



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

October 12, 2021

Conditional Use Application CU-21-004

Applicant:	Ferguson Construction
Owner:	Atlantic Emergency
Location:	48 Klema Drive, Reynoldsburg, OH 43068
Acreage:	2.25-acres
Zoning:	M-1 – Light Manufacturing
Request:	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the property to be used as a vehicle service, storage, and maintenance business.

Description of the Request:

The applicant is seeking approval of a conditional use to allow for a portion of the property at 48 Klema Drive to be operated as a vehicle service, storage and maintenance business.

Staff Summary:

The property located at 48 Klema Drive N is a 2.25-acre lot currently occupied by a 25,200-square foot commercial building built in 1996 (previously occupied by TechR2), as well as approximately 22,000-square feet of paved asphalt parking. The lot is a corner lot, with frontage to the North on Klema Drive N, and frontage on the West on Klema Drive W. Access to the property is from the western frontage, and a one-way exit to the north. There are 10-foot-wide easements along the south and east property lines.

The Applicant is requesting a Conditional Use approval in order to utilize the facility as a location for “Atlantic Emergency”, a company which services and repairs fire apparatus, ambulances, and other emergency vehicles. Pursuant to Section 1251.04(4) of the Pataskala Code, this would be classified as a Conditional Use under “Vehicle service, storage, and maintenance”. The Applicant also intends to install larger overhead doors on the south face of the building, as well as a 40-foot by ~239-foot concrete area along the south side of the building and additional asphalt paving connecting the existing parking lot/access to the south side doors. A new 6-foot-tall chain link fence is also proposed around the south of the building, extending to the south property line.

As stated in the Narrative Statement supplied by the Applicant; Atlantic Emergency specializes in emergency vehicle maintenance and repair, such as required annual testing and routine maintenance. Hours of operation will be from 7:00AM to 5:00PM, Monday through Friday. The Applicant believes the proposed use will be harmonious and in accordance with the general objectives of the City’s Comprehensive Plan and current Zoning Code. They also believe the proposed use will not be hazardous to or impair the use of adjacent properties, will be served adequately by public facilities, and that it will not be of a detriment to the economic welfare of the community.

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:

The Future Land Use map recommends this property as “Flex Industrial”, which the Comprehensive Plan (2021) describes as “light industrial users that require space for wholesale, warehousing, and clean manufacturing, packaging, and repair”. The proposed use would fall in line with the Comprehensive Plan.

The property and it’s surrounding neighbors are zoned M-1 – Light Industrial and the existing structure on site was constructed in 1996. The existing building would be “grandfathered” in under the current Zoning Code, however, any additional improvements to the property beyond existing would need to conform to the current Pataskala Code.

Section 1291.16 of the Pataskala Code requires that manufacturing uses provide one (1) parking space per 750-square feet of gross floor area for the first 3,000-square feet, then one (1) per 1,000-square feet thereafter. For a 25,200-square foot building this would be a total of 27 off-street parking spaces. Currently, there are approximately 58-spaces within the existing parking area.

In the M-1 – Light Manufacturing district the required structural setbacks for the front, side and rear are: 50-feet, 25-feet, and 50-feet. The existing structure is compliant with these, and there is no specific pavement setback required under the M-1 – Light Manufacturing zoning, so the additional concrete and asphalt area are not in conflict with the Pataskala Code, however, a portion will be within the 10-foot south side utility easement. Section 1291.05(4) does require a 40-foot vegetated zone be maintained between the street right-of-way and any parking or loading areas, however, as mentioned above the existing improved parts of the property would be “grandfathered” in.

Section 1283.07(B) of the Pataskala Code requires that all uses in the M-1 – Light Manufacturing district be screened using the L2 Standard on the rear and sides when abutting similar uses. L2 requires a continuous three (3) foot high hedge, mound, or wall with one (1) tree per 30-lineal feet. Section 1283.06(7) allows the minimum standards for L2 to be waived with an equivalent landscaping plan subject to approval. Because of the 10-foot utility Easements along the South and East property lines, installation of trees and landscaping near the property lines may present an issue, therefore; Staff believes that the installation of an opaque fence (whether that be slats within the chain link or another type of fence) would be an equivalent to the L2 standard.

Pursuant to Section 1215.09 of the Pataskala Code a Conditional Use Approval shall become null and void is such use is not carried out within six (6) months after the date of approval. The Board of Zoning Appeals may grant one extension of a Conditional use for an additional six (6) months.

SWLCWSD

No utilities in South Easement, however, Sanitary Line in East Utility Easement. Fence located within the south easement could impede access to Sanitary Sewer in Eastern Easement. The District would recommend that the improvements not be allowed to encroach into utility easements.

City Engineer Comments

The Project will be adding impervious area to the property, so a set of plans should be submitted and approved by the City before the project moves forward.

Public Service Director

Addition of impervious area will require that stormwater controls need to be addressed with engineering.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	M-1 – Light Manufacturing	Misc. Industrial
East	M-1 – Light Manufacturing	Misc. Industrial
South	M-1 – Light Manufacturing	Misc. Industrial
West	M-1 – Light Manufacturing	Lawn Care/Boat & RV Storage

Conditional Use Requirements:

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

- 1. Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
- 2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
- 3. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- 4. Will not be hazardous or disturbing to existing or future neighboring uses.*
- 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- 6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
- 7. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
- 8. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
- 9. Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-21-004:

- 1215.05(A)(7): All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.

Department and Agency Review

- Zoning Inspector – No comments.
- Public Service – See attached.
- City Engineer – See attached.
- SWLCWSD – See attached.
- Police Department – No comments.
- West Licking Joint Fire District – No comments.
- Licking Heights 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 obtain all necessary permits from the City of Pataskala and the Licking County Building Department within six (6) months of the date of approval.
2. The Applicant shall address all comments from Planning & Zoning, SWLCWSD, and the City Engineer.
3. The Applicant shall meet all stormwater requirements as determined by the Public Service Director.
4. (Any Supplemental Conditions mentioned in Section 1215.05 that the Board of Zoning Appeals feels appropriate)

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve a Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-21-004 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Chris Gilcher](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Chad Brown](#); [Alan Haines](#)
Cc: [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 10-12-2021
Date: Monday, October 4, 2021 3:37:47 PM
Attachments: [image001.png](#)

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

Jack,

Please see below:

CU-20-012 (Extension Request): No comment

CU-21-004
VA-21-026: While the District does not have utilities located within the south easement, it does however a sanitary sewer line within the east utility easement. The fence located within the south easement could impede access to the sanitary sewer system within the eastern easement. The District would recommend that the property not be allowed to encroach into the utility easements.

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

Thanks,

CJ Gilcher
Utilities Superintendent
8718 Gale Road
Hebron, Ohio 43025
Ph: 740-928-2178 Cell: 614-348-6627



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, September 22, 2021 2:39 PM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chad Brown

From: [Jim Roberts](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Chad Brown](#); [Chris Gilcher](#); [Alan Haines](#)
Subject: Pataskala BZA Review Memo for 10-12-2021
Date: Friday, September 24, 2021 9:06:52 PM
Importance: High

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, Hull & Associates, LLC has reviewed this package and we offer the following comments:

CU-20-012

- The request is for an extension of the Conditional Use Approval for the property.
- We have no concern with the requested extension.
- This project is adding considerable impervious area to the site, so a full plan review will be required for approval of the development.

CU-21-004

- This is a request for Conditional Use approval to allow for a vehicle service use.
- We have no comments on the CU request.
- This project will be adding impervious area to the property, so a full set of plans should be submitted and approved by the city before the project moves forward.

VA-21-026

- This is a request to create a lot that will not meet the required minimum width.
- We have no engineering comments on this request.

Please let us know if there are any questions or if we can contribute to this agenda in any other way. We appreciate the opportunity to provide this service for the city.

Jim

James G. Roberts, P.E.

Vice President
Newark Office Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

o: 740-344-5451 | d: 740-224-0739

Follow Hull on [Facebook](#) & [LinkedIn](#)
[web](#) | [directions to offices](#)

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala BZA Review Memo for 10-12-2021
Date: Monday, October 4, 2021 6:42:36 PM

Jack,

My comments are as follows:

1. CU-20-012
 - a. No comments
2. CU-21-004
 - a. Addition of impervious area will require that stormwater controls need to be addressed during the engineering phase.
3. VA-21-026
 - a. No comment

Regards,

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

621 W. Broad St.
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, September 22, 2021 2:39 PM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chad Brown <cbrown@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala BZA Review Memo for 10-12-2021
Importance: High

Good Afternoon,

You are receiving this email because one or more of the Applications submitted for the October 12, 2021 Board of Zoning Appeals is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT
621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information	
Address: 48 KLEMA DRIVE	
Parcel Number: 063-140430-00.011	
Zoning: M-1	Acres: 2.26
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

Staff Use
Application Number: CU-21-004
Fee: 300
Filing Date: 9-16-21
Hearing Date: 10-12-21
Receipt Number: 000262

Applicant Information		
Name: FERGUSON CONSTRUCTION Dan		
Address: 3595 JOHNNY APPLESEED CT.		
City: COLUMBUS	State: OH	Zip: 43231
Phone: 614-876-8496	Email: DAN@FERGUSON-CONSTRUCTION.COM DanWalFerguson-construction.com	

Property Owner Information		
Name: ATLANTIC EMERGENCY		
Address:		
City:	State:	Zip:
Phone: 757-369-0633	Email: JHOWLING@SWLTHEATLANTIC EMERGENCY.COM	

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

Conditional Use Information
Request (Include Section of Code):
CONDITIONAL USE APPROVAL UNDER SECTION 1251.04 (4) FOR VEHICLE SERVICE, STORAGE AND MAINTENANCE
Describe the Project:
ADD NEW OVERHEAD DOORS ONTO EX. FACILITY, NEW CONCRETE AREA TO ACCESS NEW DOORS AND A 6' CHAIN LINK FENCE.

Documents to Submit

Conditional Use Application: Submit 1 copy of the conditional use application.

Narrative Statement: Submit 1 copy of a narrative statement explaining the following:

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
 1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
 2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
 3. *Will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
 5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
 8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
 9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.
- Wireless Telecommunication Facilities must also meet the requirements outlined in Section 1293.06(B) of the Pataskala Code.

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

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the conditional use request

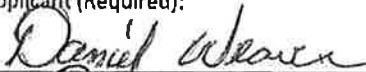
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/paxworld/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

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 conditional use request.

Applicant (Required):



Date:

9-8-21

Property Owner: (Required):



Date:

9-14-21



September 16, 2021

City of Pataskala Planning & Zoning Department
621 West Broad Street, Suite 2A
Pataskala, OH 43062

Re: 48 Klema Drive Conditional Use Application Narrative Statement

To Whom It May Concern:

Atlantic Emergency Solutions services and repairs fire apparatus, ambulances, and other emergency vehicles of the local communities its business operates in. We complete annual NFPA (National Fire Protection Association) required testing for emergency vehicles. Additional daily emergency vehicle services include function testing of aerial devices, pumps, air conditioning systems, as well as trouble shooting mechanical and electrical systems. The proposed location will have ten employees and business hours from 7:00am to 5:00pm during weekdays.

The business falls under Section 1251.04(04) of the Pataskala Code for "vehicle service, storage and maintenance" and requires a conditional use approval. The business is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application. The business will be harmonious and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code. The property will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. The business will not be hazardous or disturbing to existing or future neighboring uses. The property will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The business will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. The business will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution. The property will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares. The business will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.

Sincerely,

John Hollingsworth
Chief Financial Officer
Atlantic Emergency Solutions
144 Freedom Blvd.
Yorktown, Virginia 23692
Office: 757-369-0633

GENERAL NOTES

EROSION CONTROL

SITE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGHOUT THE PROJECT. THIS SHALL INCLUDE THE USE OF STRAW BALES, SILT FENCING, #2 STONE AT CONSTRUCTION ENTRANCES AND ANY OTHER METHODS TO PREVENT EROSION OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. ANY DIRT OR DEBRIS TRACKED ONTO THE ROADWAY SHALL BE REMOVED WITHIN 24 HOURS OR LESS.

SITE PREPARATION AND GRADING

STRIP TOPSOIL FROM PAVEMENT AREAS, STOCK PILE AND RESPREAD. AFTER THE COMPLETION OF STRIPPING OPERATIONS, THE EXPOSED SUBGRADE AREAS SHALL BE PROOFROLLED WITH SUITABLE HEAVY EQUIPMENT (20-30 TON LOADED DUMP TRUCK), GRADE AND MAKE REQUIRED CUTS AND COMPACTED FILLS FOR NEW ELEVATIONS SHOWN. WASTE EXCESS MATERIAL ON-SITE.

THE CONTRACT MUST BE ADJUSTED FOR ANY COST INCURRED IN MOVING, REROUTING OR REPAIRING BELOW GRADE ITEMS SUCH AS TANKS AND PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS SPECIFICALLY NOTED ON CONTRACT DRAWINGS.

ROCK EXCAVATION AND REMOVAL IS EXCLUDED. ROCK EXCAVATION IS DEFINED AS ROCK WHICH CANNOT BE REMOVED BY ORDINARY MEANS. (TRACK HOE OR RUBBER TIRE BACK HOE)

SITE CONCRETE

SITE CONCRETE SHALL BE 6" THICK (4,000 PSI - AIR ENTRAINED) WITH ONE LAYER OF #4 WWF ON 4" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE. (EXCEPT FOR SIDEWALKS AND DOOR STOOPS)

UTILITIES

EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE DATA. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING THEM IN THE FIELD PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM. CONTRACTOR TO CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION.

COMPACTED GRANULAR BACKFILL SHALL BE INSTALLED ON ALL PIPING UNDER BUILDINGS, PAVEMENT AREAS AND ANY PIPING WITHIN 5 FEET OF EDGE OF PAVEMENT.

ALL WORK MUST COMPLY WITH CITY STANDARDS.

ASPHALT NOTES

HEAVY-DUTY ASPHALT PAVEMENT SHALL CONSIST OF 1-1/2" OF ASPHALT SURFACE COURSE TYPE 1, PG 64-22 ON 2-1/2" OF ASPHALT INTERMEDIATE COURSE, TYPE 2, PG 64-22 ON 9" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE.

PAVING DESIGN IS BASED UPON A MAXIMUM DEFLECTION OF THE SUBGRADE SOILS OF 1/2" DURING PROOF ROLLING OPERATIONS. ADDITIONAL COSTS FOR REMOVAL OF UNSTABLE SOILS FOUND DURING PROOF ROLLING OPERATIONS MUST BE ADDED TO CONTRACT BY CHANGE ORDER.

CLEANING OF ASPHALT AND ITEM 407 TACK COAT IS REQUIRED IF MORE THAN (3) WORKING DAYS PASS BETWEEN LAYING OF ASPHALT SURFACE COURSE TYPE 1 AND ASPHALT INTERMEDIATE COURSE TYPE 2. (0.1 GAL. / SQ. YD.).

ASPHALT CONTRACTOR IS RESPONSIBLE FOR SAW-CUTS AND A.C. SEALER WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT.

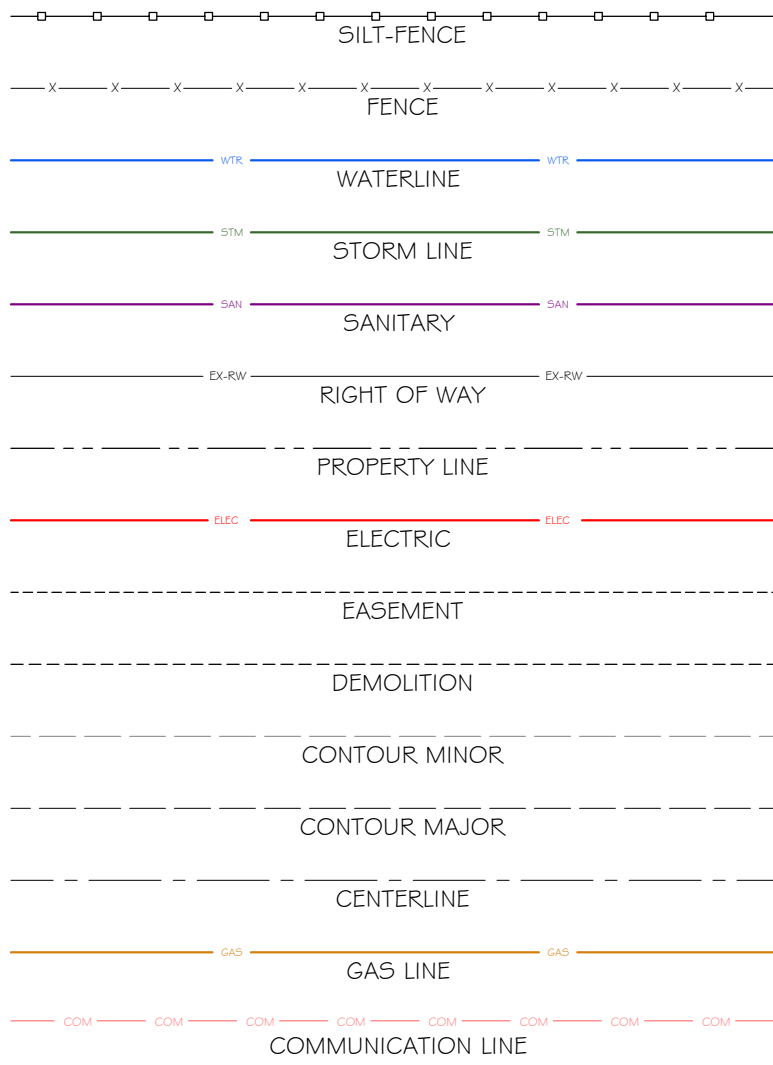
SEEDING AND LANDSCAPING

AREAS DISTURBED BY CONSTRUCTION SHALL BE SEED. (FERTILIZER, STRAW, ROCK PICK-UP, MULCH & TACKIFIER, ETC. REQUIRED)

LANDSCAPING SHALL BE BY THE OWNER.

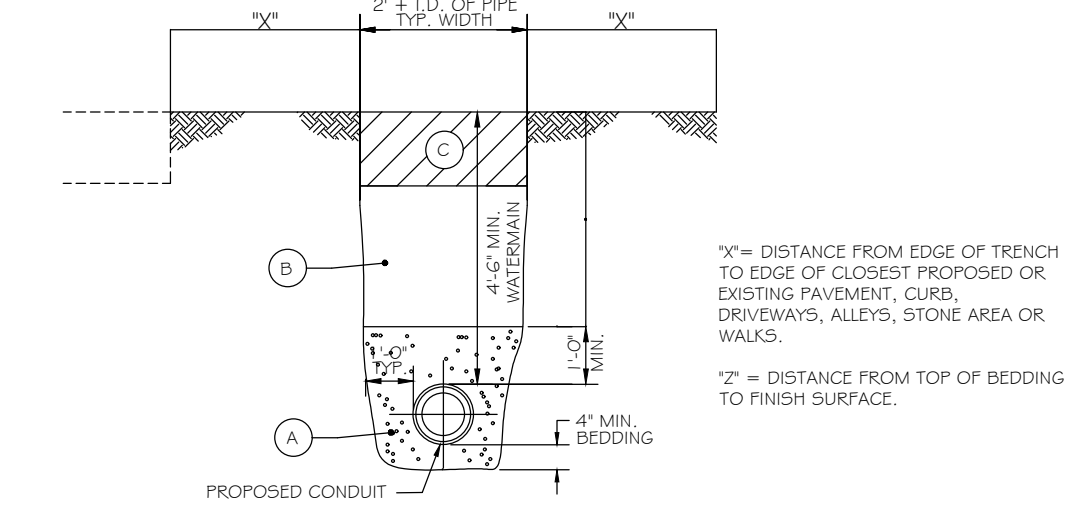
CONTRACTOR SHALL SEED OR MULCH ANY DISTURBED AREAS WITHIN 30 DAYS OF FINAL GRADING.

LEGEND

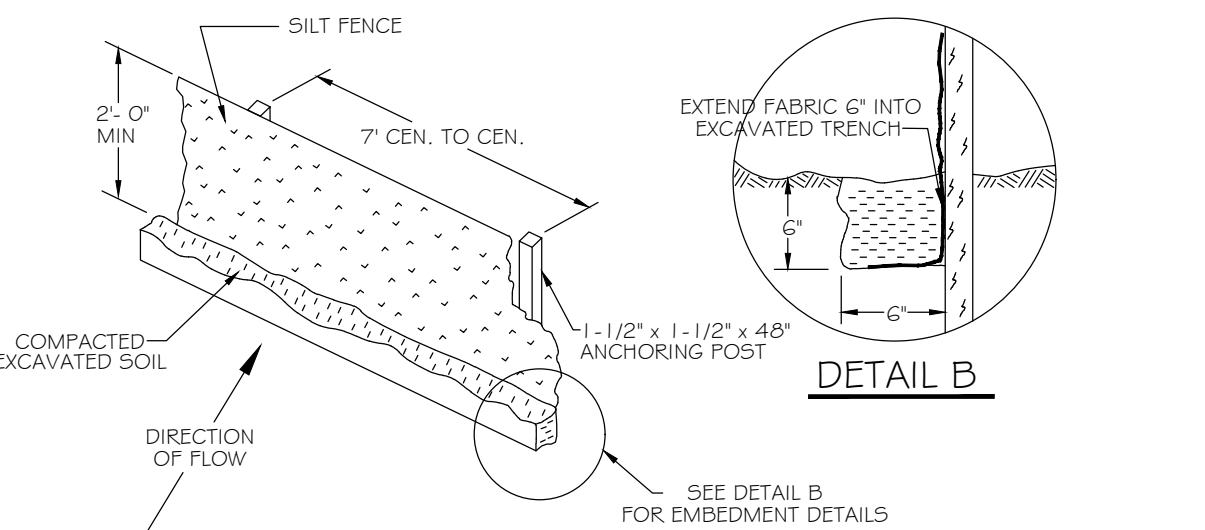


TRENCH DETAIL NOTES

- A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, ODOT G03 TYPE 3 (#57 OR #67), OR OTHER APPROVED EQUIVALENT.
- B. ALL TRENCHES WHERE "X" IS GREATER THAN "Z" FOR PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS CAN BE COMPACTED EXISTING NATIVE MATERIAL IN 12" MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACK FILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 4" DIAMETER.
- C. DENSITY TEST ON GRANULAR BACKFILL OF 95% OF ASTM D698 STANDARD PROCTOR. CURVE MAYBE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE MUNICIPALITY.
- D. OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM G59. IN-PAVEMENT AREAS SHALL FOLLOW TYPICAL PAVEMENT RESTORATION DETAILS.
- E. THE OPEN ENDS OF ALL PIPES SHALL BE PLUGGED TO THE APPROVAL OF THE MUNICIPALITY BEFORE LEAVING THE WORK FOR THE NIGHT.



TRENCH DETAIL



SILT FENCE DETAIL

NOT TO SCALE

TABLE #1 - TEMPORARY STABILIZATION

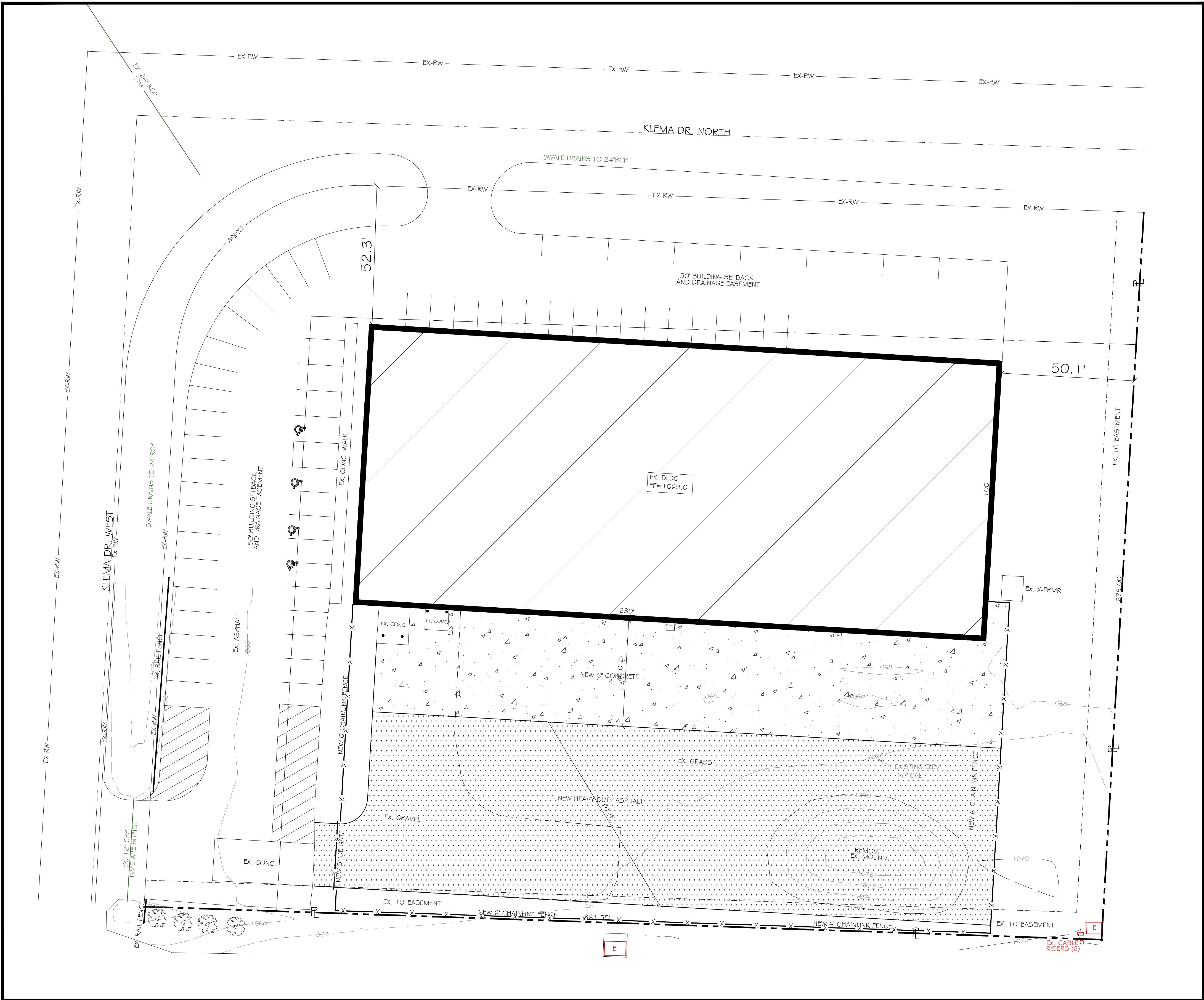
Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed area within 50 feet of a stream and not at final grade.	Within 2 days of the most recent disturbance if that area will remain idle for more than 21 days.
For all construction activities, any disturbed area, including soil stockpiles, that will dormant for more than 21 days, and not within 50 feet of a stream.	Within 7 days of the most recent disturbance within the area.
Disturbed areas that will be idle over winter.	Prior to onset of winter weather.

TABLE #2 - PERMANENT STABILIZATION

Area requiring permanent stabilization.	Time frame to apply erosion controls.
Any area that will be dormant for 12 months or more.	Within 7 days of the most recent disturbance.
Any area at final grade.	Within 7 days of reaching final grade within that area.
Any area within 50 feet of a stream and at final grade.	Immediately after reaching final grade within that area.

TABLE #3 - MAXIMUM DRAINAGE AREA TO SILT FENCE

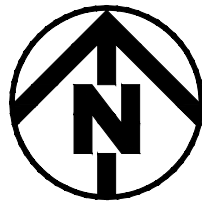
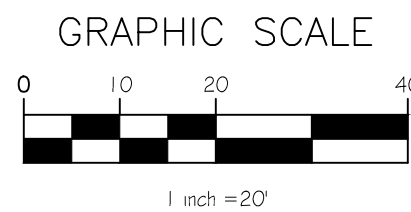
Maximum drainage area (in acres) to 100 linear feet of silt fence	Range of slope for a particular drainage area (percent)
0.5	< 2 %
0.25	≤ 2% but < 20%
0.125	≥ 20% but ≤ 50%



SITE PLAN

PROPOSED GRADES ARE FINISH ASPHALT OR FINISH GRADE ELEVATIONS

SCALE : 1" = 20' - 0"



Revisions

#	Date	Description

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PRELIMINARY

SITE WORK
FOR

E-51021

LICKING COUNTY
48 KLEMA DR.
REYNOLDSBURG, OH 43068



Sidney, Ohio

400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381

Dayton, Ohio

2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173

Columbus, Ohio

3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496

Indianapolis, Indiana

7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number E-51021

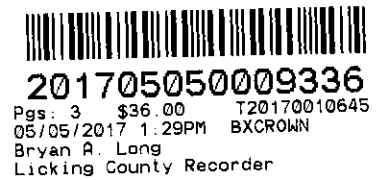
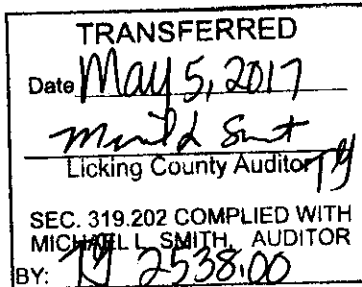
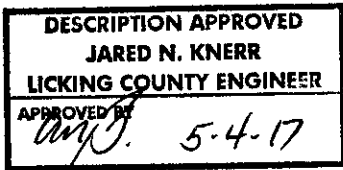
Date 9/15/21

Drawn By DJW

Checked By JWM

SITE PLAN

C-1.1



GENERAL WARRANTY DEED
LIMITED LIABILITY COMPANY

GH-31819

48 KLEMA DRIVE, LLC, AN OHIO LIMITED LIABILITY, Grantor, of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **DANKOUR, LLC, AN OHIO LIMITED LIABILITY COMPANY**, Grantee, whose tax-mailing address is 48 Klema Drive, Reynoldsburg, OH 43068, the following described REAL PROPERTY:

See attached Exhibit "A"

Document NO. 201110100019037

Parcel No.: 063-140430-00.011

Property Address: 48 Klema Drive, Reynoldsburg, OH 43068

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

MAIL TO: LANDESL TITLE
961 N. HAMILTON RD., #100
GAHANNA, OH 43230

GH-31819



IN WITNESS WHEREOF, the said Grantor, **48 KLEMA DRIVE, LLC, AN OHIO LIMITED LIABILITY**, has caused its company name to be subscribed hereto by Paula Leachman and Bryce Leachman, of **48 KLEMA DRIVE, LLC, AN OHIO LIMITED LIABILITY**, its authorized Members, this 17 day of Apr. 1, 2017, thereunto duly authorized by its articles of organization and/or resolution of its members.

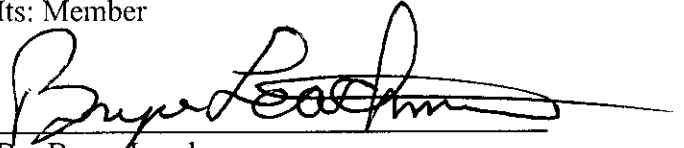
Signed and acknowledged by:

48 KLEMA DRIVE, LLC, AN OHIO LIMITED LIABILITY



By: Paula Leachman

Its: Member



By: Bryce Leachman

Its: Member

STATE of Ohio


COUNTY OF Franklin

Be it remembered that, on this 17 day of Apr. 1, 2017, before me, the subscriber, personally came Paula Leachman and Bryce Leachman, authorized Members, of **48 KLEMA DRIVE, LLC, AN OHIO LIMITED LIABILITY** the Grantor in the foregoing deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority granted by its articles of organization and/or resolution of its members.

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



Gary A. Hasson
Notary Public, State of Ohio
My Commission Expires 01-21-2019


Notary Public
My commission expires 1-21-19

This instrument prepared by:
The Wietelmann Law Firm, LLC
c/o Landsel Title Agency, Inc.
961 North Hamilton Road, Suite 100
Gahanna, OH 43230
Phone: 614-266-816

Exhibit A

Situated in the City of Pataskala, County of Licking, State of Ohio, and is described as follows:

Being Lot Number Fifteen (15) in TAYLOR ROAD COMMERCIAL PARK SECTION TWO, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, Pages 128 and 129, Recorder's Office, Licking County, Ohio.

Prior Instrument Reference: Document NO. 201110100019037

Parcel No.: 063-140430-00.011

Property Address: 48 Klema Drive, Reynoldsburg, OH 43068



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063-140430-00,011

DANKOUR LLC

48 KLEMA DR

REYNOLDSBURG, OH

43068

Acres: 2.25

LOT 15 TAYLOR ROAD

COMMERCIAL PARK SEC

2 (2.258 AC)

Land: \$112,500

Improv: \$762,700

Total: \$875,200

Transfer Date: 05/05/2017

Amount: \$846,000

Conveyance: 1209

Valid Sale: Yes

Homestead: No

Owner Occ: No

Foreclosure: Yes

Certified Delq: No

On Contract: No

Bankruptcy: No

8/4/2021

063-140430-00,000

REALTY LLC

938