA DR
PATASKALA, OH 43062

DRISCOLL BARBARA &
CHRISTOPHER H
1765 KEELA DR
PATASKALA, OH 43062

ELLINGER THERON R & DORINDA
1769 KEELA DR
PATASKALA, OH 43062

MELORO ROSS N & JESSICA L
180 DEVENCROFT RIDGE W
PATASKALA, OH 43062

KAHANA ELINA & SERGEY
200 LEEZY DR
PATASKALA, OH 43062

SCENIC VIEW ESTATES LC
202 LEEZY DR
PATASKALA, OH 43062