ADDRESS:

"GB-1" - GENERAL BUSINESS

48' MAXIMUM

30' REAR*

10' REAR

15' SIDE

40,000 SF (STRUCTURES)

AUTOMOTIVE SALES & SERVICE

9660 WORTHINGTON ROAD

9750 WORTHINGTON ROAD

036-110442-00.003

036-110442-00.007

036-110442-00.008 036-110442-00.009 35.365 Ac. (TOTAL)

33.451 Ac.

1.914 Ac.

AUDITORS PAR. NO.: 036-110442-00.002

LOT AREA:

AL COUGHLIN **COUGHLIN AUTOMOTIVE PROPERTIES**

OF CIRCLEVILLE, LLC. PO BOX 1474 PATASKALA, OH 43062 Ph.: (740) 964-9191 Email: al@coughlincars.com

ZONING INFORMATION:

EXISTING ZONING: EXISTING USE: PROPOSED ZONING: PROPOSED USE:

DEVELOPMENT STANDARDS:

MINIMUM LOT SIZE: MINIMUM LOT WIDTH: **BUILDING HEIGHT:**

LOT COVERAGE: **BUILDING SETBACKS:**

> *SETBACK SHALL BE INCREASED TO 60' WHEN ADJACENT TO RESIDENTIAL OR AGRICULTURAL USE. 5' SIDE (EACH LOT)

NO CHANGE

NO CHANGE

UTILITY EASEMENT:

DRIVE/PARKING SETBACKS: FLOOD INFORMATION:

PORTIONS OF THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONES "A" AND "X" AS SHOWN ON FIRM MAP No. 39089C0285J, DATED MARCH 16, 2015.

SCHOOL/TAX DISTRICT:

THE ENTIRE DEVELOPMENT FALL WITHIN THE LIMITS OF LICKING HEIGHTS LOCAL SCHOOL DISTRICT.



88 West Church Street Newark, OH 43055 (740) 345-1921 (ph) (740) 345-4994 (fax) www.adrinnovation.com

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.



Digitally signed by Brian C. Klingenberg Date: 2024.03.04 11:17:07-05'00'

DATE

BRIAN C. KLINGENBERG, P.E. OHIO PROFESSIONAL ENGINEER #82904

PRELIMINARY PLAN FOR: COUGHLIN KIA OF PATASKALA

> SITUATED IN JERSEY TOWNSHIP, LICKING COUNTY, OHIO



INDEX OF SHEETS

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LANDSCAPING PLAN	
TREE SURVEY	(PROVIDED BY OTHERS)

CURVE TABLE Ch. BEARING Ch. DISTANCE RADIUS TANGENT LENGTH S14°33'58"W 72.84' 175.00' S14°33'58"W 93.66' 24°01'29" | 225.00'



ARCHITECT ARCHALL JOHN ONEY 49 EAST 3rd AVENUE COLUMBUS, OH 43201 Ph.: (614) 469-7500

AS THE OWNER/DEVELOPER OF THIS DEVELOPMENT, I HEREBY CERTIFY THAT ALL EARTH DISTURBANCE, CONSTRUCTION, AND DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED CONSTRUCTION PLANS HEREIN.

AL COUGHLIN, OWNER

DATE

DATE

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

LICKING COUNTY PLANNING COMMISSION DIRECTOR

LICKING COUNTY ENGINEER

SOUTHWEST LICKING WATER AND SEWER DISTRICT

3024

Recycled Paper

2023-12-14

JOB #23-018

THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL STATE AND LOCAL SAFETY REQUIREMENTS. TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. NEITHER THE DESIGN ENGINEER NOR THE OWNER SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURE, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION NOT SPECIFIED HEREIN, NOR SAFETY ON THE JOB SITE, NOR SHALL THE DESIGN ENGINEER OR OWNER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ANY MODIFICATION TO THE WORK SHOWN ON THESE PLANS MUST HAVE PRIOR WRITTEN APPROVAL BY THE ENGINEER.

THE CONTRACTOR SHALL CONFINE WORK ACTIVITIES TO THE PROJECT AREA, UNLESS PRIVATE AGREEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR AND PROPERTY OWNERS TO EXTEND ONTO PRIVATE PROPERTY. ALL DAMAGE TO AREAS BEYOND THE WORK LIMITS SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THEN THE CONDITION BEFORE CONSTRUCTION.

MONROE TOWNSHIP FIRE DISTRICT NOTES: ALL FIRE HYDRANTS ON A PRIVATE SYSTEM SHALL HAVE THE BONNET OF THE HYDRANT

EACH PROJECT SHALL PROVIDE 1 SPARE "SCREW ON" TYPE STORTZ FITTING FOR EVERY (5) FIRE HYDRANTS INSTALLED ON THE WATER LINE TO BE USED AT THE DISCRETION OF THE FIRE DISTRICT. THEY SHALL BE DELIVERED TO THE FIRE DISTRICT PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT.

ALL FIRE HYDRANTS SHALL HAVE: ONE (1) 5" STORTZ CONNECTION / TWO (2) 2.5" HOSE CONNECTIONS.

ALL FIRE HYDRANTS SHALL BE INSTALLED EVERY 400' AND OUT OF THE COLLAPSE ZONE. I.E. 1 ½ TIMES THE HEIGHT OF THE BUILDING.

ALL THREADS PROVIDED FOR THE FDC'S SHALL BE A 5" STORTZ FITTING WITH A 30 DEGREE ANGLE TOWARDS THE GROUND AND AT A HEIGHT OF 36" OFF OF FINISH GRADE.

THE FDC SHALL BE INSTALLED WITHIN 40' OF A FIRE HYDRANT.

THE FDC SHALL BE MARKED WITH A RED ALUMINUM SIGN, 18" IN HEIGHT AND 24" WIDE. THE SIGN SHALL HAVE WHITE LETTERS READING "FDC" THAT ARE 6" IN HEIGHT AND 1" STROKE

THE WATER LINE SHALL BE A MINIMUM OF 6" DIAMETER LINE FROM THE 5" STORTZ FITTING TO THE SPRINKLER RISER.

ALL FIRE HYDRANTS, PIV'S AND FDC'S THAT ARE IN AREAS SUBJECT TO VEHICULAR TRAFFIC. IMPACT BOLLARDS SHALL BE INSTALLED PER THE 2017 EDITION OF THE OHIO FIRE CODE SECTION 312 GUIDELINES.

FDC'S SHALL BE PAINTED FIRE PROTECTION RED.

THE FOLLOWING REQUIREMENTS ARE IN ADDITION TO NFPA 24, AND THE WATER DEPARTMENT JURISDICTION THAT WORK IS TO BE PERFORMED. INSTALLATION REQUIREMENTS: ALL CLAMPS, RODS, ROD COUPLINGS OR TURNBUCKLES, BOLTS, WASHERS AND STRAPS USED BELOW GROUND LEVEL SHALL BE STAINLESS STEEL.

THE FIRE DISTRICTS FIRE CODE OFFICIAL SHALL INSPECT ALL FIRE LINE MATERIALS PRIOR TO IT BEING INSTALLED IN THE GROUND.

WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS FOR LIFE-SAVING OR FIREFIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED PER THE FIRE DISTRICTS REGULATIONS.

THE FIRE DISTRICT REQUIRES A 48 HOUR NOTICE FOR ANY INSPECTIONS AND TESTING.

STORM DRAINAGE DITCHES:

NO UTILITIES SHALL BE PLACED WITHIN SIX FEET (6') OF THE BOTTOM OF ANY STORM DRAINAGE DITCH AS SHOWN PER STANDARD TYPICAL DITCH DRAWINGS. ALL OPEN STORM DITCHES UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE LICKING COUNTY PLANNING COMMISSION AND THE LICKING COUNTY ENGINEER SHALL HAVE A MINIMUM TWO-FEET (2') DITCH BOTTOM WIDTH.

GENERAL NOTES

PRIOR TO COMMENCEMENT OF WORK: A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING INDIVIDUALS TO SCHEDULE THE PRE-CONSTRUCTION MEETING AND IT SHALL INCLUDE, AT A MINIMUM:

OWNER/DEVELOPER SITE GENERAL CONTRACTOR OTHER CONTRACTORS DESIGN ENGINEER

LICKING COUNTY PLANNING COMMISSION LICKING COUNTY ENGINEER

SOIL AND WATER CONSERVATION DISTRICT

JERSEY TOWNSHIP

(AL COUGHLIN, 614-964-9191) (BRIAN KLINGENBERG, 740-345-1921) (BRAD MERCER, 740-670-5203) (ANGELA FARLEY, 740-670-5209) (RYAN APPLEGARTH, 740-670-5289) (JODY SUCHARSKI, 614-987-0245)

(JOE JARVIS, 740-670-5330)

(BUD WITNEY, 614-226-6635)

THE CONTRACTOR SHALL NOTIFY THE PROJECT OWNER, OR HIS REPRESENTATIVES, AND THE FOLLOWING AGENCIES A MINIMUM OF 48 HOURS BEFORE BEGINNING WORK, HOLIDAYS AND WEEKENDS EXCLUDED:

1. BRAD MERCER AT (740) 670-5203, NEVILLE WATSON AT (740) 670-5216, ANGELA FARLEY AT (740) 670-5209, OR JAY FISHER AT (740) 670-5204 WITH THE LICKING COUNTY PLANNING COMMISSION;

2. RYAN APPLEGARTH AT (740) 670-5289 WITH THE LICKING COUNTY ENGINEER'S OFFICE; 3. JOE JARVIS AT (740) 670-5330 WITH LICKING COUNTY SOIL AND WATER CONSERVATION

LICKING COUNTY DEVELOPMENT CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE: BELOW IS THE CONSTRUCTION SEQUENCE. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE INSPECTING AGENCIES FOR INSPECTIONS. THERE WILL BE AN INSPECTION OF THE CONSTRUCTION OF THE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. PRE-CONSTRUCTION MEETING

2. CONSTRUCTION OF SEDIMENT, EROSION, AND STORMWATER CONTROLS

3. SITE CLEARING AND GRUBBING

4. ROADWAY EXCAVATION AND EMBANKMENT 5. SANITARY SEWER PIPE AND COLLECTOR PIPE

6. STORM SEWER PIPE, CULVERTS AND BRIDGES

7. WATER DISTRIBUTION PIPE

8. ROADWAY UTILITY OR STORMWATER CROSSING COMPACTION 9. ROADWAY FINAL GRADE AND COMPACTION

10. CONCRETE CURB AND GUTTER

11. ASPHALT PAVING

12. GUARDRAIL

13. FINAL GRADING

14. SEEDING AND MULCHING (PERMANENT OR TEMPORARY)

15. FINAL CONSTRUCTION INSPECTION

16. ASIBUILT SURVEY PLAN SUBMITTED TO LCPC.

17. FINAL INSPECTION WALK! THRU WITH DEVELOPER AND CONTRACTOR.

FINAL WALKTHROUGH INSPECTION: THERE SHALL BE A FINAL WALKTHROUGH INSPECTION WITH THE LICKING COUNTY PLANNING COMMISSION AND ALL LICKING COUNTY TECHNICAL REVIEW COMMITTEE (TRC) INSPECTORS TO ENSURE ALL IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND APPLICABLE REGULATIONS AND OBTAIN FINAL APPROVAL OF THE CONSTRUCTION PHASE. PRIOR TO SUBMITTING A REQUEST TO THE LICKING COUNTY PLANNING COMMISSION FOR A FINAL WALKTHROUGH INSPECTION AS REQUIRED BY LINE ITEM NUMBER 17 ON THE LICKING COUNTY DEVELOPMENT INSPECTION SCHEDULE HEREIN. THE CONTRACTOR SHALL CONTACT THE OWNER/DEVELOPER TO CONDUCT A FINAL WALKTHROUGH INSPECTION WITH THE OWNER/DEVELOPER TO ENSURE THAT ALL IMPROVEMENTS ARE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN. ONCE THE DEVELOPER IS SATISFIED THAT ALL IMPROVEMENTS ARE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS, THE DEVELOPER SHALL THEN OBTAIN A "FINAL WALKTHROUGH INSPECTION REQUEST FORM" TO REQUEST AND SCHEDULE A FINAL WALKTHROUGH INSPECTION WITH LICKING COUNTY PLANNING COMMISSION AND OTHER NECESSARY AGENCIES. THE "FINAL WALKTHROUGH INSPECTION REQUEST FORM" IS AVAILABLE ONLINE AT https://lickingcounty.gov/civicax/filebank/blobdload.aspx?BlobID=104875.

THE DEVELOPER MAY ALSO REQUEST A FORM BY CONTACTING THE LICKING COUNTY PLANNING COMMISSION OFFICE, BRAD MERCER, PLANNING MANAGER, OR ANGELA FARLEY. DEVELOPMENT AND DESIGN MANAGER (740) 670-5200.

MONUMENTS, MARKERS, AND PINS

PERMANENT MARKERS SHALL BE SET ACCORDING TO THE PROVISIONS OF SECTION 711.03 OF THE OHIO REVISED CODE. THE OWNER/DEVELOPER SHALL DIRECT THE SURVEYOR TO PLACE AND SET AT LEAST FOUR PERMANENT MARKERS TIED TO LICKING COUNTY MONUMENTATION IN EACH PLAT OF TEN LOTS OR LESS AND IN PLATS HAVING MORE THAN TEN LOTS AS MANY ADDITIONAL MARKERS AS THE SURVEYOR DEEMS NECESSARY TO PROPERLY CONTROL HIS ORIGINAL SURVEY. THE SURVEYOR SHALL PLACE ADDITIONAL PERMANENT MARKERS IN ACCORDANCE WITH SECTION 711.03 OF THE OHIO REVISED CODE, OR WITH THE APPROVAL OF THE LCE. AT LEAST ONE PERMANENT BENCHMARK OR CONTROL POINT TIED TO THE LICKING COUNTY MONUMENTATION (GIS COORDINATES) MUST BE PLACED IN THE AREA OF THE FLOODPLAIN. THE CONTROL POINT MUST BE IN STATE PLANE COORDINATES.

AS-BUILT SURVEY DRAWINGS:

THE LICKING COUNTY PLANNING COMMISSION AND LICKING COUNTY ENGINEER'S OFFICE SHALL BE PROVIDED WITH AS-BUILT SURVEY PLAN DRAWING PREPARED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF OHIO AS REQUIRED IN THE §303 (A), AND §402.3 OF THE LICKING COUNTY SUBDIVISION IMPROVEMENT REGULATIONS AND §303 OF THE LICKING COUNTY SOIL EROSION AND STORMWATER REGULATIONS. THE ASIBUILT SURVEY DRAWINGS SHALL BE IN ACCORDANCE WITH APPENDIX VIII: MINIMUM REQUIREMENTS FOR ASIBUILT SURVEYS OF THE LICKING COUNTY SUBDIVISION IMPROVEMENT REGULATIONS AND AS DIRECTED BY THE LICKING COUNTY ENGINEER AND/OR LICKING COUNTY PLANNING COMMISSION TO VERIFY THAT CONSTRUCTED IMPROVEMENTS ARE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND APPLICABLE REGULATIONS. THE ASIBUILT SURVEY PLANS SHALL BE PROVIDED UPON THE COMPLETION OF CONSTRUCTION AND PRIOR TO ANY FINAL WALKTHROUGH INSPECTION REQUEST.

VEHICLE FUELING & OPEN BURNING

NO VEHICLE FUELING OR OPEN BURNING SHALL BE CONDUCTED ON SITE.

DUST CONTROL SHALL BE UTILIZED IF DEEMED NECESSARY BY THE COUNTY OR CONTRACTOR.

THE COUNTY SHALL BE NOTIFIED OF ANY SPILL THAT OCCUR ONSITE. IF A SPILL OF 25 GALLONS OR LARGER OCCURS ONSITE, THAN THE OEPA SHALL BE NOTIFIED ALONG WITH THE COUNTY.

WATERCOURSE EASEMENT:

THE FOLLOWING RESTRICTIONS SHALL APPLY SPECIFICALLY TO LOTS NUMBER 1. WATERCOURSE MEANS STORM FLOW ABOVE AND BELOW GROUND LEVEL.

1. NO STRUCTURE OR IMPROVEMENTS OR ANY KIND, INCLUDING SHEDS, FENCES, FLOWER BEDS, ROCK GARDENS AND TREES (BUT EXCLUDING GRASS AND APPROVED BANK PROTECTION), SHALL BE ERECTED OR PLANTED WITHIN THE EASEMENT PROVIDED FOR THE WATERCOURSE.

2. NO OWNER SHALL TAKE ANY ACTION OR PERMIT ANY ACTION TO BE TAKEN THAT MIGHT CHANGE OR DIVERT THE FLOW OF THE WATERCOURSE, NOR SHALL HE/SHE, WITHIN THE EASEMENT PROVIDED, ALTER THE GROUND LEVEL OR THE COURSE OF THE STREAM AS SHOWN ON THIS PLAT. AN OWNER MAY PROVIDE RIPRAP, WALLS OR OTHER BANK PROTECTION UPON SECURING WRITTEN APPROVAL FROM THE LICKING COUNTY ENGINEER'S OFFICE AND A RECOMMENDATION OF THE LICKING COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE LICKING COUNTY FLOOD PLAIN ADMINISTRATOR.

3. EVERY OWNER OF PROPERTY ALONG THE WATERCOURSE SHALL MAINTAIN THE PORTION OF SAID WATERCOURSE IN HIS/HER PROPERTY AND KEEP THE SAME FREE OF DEBRIS AND OBSTRUCTION OF ALL KINDS. THE COUNTY SHALL BE FREE OF ANY RESPONSIBILITY TOWARD MAINTAINING THE WATERCOURSE, UNLESS THAT WATERCOURSE IS AN ESTABLISHED COUNTY DITCH UNDER AN EXISTING MAINTENANCE AGREEMENT.

4. THESE RESTRICTIONS AND AGREEMENTS SHALL RUN WITH THE LAND AND SHALL BIND THE OWNER, HIS/HER SUCCESSORS AND ASSIGNS UNLESS AND UNTIL A MODIFICATION OR CHANGE THERETO IS AGREED TO AND APPROVED BY LICKING COUNTY.

5. SAID RESTRICTIONS AND AGREEMENTS MAY BE ENFORCED BY LICKING COUNTY AND ITS SUCCESSORS AND ASSIGNS, AND ARE FOR THE BENEFIT OF SAID COUNTY AND OWNERS OF NEIGHBORING PROPERTY IN SUCH PROXIMITY TO THE ABOVE DESCRIBED PREMISES THAT THE VIOLATION OF SAID RESTRICTION AND AGREEMENTS WOULD ADVERSELY AFFECT THE VALUE OF SUCH PROPERTY OR THE ENJOYMENT OF THE USE THEREOF.

6. THE FAILURE OF SAID COUNTY TO TAKE PROMPT ACTION BY INJUNCTION OR OTHERWISE WITH REGARD TO A VIOLATION OF ANY OF THESE RESTRICTIONS AND AGREEMENTS SHALL NOT BE DEEMED TO BE A WAIVER OF ITS (COUNTY) RIGHTS TO TAKE ACTION FOR SAID VIOLATION OR ANY FURTHER VIOLATION OF ANY SAID RESTRICTIONS AND AGREEMENTS AND EXISTING FLOOD DAMAGE PREVENTION REGULATIONS.

DETERMINED FLOODPLAIN EASEMENT AND STREAM BUFFER EASEMENT NOTE: DETERMINED FLOODPLAIN EASEMENT & STREAM BUFFER EASEMENT: THE DETERMINED FLOODPLAIN EASEMENT & STREAM BUFFER EASEMENT IS HEREBY GRANTED TO THE BOARD OF COMMISSIONER'S LICKING COUNTY, OHIO AND THEIR DESIGNEES FOR REGULATORY PURPOSES. THE FLOODPLAIN AND FLOOD ELEVATIONS HAVE BEEN DETERMINED FOR THE STREAM KNOWN AS PET RUN THROUGH A HYDROLOGY AND HYDRAULICS ANALYSIS TITLED 'COUGHLIN COMMERCIAL TRUCK HYDROLOGY AND HYDRAULICS REPORT', COMPLETED BY ADR & ASSOCIATES, AND DATED JULY 24, 2020. SAID REPORT IS ON FILE WITH THE LICKING COUNTY PLANNING COMMISSION OR ADR & ASSOCIATES. NO LAND-DISTURBING ACTIVITY INCLUDING, BUT NOT LIMITED TO GRADING, FILLING, EXCAVATING, TREE CLEARING, AND/OR THE CONSTRUCTION OF STREAM CROSSINGS OR STRUCTURES SHALL BE CONDUCTED WITHIN THE FLOODPLAIN EASEMENT SAID AREA SHALL REMAIN IN AN UNDISTURBED NATURAL STATE. ONLY DEAD OR DISEASED TREES THAT CREATE A SAFETY HAZARD OR DRAINAGE ISSUE MAY BE REMOVED. ANY WORK WITHIN THE FLOODPLAIN EASEMENT IS SUBJECT TO THE FLOOD DAMAGE PREVENTION REGULATIONS FOR LICKING COUNTY, OHIO, AND SHALL REQUIRE A PERMIT FROM THE FLOODPLAIN ADMINISTRATOR. AT THE TIME OF PLATTING, THE FLOODPLAIN ADMINISTRATOR FOR LICKING COUNTY (UNINCORPORATED) IS THE LICKING COUNTY PLANNING COMMISSION DIRECTOR. SHOULD THE AREA BECOME INCORPORATED THE MUNICIPAL ENTITY FLOODPLAIN REGULATIONS SHALL APPLY AND PERMITS SHALL BE OBTAINED FROM THE MUNICIPAL ENTITY FLOODPLAIN ADMINISTRATOR. IN ACCORDANCE WITH SECTION 4.3, (D), (4), (A) OF THE FLOOD DAMAGE PREVENTION REGULATIONS FOR LICKING COUNTY, OHIO, THE FLOODPLAIN ADMINISTRATOR OR DESIGNEE, IS HEREBY GRANTED THE AUTHORITY TO ACCESS THE PROPERTY THROUGH THE DETERMINED FLOODPLAIN EASEMENT & STREAM BANK BUFFER EASEMENT FOR INSPECTION, PERMITTING, AND ENFORCEMENT PURPOSES. THE FLOOD PLAIN ADMINISTRATOR OR DESIGNEE SHALL PROVIDE A MINIMUM OF 24 HOURS WRITTEN NOTICE TO THE PROPERTY OWNER IDENTIFYING THE DATE, TIMEFRAME, AND PURPOSE OF THE INTENT TO ENTER THE PROPERTY THROUGH THE EASEMENT FOR THE PURPOSES NOTED HEREIN." FURTHERMORE, THIS EASEMENT PROVIDES A STREAM BUFFER FOR WATER QUALITY PROTECTION AND TO PROTECT THE STREAM FROM THE ADVERSE IMPACTS OF DEVELOPMENT IN ACCORDANCE WITH THE LICKING COUNTY SOIL EROSION AND STORMWATER REGULATIONS. THIS EASEMENT SHALL NOT BE REMOVED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LICKING COUNTY PLANNING COMMISSION BOARD AND THE FLOOD PLAIN ADMINISTRATOR. ADDITIONALLY, THE EASEMENT PROVIDES ACCESS FOR THE ADMINISTRATION AND ENFORCEMENT OF THE REGULATIONS LISTED. NO MAN-MADE CHANGES, INCLUDING BUT NOT LIMITED TO GRADING, EXCAVATING, FILLING, DRILLING, TREE FELLING, OR THE CONSTRUCTION OF STRUCTURES AND UTILITIES MAY BE MADE, WITHIN SAID EASEMENT, WITHOUT THE WRITTEN APPROVAL OF SAID LICKING COUNTY PLANNING COMMISSION.

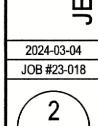
ACCESS EASEMENT FOR THE DETERMINED FLOODPLAIN AND STREAM BUFFER EASEMENT: A THIRTY-FOOT (30') WIDE ACCESS EASEMENT, INCLUDING THE SHARED ACCESS EASEMENT, IS HEREBY PROVIDED TO THE BOARD OF COMMISSIONERS AND THEIR DESIGNEES FOR THE PURPOSE OF ACCESSING THE DETERMINED FLOODPLAIN AND STREAM BUFFER EASEMENT. THIS EASEMENT IS 30' WIDE AND CENTERED ALONG THE "SHARED ACCESS EASEMENT" NOTED ON THIS PLAT AND THE "DRIVING ISLES" WITHIN THE PARKING AREAS AS DEPICTED ON THIS PLAT.

75' NO-DISTURB STREAM BANK BUFFER EASEMENT

THE 75' NO-DISTURB STREAM BANK BUFFER EASEMENT IS HEREBY GRANTED FOR REGULATORY PURPOSES TO THE BOARD OF COMMISSIONERS, LICKING COUNTY, OHIO AND THEIR DESIGNEES FOR THE PURPOSE OF PROVIDING FOR WATER QUALITY, PROTECTING THE NATURAL STREAM FROM THE ADVERSE IMPACTS OF DEVELOPMENT, AND PROVIDING FLOOD BUFFERS IN ACCORDANCE WITH THE LICKING COUNTY SOIL EROSION AND STORMWATER REGULATIONS AND THE FLOOD DAMAGE PREVENTION REGULATIONS FOR LICKING COUNTY, OHIO. ADDITIONALLY, THE EASEMENT PROVIDES ACCESS (SEE NOTE ABOVE) FOR THE ADMINISTRATION AND ENFORCEMENT OF THE REGULATIONS LISTED. NO MAN-MADE CHANGES, INCLUDING BUT NOT LIMITED TO, GRADING, EXCAVATING, FILLING, DRILLING, TREE FELLING, OR THE CONSTRUCTION OF STRUCTURES AND UTILITIES MAY BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ADMINISTRATIVE AGENCY, WHICH AT THE TIME OF PLATTING IS THE LICKING COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE REGULATIONS LISTED HEREIN. FURTHERMORE, THE BOARD OF COMMISSIONERS, LICKING COUNTY, OHIO, AND THEIR DESIGNEES (LICKING COUNTY PLANNING COMMISSION LICKING COUNTY SOIL AND WATER CONSERVATION DISTRICT, LICKING COUNTY ENGINEER'S OFFICE OR OTHERS AS SPECIFIED BY THE BOARD) ARE HEREBY PERMITTED ACCESS TO THE EASEMENT FOR INSPECTION AND ENFORCEMENT PURPOSES. IF THE EASEMENT IS ALSO ON THE LICKING COUNTY DRAINAGE MAINTENANCE PROGRAM PETITION, THIS EASEMENT ALSO GRANTS ACCESS FOR MAINTENANCE AS SPECIFIED IN THE PETITION. THIS EASEMENT SHALL NOT BE REMOVED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LICKING COUNTY PLANNING COMMISSION BOARD.

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PATASP PLAN CKING





SEDIMENTATION FACILITIES AND OTHER CONTROL MEASURES SHALL BE INSTALLED PER THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND BE MAINTAINED THROUGHOUT THE DEVELOPMENT AND CONSTRUCTION PROCESS TO REMOVE SEDIMENT FROM RUNOFF WATERS DRAINING LAND UNDER DEVELOPMENT. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER.

CONTRACTOR SHALL PLACE A STABILIZED CONSTRUCTION ENTRANCE AT THE BEST LOCATION TO PREVENT SEDIMENT FROM BEING TRACKED FROM SITE. USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT, AT A 6" MINIMUM THICKNESS. THE ENTRANCE SHALL BE THE WIDTH OF THE EXISTING DRIVE PLUS FIVE (5) FOOT EACH SIDE, AND A MINIMUM OF SEVENTY (70) FOOT LONG. EQUIPMENT WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS. IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF THE BARRIER DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATION IN CERTAIN AREAS. HOWEVER, THE BARRIER SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER.

SEEDING HAS BEEN ASSUMED TO BE 5' OUTSIDE THE WORK LIMITS, OR THE RIGHT-OF-WAY, WHICHEVER IS GREATER. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTORS EXPENSE.

LAND WHICH HAS BEEN CLEARED FOR DEVELOPMENT, AND UPON WHICH CONSTRUCTION HAS NOT COMMENCED WITHIN FOURTEEN (14) DAYS OF THIS INITIAL CLEARING SHALL BE PROTECTED FROM EROSION AND CONSEQUENT SEDIMENTATION BY APPROPRIATE VEGETATION AND LAND COVERING TECHNIQUES SUCH AS SEEDING, SODDING, MULCHING GROUND COVER INSTALLATION OR OTHER VEGETATION OR EARTH COVERING TECHNIQUES.

TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS (STEEP SLOPES) DURING DEVELOPMENT AS IDENTIFIED ON THE SWPPP OR BY THE LICKING COUNTY SOIL AND WATER CONSERVATION DISTRICT OR LICKING COUNTY ENGINEER (OR ENGINEERS DESIGNEE). THESE MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF INITIAL DISTURBANCE. CRITICAL AREAS, AS THEY PERTAIN TO EROSION CONTROL MEASURES, ARE DEFINED IN APPENDIX II OF THE LICKING COUNTY SOIL EROSION & STORMWATER REGULATIONS BY THE LICKING COUNTY SOIL AND WATER CONSERVATION DISTRICT.

PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL BUT NO LATER THAN 48 HOURS AFTER FINAL GRADING. THIS INCLUDES SOD OR OTHER METHODS OF RETAINING SEEDING MATERIAL PRIOR TO MATURATION IN THE LOWER 1/2 OF ANY DRAINAGE DITCHES.

STRAW, MULCH, OR NETTING MATERIAL PROVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS WITHIN 48 HOURS OF THE INITIAL DISTURBANCE.

ALL DUMPSTERS AND WASTE RECEPTACLES (TEMPORARY AND PERMANENT) SHALL BE COVERED AND WATER TIGHT.

SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE INSPECTED EVERY 7 DAYS, AND WITHIN 24 HOURS OF A RAINFALL OF EQUAL TO OR GREATER THAN 1#2" WITHIN A 24 HOUR

NO LAND-DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN THE ONE-HUNDRED (100) YEAR FLOODPLAIN OR ANY BUFFER AS IDENTIFIED ON THE APPROVED CONSTRUCTION PLANS, EXCEPT FOR CROSSINGS AS IDENTIFIED ON THE APPROVED PLANS. A VALID FLOODPLAIN PERMIT SHALL BE REQUIRED PRIOR TO ANY DISTURBANCE WITHIN THE 100-YEAR FLOODPLAIN.

AN UNDISTURBED NATURAL BUFFER AREA SHALL BE MAINTAINED FOR A DISTANCE OF TWENTY-FIVE (25) FEET ADJACENT TO ANY BODY OF WATER AS MEASURED FROM THE LAKE, WETLAND, OR POND BANKS EXCEPT WHEN IN THE INTEREST OF PUBLIC HEALTH, SAFETY, AND WELFARE, OR THE CONTOUR OF THE LAND REQUIRES A DIFFERENT BUFFER SUBJECT TO THE LCPC'S APPROVAL.

ALL CORRESPONDENCE WITH THE OEPA IN REGARD TO NPDES PERMITS SHALL BE FORWARDED TO THE LCPC. AND SWP3 WITH ASSOCIATED INSPECTION REPORTS SHALL BE KEPT ON-SITE FOR INSPECTION IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.

THE OHIO EPA NPDES GENERAL PERMIT STANDARDS HAVE CHANGED AND ARE NOT CURRENTLY REFLECTED IN THESE REGULATIONS. UNTIL AN AMENDMENT OCCURS, AS PER THE SR 310 IMPROVEMENT PLANS, ADD THE OHIO EPA SOIL STABILIZATION TABLES (PERMANENT AND TEMPORARY) FROM THE OEPA NPDES GENERAL PERMIT NO. OHC000005 IN PART II, TABLE 1 AND TABLE 2 AS SHOWN BELOW (INCLUDING THE DEFINITION OF SOIL STABILIZATION).

A MAXIMUM EFFORT SHALL BE MADE TO PROTECT FINE SPECIES OF VEGETATION LOCATED OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN. NO MATERIAL OR TEMPORARY DEPOSITS SHALL BE PLACED WITH 4' OF SHRUBS OR WITHIN THE DRIP, AND AT LEASE 10' OF TREES DESIGNATED BY THE OWNER/DEVELOPER OR THE L.C.P.C. TO BE RETAINED.

(SEE SHEET 5 FOR SOIL STABILIZATION TABLES)

LEGEND

EXISTING LINESTYLES:	PROPOSED LINESTYLES:	FEATURE GROUP/DESCRIPTION:
	000	
	PR. L/A————————————————————————————————————	LIMITED ACCESS LOT LINE RIGHT OF WAY
		PAVEMENT FEATURES: CURB BIKEPATH EDGE OF DRIVE (ASPHALT) EDGE OF DRIVE (CONCRETE) EDGE OF DRIVE (GRAVEL) EDGE OF PARKING LOT EDGE OF ROAD EDGE OF SHOULDER (ASPHALT) EDGE OF SHOULDER (GRAVEL) EDGE OF SIDEWALK SAWCUT/JOINT
EX. 8" SAN ———————————————————————————————————		SANITARY SEWER FEATURES: SANITARY SEWER MAIN SANITARY SEWER FORCEMAIN SANITARY SEWER SERVICE LEACHFIELD
——————————————————————————————————————	12" STM	STORM SEWER FEATURES: STORM SEWER FIELD TILE
X X X	X X	STRUCTURAL FEATURES: BUILDING FENCE LINE GUARDRAIL PAD RAILROAD
— — EX CATV — — — — EX OHE — — — — EX UGE — — — — EX GAS — —		OVERHEAD ELECTRIC LINE UNDERGROUND ELECTRIC LINE GAS LINE
——————————————————————————————————————		WATER SERVICE

NOTE: ADDITIONAL LABELS ADDED TO DISTINGUISH SIMILAR LINESTYLES

EX. SYMBOL	PR. SYMBO	L DESCRIPTION	EX. SYMBOL	PR. SYMBO	L DESCRIPTION
+C	чC	CABLE LINE MARKER	0	0	BOLLARD
TV	oxdot	CABLE TV PEDESTAL	1	φ	FENCE POST
4E	٦E	ELECTRIC LINE MARKER	φ.P.	ϕ	FLAG POLE
E	E	ELECTRIC MANHOLE	MBI	MB	MAILBOX
EME	EME	ELECTRIC METER	ϕ	ø	MISC POST
	E	ELECTRIC PEDESTAL	4	Á	SIGN
	EĪ	ELECTRIC TRANSFORMER	1	,	YARD LIGHT
чG	⊣G	GAS LINE MARKER		.,.	
GM	GM ⊗ _{GV}	GAS METER	900	9∞	CLEANOUT
⊗ _C ∨	® _C ∨	GAS VALVE	PS	®	PUMP STATION
T	T	TELEPHONE MANHOLE	ST	ST	SEPTIC TANK
HT	٠T	TELEPHONE MARKER	SA		SANITARY MANHOLE
TB	TP	TELEPHONE PEDESTAL			
			(3)	\odot	CATCH BASIN (ROUND)
P	ф	POWER POLE	CB		CATCH BASIN (SQUARE)
<u>φ</u> φ	•	LIGHT POLE			CURB INLET
$\overline{\phi}$	$oldsymbol{arphi}$	TELEPHONE POLE	(ST)	©	STORM MANHOLE
\rightarrow)	GUY WIRE			
\rightarrow)	GUY POLE	23	\boxtimes	TRAFFIC BOX
			CDS:	O⊠	TRAFFIC SIGNAL
•	⊡	HUB & TACK			
OIPF	OIPS	IRON PIN	<u></u>	Д	HYDRANT
OPF	0	PIPE	-4W	⊣W	WATER LINE MARKER
PKF	o _{PKS}	PK NAIL	WA	Win.	WATER METER
RRSF	RRSS	RAILROAD SPIKE	Ò	ð	WATER SPIGOT
11101	111.00		⊗ _{WV}	% w	WATER VALVE
		TREE (CONIFEROUS)*	W	W	WATER WELL
		TREE (DECIDUOUS)*			
		SHRUB*			

^{*} PROPOSED LANDSCAPING SYMBOLS SPECIFIC TO EACH PLAN SET.

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SHEET LEGEND FF FILTER FENCE CW CONCRETE WASHOUT IP INLET PROTECTION FCS FAIRCLOTH SKIMMER SCE STABILIZED CONST. SB SEDIMENT BASIN FLOOD ROUTING LIMITS OF DISTURBANCE

SEE SHEET 3 FOR SWPPP NOTES AND SHEET 5 FOR CONTROL DETAILS.

PROJECT DATA		
TOTAL AREA:	33.45	ACRES
PROJECT EARTH DISTURB AREA:	13.46	ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.00	ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	5.94	ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE: (43.6%)	14.57	ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE: (55.0%)	18.39	ACRES

DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

CONTROL IMPLEMENTATION SCHEDULE:

1. THE CONTRACTOR SHALL PLACE SEDIMENT FENCE AND STABILIZED CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE DETAILS OF THIS PLAN.

2. UPON EXCAVATION OF SEDIMENT (DETENTION) BASINS, CONTRACTOR SHALL INSTALL FAIRCLOTH SKIMMER AND PLACE SEED AND/OR EROSION CONTROL BLANKETS AS NECESSARY TO ELIMINATE SEDIMENT RUNOFF

3. UPON COMPLETION OF SITE CLEARING, THE CONTRACTOR SHALL PLACE SEED AND/OR EROSION CONTROL BLANKETS AS NECESSARY TO ELIMINATE SEDIMENT

4. THE CONTRACTOR SHALL PLACE SEEDING AND MULCHING AS NECESSARY TO RE-ESTABLISH ALL DENUDED AREAS.

5. THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING THE CONSTRUCTION OPERATIONS.

6. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EROSION CONTROL DEVICES, INCLUDING FAIRCLOTH SKIMMER AND SEDIMENTATION FROM SEDIMENT BASIN, ONLY AFTER ALL AREAS HAVE BEEN SEEDED/MULCHED.

7. THE CONTRACTOR SHALL INSTALL POST-CONSTRUCTION WATER QUALITY DEVICES

ON POND WATER QUALITY STRUCTURE.

8. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL EXISTING INLETS AND STORM SEWER PIPES AND ROCK CHANNEL PROTECTION OF ALL SEDIMENT & DEBRIS INCURRED DURING CONSTRUCTION.

THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE FOLLOWING ITEMS: 1. NOTICE-OF-INTENT (NOI) MUST BE SUBMITTED TO THE OHIO EPA PRIOR TO

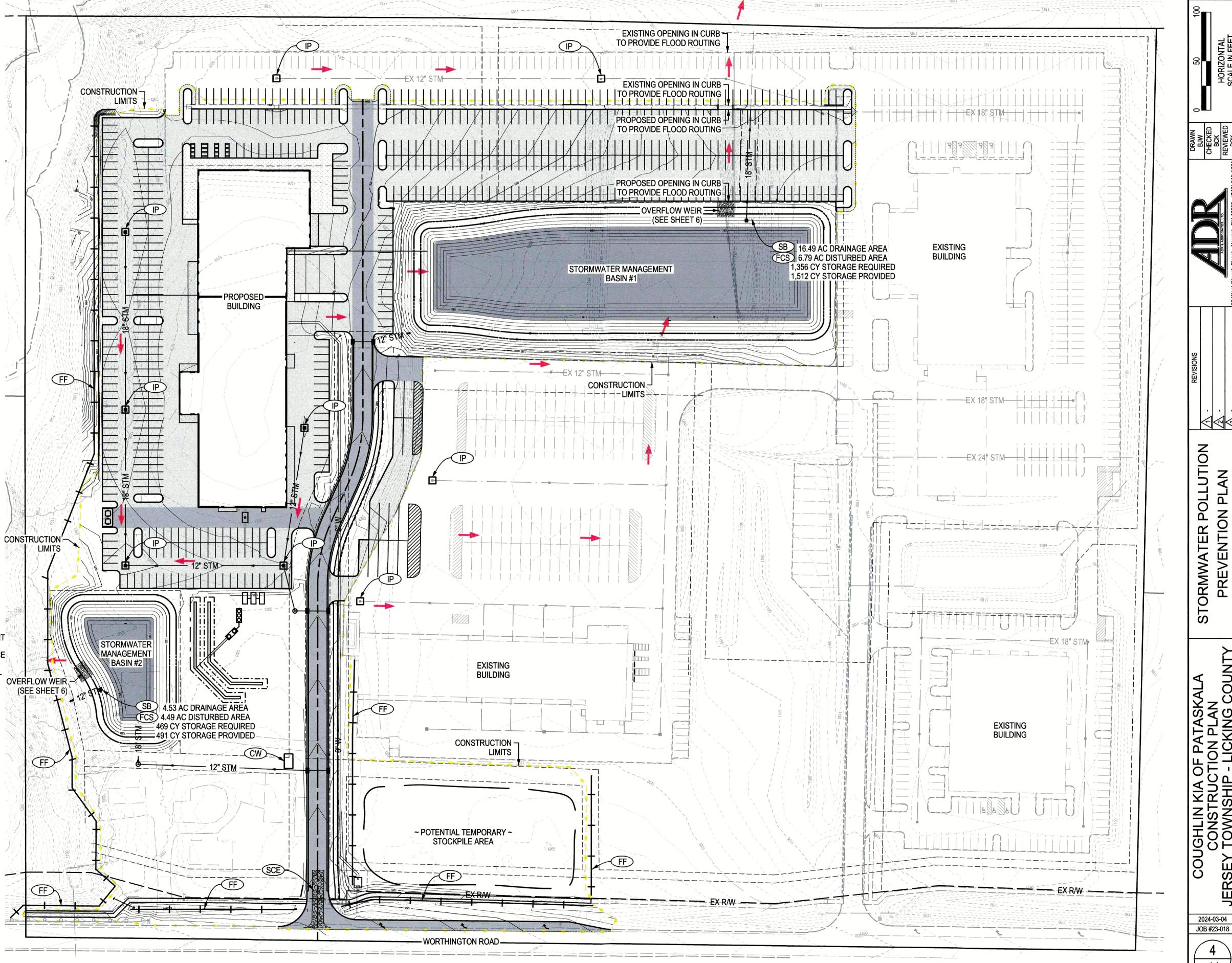
CONSTRUCTION. 2. NOTICE-OF-TERMINATION (NOT) MUST BE SUBMITTED TO THE OHIO EPA AFTER

3. STORMWATER POLLUTION PREVENTION PLAN AND NOI MUST BE POSTED ON SITE AT ALL TIMES.

4. COPIES OF ALL PERMITS, INSPECTION REPORTS, AND ANY OEPA CORRESPONDENCE SHALL BE SUBMITTED TO COUNTY PLANNING COMMISSION. 5. CONTRACTOR WILL HAVE QUALIFIED PERSONNEL INSPECT THE SITE ONCE EVERY 7 CALENDAR DAYS AND AFTER EVERY RAIN EVENT EQUAL TO OR GREATER THAN 1/2 INCH IN A 24 HR PERIOD BY THE END OF THE NEXT CALENDAR DAY. (EXCLUDING NON-WORKING WEEKENDS AND HOLIDAYS). THESE RECORDS SHALL BE KEPT FOR 3 YEARS AFTER SUBMITTING THE N-O-T.

6. SOIL AND EROSION CONTROL BMPs SHALL BE REPAIRED OR REPLACED WITHIN 3 DAYS OF THE INSPECTION OR POND BMP WITHIN 10 DAYS.

STORMWATER POLLUTION PREVENTION PLAN



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PERMANENT STABILIZATION					
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS				
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE				
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE				
OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA				

TEMPORARY S	STABILIZATION
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN 1 YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
THE DISTURBED AREA THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. PERMANENT AND TEMPORARY STABILIZATION IS DEFINED IN PART VII OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY GENERAL PERMIT AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM, PERMIT NUMBER OHC000006, EFFECTIVE APRIL 23, 2023, AND EXPIRES APRIL 22, 2028. SOURCE: OHIO EPA PERMIT NO. OH000006. PART II. SUBSECTION (B) ON

ODEOU	FIGATIONS FOR O	TEDINIO AND MUI O	LUNO			
SPECI	FICATIONS FOR SE	EEDING AND MULC	HING			
SEED TYPE	SEEDING DATES	PER 1000 SQ FT	PER ACRE			
TALL FESCUE AND ANNUAL RYEGRASS	MARCH 1	2 POUNDS AND 1/2 POUND	90 POUNDS AND 20 POUNDS			
SMALL GRAIN STRAW MULCH	ТО	100 POUNDS OR 2 TO 3 BALES	2 TONS OR 50 BALES			
FERTILIZER	SEPTEMBER 15	25 POUNDS OF 12-12-12 OR THE EQUIVALENT	1000 POUNDS OF 12-12-12 OR THE EQUIVALENT			
	TEMPORARY SEEDING					
KY 31 AND ANNUAL RYEGRASS	MARCH 1 TO SEPTEMBER 15	1 POUND	40 POUNDS AND 20 POUNDS			
RYE OR WHEAT	SEPTEMBER 15 TO OCTOBER 30	3 POUNDS	2 BUSHELS			
	SOIL PROTECTION					
SMALL GRAIN STRAW MULCH	OCTOBER 30 TO MARCH 1	2 TO 3 BALES	3 TONS			

STORMWATER POLLUTION PREVENTION PLAN

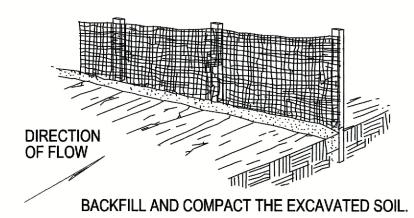
OF FLOW

EXCAVATE A 6"X6" TRENCH ALONG THE PROPOSED FENCE LINE.

PERIMETER FILTER FABRIC FENCE

OF FLOW

PLACE FABRIC AND SUPPORT STAKES AND EXTEND FABRIC INTO THE TRENCH. STEP 2

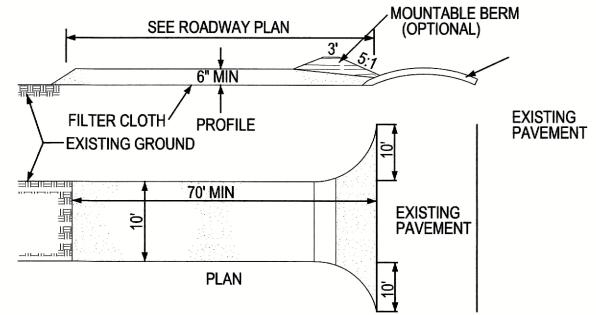


STEP 3

MATERIALS: FURNISH 30" WIDE FILTER FABRIC WITH SOUND WOOD SUPPORTS WITH MAXIMUM ON-CENTER SPACING OF 10'. USE FILTER FABRIC CONFORMING TO 712.09 TYPE C.

CONSTRUCTION: TRENCH THE FILTER FABRIC FENCE AS DETAILED. THE CONTRACTOR MAY ELECT TO TRENCH THE FENCE DETAILED ON STEPS 1 THROUGH 3 IN ONE PLOWING OPERATION.

STABILIZED CONSTRUCTION ENTRANCE



1. LOCATION- CONTRACTOR SHALL PLACE SCE AT THE BEST LOCATION TO PREVENT SEDIMENT FROM BEING TRACKED FROM SITE. 2. STONE SIZE- USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. 3. LENGTH- AS REQUIRED.

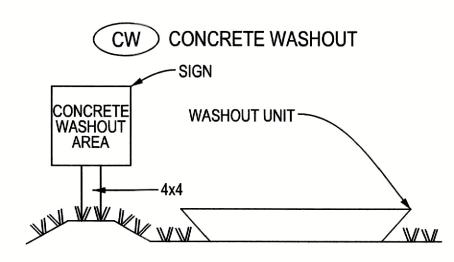
4. THICKNESS- NOT LESS THAN SIX (6) INCHES.
5. WIDTH- TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
6. FILTER CLOTH- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.

7. SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

8. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY. 9. WASHING- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS

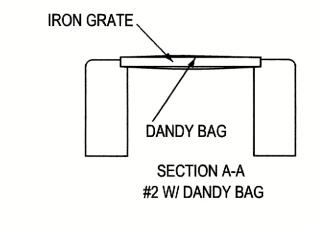
REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. 10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

AM	EROSION CONTROL MODIFICATION LOG			
9:41:26	NO.	DESCRIPTION	DATE	
6				
4				
/2024				
D 3/4				
RINTED				



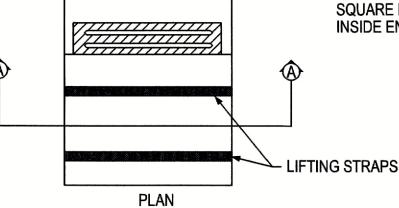
CONSTRUCTION SPECIFICATIONS LOCATION- ALL CONCRETE WASHOUT CONTAINERS SHALL BE PLACED AT LEAST 100' FROM ANY STORM SEWER INLET POINT, OR ANY BODY OF WATER TO AVOID AN ACCIDENTAL RELEASE CAUSED BY A SPILL. ALL WASHOUT LOCATIONS SHALL BE DESIGNATED BY SIGN SEEN HERE ON THIS DETAIL.

CONCRETE WASHOUTS SHALL BE AT A MINIMUM A SELF CONTAINED UNIT THAT WILL NOT ALLOW CONCRETE WASH WATER TO ABSORB INTO THE GROUND. THE CONTAINER SHOULD HAVE SUFFICIENT CAPACITY SUCH THAT IT WILL NOT OVERFLOW AND CAUSE A SPILL. ALL WASTE SHALL BE TAKEN TO LANDFILL DESIGNATED FOR CONSTRUCTION DEBRIS, AS NEEDED, TO PREVENT OVERFLOWS AND SPILLS.



INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF DANDY BAG IS VISIBLE.

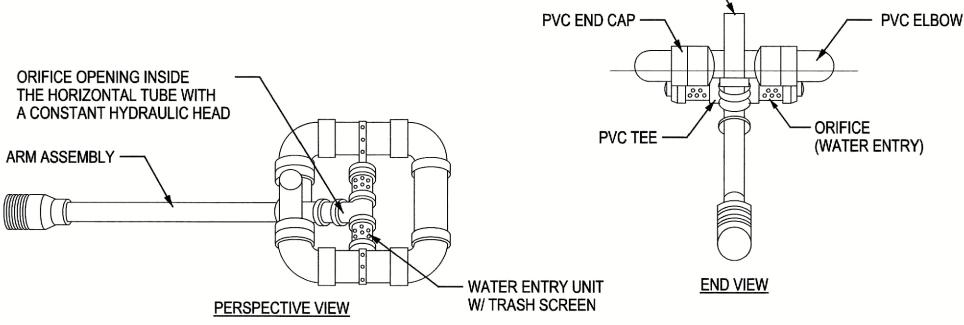
MAINTENANCE: REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AS NEEDED WITH STIFF BROOM OR SQUARE POINT SHOVEL. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

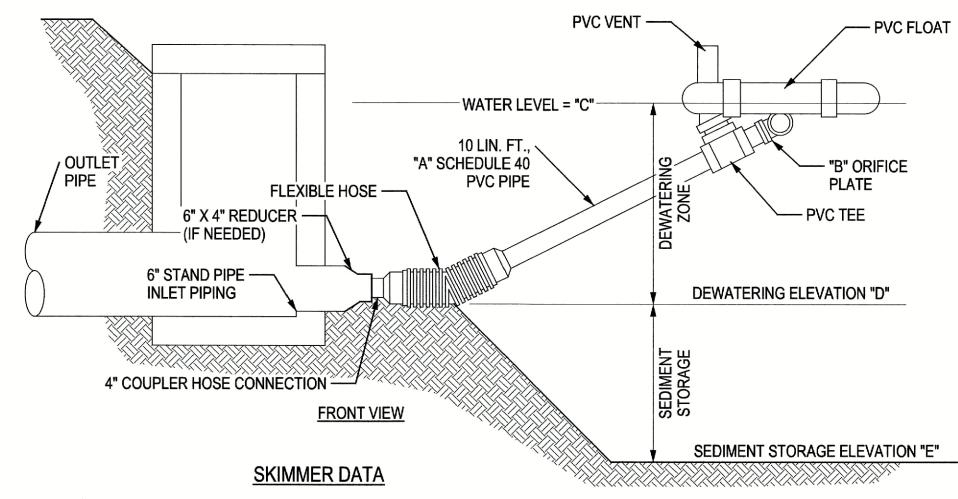


FAIRCLOTH SKIMMER

PVC VENT PIPE

INLET PROTECTION





	BASIN 1	BASIN 2
ESCRIPTION	5.0" SKIMMER	3.0" SKIMMER
N" BARREL DIAMETER	5.0"	3.0"
B" ORIFICE SIZE	4.0"	2.5"
" WATER ELEVATION	1186.00	1196.10
D" DEWATERING ELEVATION	1185.30	1194.90
" SEDIMENT STORAGE ELEVATION	1185.16	1194.00

THE TYPICAL PARTS OF THE SKIMMER ARE SHOWN. THIS SKIMMER CONSISTS OF THREE PRIMARY PARTS: THE ARM ASSEMBLY, THE WATER ENTRY UNIT, AND THE "C" ENCLOSURE. THE "C" ENCLOSURE FLOATS ON THE WATER SURFACE AND SUSPENDS THE WATER ENTRY UNIT JUST BELOW THE WATER SURFACE. THE ARM ASSEMBLY TRANSPORTS THE WATER FROM THE WATER ENTRY UNIT TO THE BASIN'S PRINCIPAL SPILLWAY BARREL. WATER DISCHARGE RATE IS TO BE CONTROLLED BY AN ORIFICE LOCATED AT THE CONNECTION BETWEEN THE WATER ENTRY UNIT AND THE ARM ASSEMBLY.

INSTRUCTIONS FOR DESIGN, INSTALLATION, AND MAINTENANCE OF FAIRCLOTH SKIMMERS ARE AVAILABLE FROM THE J.W. FAIRCLOTH & SONS COMPANY AT WWW.FAIRCLOTHSKIMMER.COM.

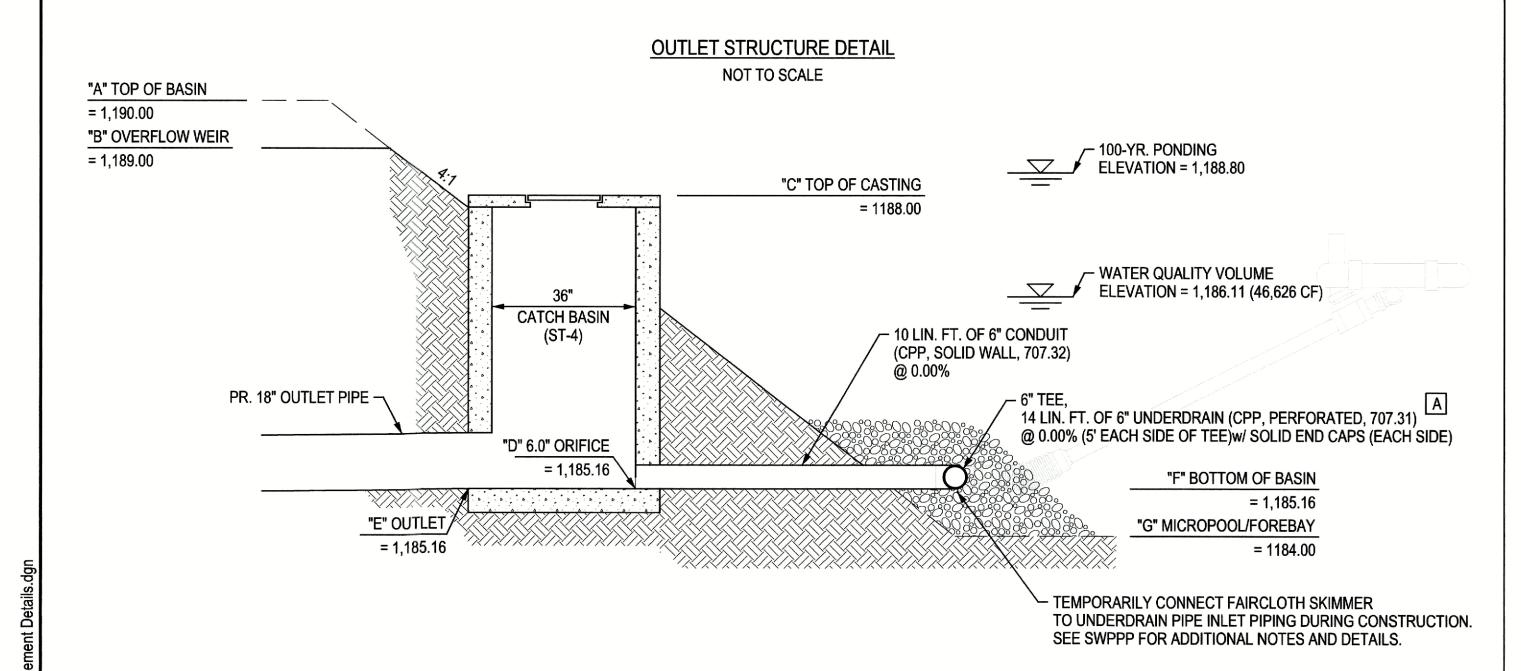
THE PROPOSED STRUCTURE, OUTLET (DISCHARGE) PIPE, ANTI-SEEP COLLAR, AND RCP AT THE OUTLET MUST BE INSTALLED PRIOR TO SKIMMER INSTALLATION. POND DAM EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS. EMERGENCY SPILLWAY MUST BE CORRECTLY INSTALLED PER THE DETAILS OF THIS PLAN. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT.

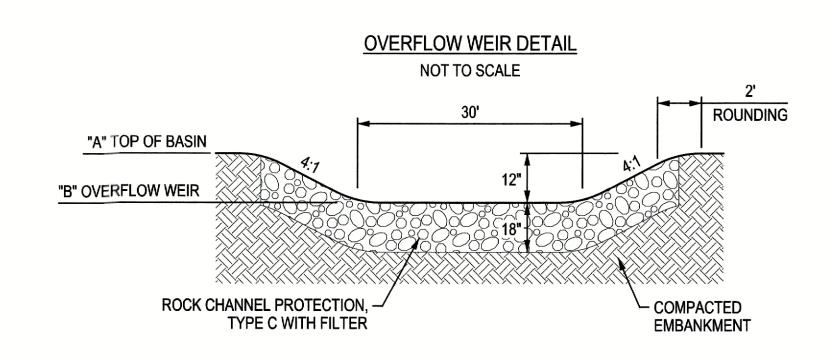
INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.

THE SKIMMER SHALL ALLOW THE POND TO DRAIN SLOWLY OVER A 72 HOUR PERIOD. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE, ALL MODIFICATIONS MUST BE APPROVED BY THE ENGINEER.

POLLUTION

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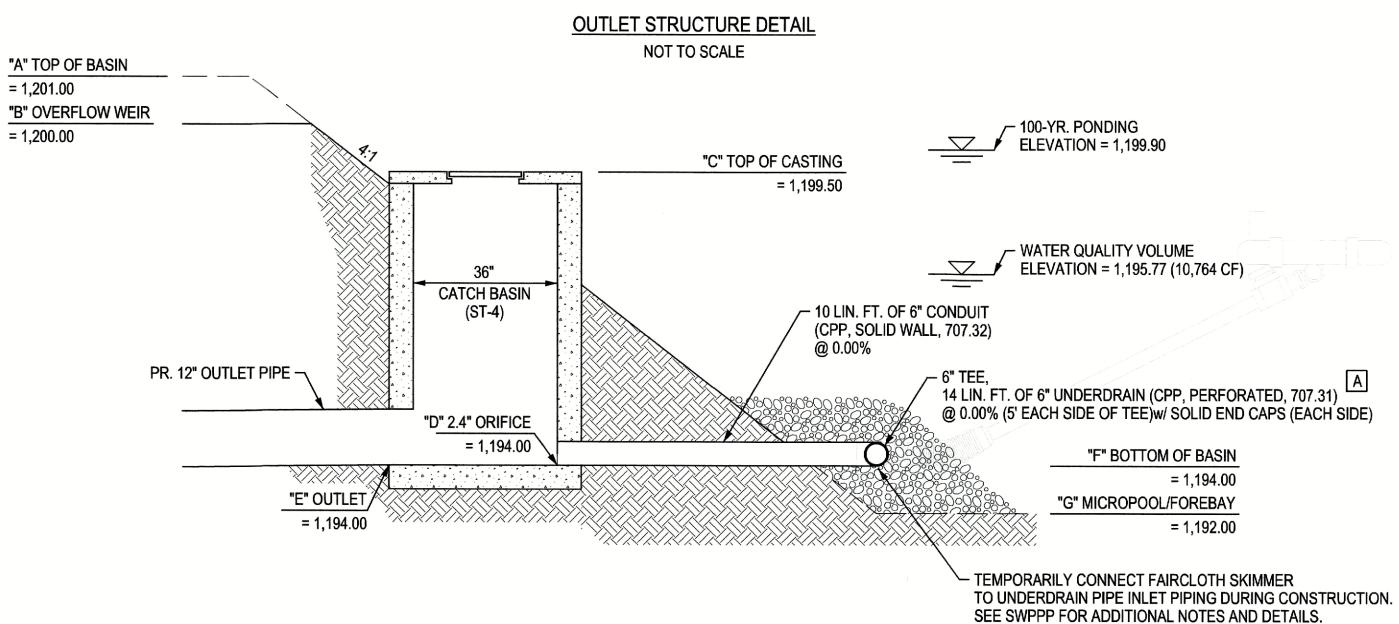


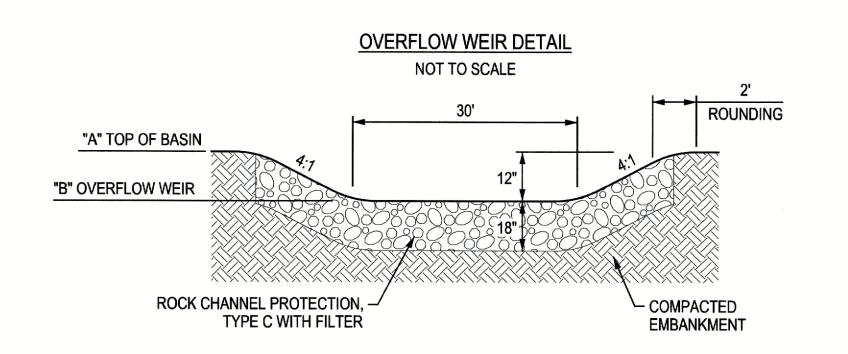
STORMWATER BASIN #1 DATA TABLE						
		DESIGN		AS-BUILT		
DESCRIPTION:	ELEVATION (FT.)	AREA (SQ. FT.)	VOLUME (CU. FT.)	ELEVATION (FT.)	AREA (SQ. FT.)	VOLUME (CU. FT.)
"A" TOP OF BASIN	1,190.00	69,260	279,755	-	-	-
"B" OVERFLOW WEIR	1,189.00	64,425	212,927	-	-	-
"C" OUTLET - TOP OF CASTING	1,188.00	59,677	150,891	-	-	-
"D" ORIFICE PLATE - 6"	1,185.16	46,740	0	-	-	-
"E" OUTLET - 18" PIPE	1,185.16	46,740	-	-	-	-
"F" BOTTOM OF BASIN	1,185.16	46,740	-	-	_	-
"G" MICROPOOL/FOREBAY	1,184.00	-	-	-	-	-

STORMWATER MANAGEMENT BASIN #2

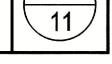
PLAN NOTES:

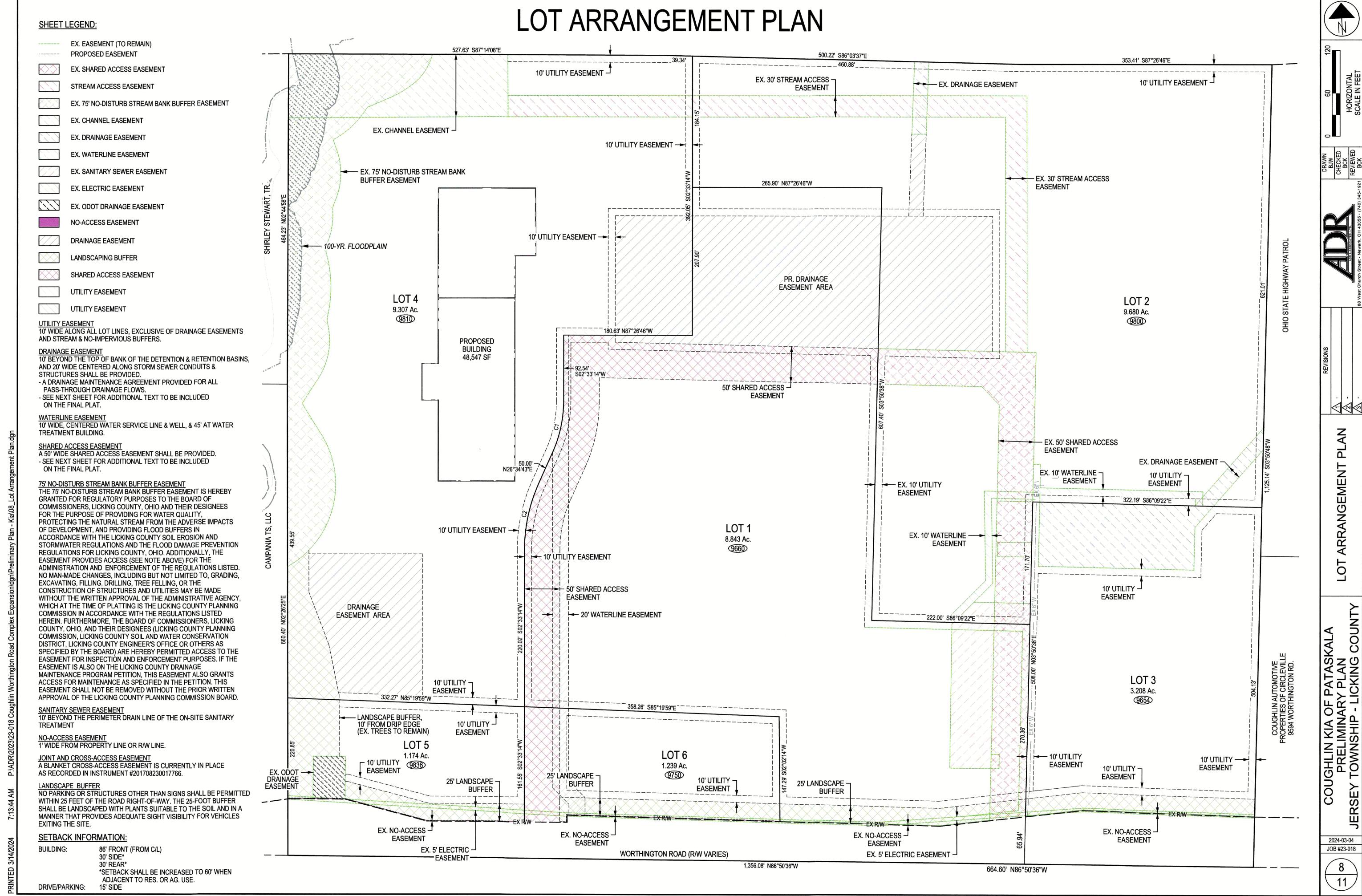
A SURROUND THE PERFORATED PIPE WITH 6" (MIN.) OF #57 STONE AND COVER WITH 6" OF #2 STONE, COST TO BE INCLUDED WITH THE COST OF THE OUTLET STRUCTURE (COMPLETE).





	S	TORMWATER B	BASIN #2 DATA TA	BLE		
		DESIGN	DESIGN			
DESCRIPTION:	ELEVATION (FT.)	AREA (SQ. FT.)	VOLUME (CU. FT.)	ELEVATION (FT.)	AREA (SQ. FT.)	VOLUME (CU. FT.)
"A" TOP OF BASIN	1,201.00	16,616	72,180	-	-	-
"B" OVERFLOW WEIR	1,200.00	14,630	56,567	-	-	-
"C" OUTLET - TOP OF CASTING	1,199.50	13,671	49,493	-	-	-
"D" ORIFICE PLATE - 2.4"	1,194.00	4,868	0	-	-	-
"E" OUTLET - 12" PIPE	1,194.00	4,868	-	-	-	-
"F" BOTTOM OF BASIN	1,194.00	4,868	-	-	-	-
"G" MICROPOOL/FOREBAY	1,192.00	-	-	-	-	-





LOT ARRANGEMENT PLAN

BELOW IS THE TEXT AS RECORDED IN INST. NO. 201708230017766. NO MODIFICATIONS OR CHANGE IS NECESSARY:



DECLARATION OF CROSS ACCESS AGREEMENT

Coughlin Automotive Properties of Circleville, LLC, an Ohio limited liability company ("Coughlin"), hereby makes this Declaration of Cross Access Agreement (hereinafter the "Agreement") this 16 day of August, 2017.

RECITALS

Coughlin is the fee owner of the real property situated in the State of Ohio, County of Licking, Township of Jersey, as delineated at Instrument Nos. 201703230005923 and 201707210015177 in the Licking County Recorder's Office, Ohio, as more fully described in Exhibit A, attached hereto and made a part of hereof ("Coughlin Property").

Shirley J. Stewart, Trustee of the Shirley J. Stewart Revocable Trust Dated October 27, 2007 ("Stewart") is the fee owner of the real property situated in the State of Ohio. County of Licking, Township of Jersey, as delineated at Instrument No. 200701090000730 in the Licking County Recorder's Office, Ohio, as more fully described in Exhibit A, attached hereto and made a part of hereof ("Stewart Property").

Campania TS, LLC, an Ohio limited liability company ("Campania"), is the fee owner of the real property situated in the State of Ohio, County of Licking, Township of Jersey, as delineated at Instrument No. 200812190026738 in the Licking County Recorder's Office, Ohio, as more fully described in Exhibit A, attached hereto and made a part of hereof ("Campania Property").

Stephen M. Klema and Joyce A. Klema ("Klema"), are the fee owners of the real property situated in the State of Ohio, County of Licking, Township of Jersey, as delineated at Instrument No. 200403240010015 in the Licking County Recorder's Office, Ohio, as more fully described in Exhibit A, attached hereto and made a part of hereof ("KlemaProperty").

John Norris, Jr. and Dolly A. Norris ("Norris"), are the fee owners of the real property situated in the State of Ohio, County of Licking, Township of Jersey, as delineated at Instrument No. 201007080013051 in the Licking County Recorder's Office, Ohio, as more fully described in Exhibit A, attached hereto and made a part of hereof ("Norris Property").

Joseph J. Fister and Teresa Fister ("Fister"), are the fee owners of the real property situated in the State of Ohio, County of Licking, Township of Jersey, as delineated at Instrument Nos. 200810090022390 and 200810240023372 in the Licking County Recorder's Office, Ohio, as more fully described in Exhibit A, attached hereto and made a part of hereof ("Fister Property").

State of Ohio, Department of Public Safety, Division of State Highway Patrol ("State of Ohio"), is the fee owner of the real property situated in the State of Ohio, County of Licking, Township of Jersey, as delineated at Official Record 547-0245 in the Licking County Recorder's Office, Ohio, as more fully described in Exhibit A, attached hereto and made a part of hereof ("State of Ohio Property").

The Coughlin Property is adjacent to the Stewart Property, Campania Property, Klema Property, Norris Property, Fister Property, and the State of Ohio Property (All stated adjacent properties being referred to herein as the "Adjacent Properties" and singularly as "Adjacent Property").

As of the date of this Agreement, the Coughlin Property is being developed for commercial use.

As of the date of this Agreement, none of the Adjacent Properties are being developed for commercial use.

Section 504.3 "Joint and Cross Access", of the Licking County Subdivision Regulations, requires that when a parcel is developed for commercial use, it shall provide a cross access drive and pedestrian access to adjacent parcels to allow circulation between sites.

In accordance with Section 504.3 of the Licking County Subdivision Regulations, Coughlin, intending to be legally bound, does hereby declare and agree to provide cross access to the Adjacent Properties as follows:

1. <u>Identification and Installation of Access Points</u>: The "Access Point" to each Adjacent Property shall be a curb cut made in the common property lines shared by the Coughlin Property and the Adjacent Properties. Each Access Point shall be installed when each Adjacent Property is developed for commercial use and the owner of said Adjacent Property records a Common Access Agreement granting Coughlin cross access over said owner's Adjacent Property in accordance with Section 504.3 or any amendment thereto. The final location and width of each Access Point shall be agreed upon by Coughlin and the owner of each Adjacent Property in conjunction with the review of plans of the Coughlin Property and Adjacent Property which agreement no party shall unreasonable withhold. Costs for the construction of the curb cut for each Access Point shall be shared by Coughlin and the owner of the Adjacent Property which the curb cut serves. In constructing the curb cut for each Access Point, any concrete or asphalt that may have been installed along the common property line that would obstruct the Access Point shall be removed and shall join the pavement on the Adjacent Property such that the two pavements are smoothly connected. The owner of the Adjacent Property on which the curb cut is being constructed shall have a right of entry onto the Coughlin Property during construction of the curb cut in the immediate vicinity reasonably needed for the construction thereof, only during working hours (or otherwise agreed upon time) (i.e. no equipment to be stored on the Coughlin Property overnight), and only in such manner as does not materially detract from business on the Coughlin Property. All damage to the Coughlin Property outside of the Access Point area shall be promptly repaired by the owner of the Adjacent Property who caused said damage and best efforts shall be utilized not to cause any such damage. The plans for the curb cuts shall include such traffic safety and directional signs (e.g. "stop" signs) as may, in the opinion of a professional engineer authorized to give said opinion, be necessary in the vicinity of the Access Point to promote traffic safety, which signs each owner shall and may install as such engineer may direct, subject to the approval of the owner of the property on which said sign shall be posted, which shall not be

2. Grants of Easement: Coughlin its successors and assigns, for the benefit of the owners of the Adjacent Properties and that of any and all tenants or occupants of all or any part of the Adjacent Properties and their respective licensees, invitees, customers, agents and employees, during the term of this Agreement, grants a non-exclusive, irrevocable easement and right of way for pedestrian and vehicular traffic through the Access Points and over and upon such driveways and parking areas designated for public access as may exist from time to time on the Coughlin Property (including without limitation the drive lanes thereon), together with the easement and

right to use such areas for pedestrian and vehicular passage, for access and ingress to, from and across the Coughlin Property and to and from the streets, highways, and alleys adjacent to and abutting the Coughlin Property. Coughlin warrants that it has fee simple title to the Coughlin Property, free of all liens and encumbrances except real estate taxes and matters of record which would not prevent the granting nor use of this easement.

3. Maintenance: After initial construction of each Access Point is complete, Coughlin and the owner of each Adjacent Property shall be responsible for all pavement maintenance, traffic and directional signage maintenance, repaving/resurfacing, striping maintenance, landscape maintenance, trash and litter pickup, and snow and ice removal on his/her/its Property.

4. <u>Insurance and Indemnity:</u>

unreasonably withheld.

i. During Construction: When an Access Point is being constructed, Coughlin and the owner of the Adjacent Property that is sharing in the construction of said Access Point, shall indemnify, defend and hold harmless the other and all tenants or occupants of their respective properties from all loss, liability, suits, judgments, costs, or expenses (including reasonable attorney fees) for incidents occurring on either owner's property during the period of time between the date of commencement and the date of completion of construction of the Access Point and arising out of any act or omission of Coughlin or the owner of said Adjacent Property, its tenants, contractors, agents, or employees. During such construction, Coughlin and said owner of the Adjacent Property shall carry public liability insurance against such occurrences in the amount of at least one-million dollars combined single limit coverage, naming the other as an additional insured, and shall assure that any contractor performing work on the Access Point shall likewise carry public liability insurance in such amount or greater, together with worker's compensation coverage in accordance with Ohio law.

ii. After the initial construction of the access point is complete: Coughlin and said owner of the Adjacent Property shall indemnify. defend, and hold harmless the other and all tenants or occupants of the other from all loss, liability, suits, judgments, costs, or expenses (including reasonable attorney fees) arising out of any and all occurrences taking place on his/her/its respective property. Each owner shall add the other, and, upon request, any tenant or occupant of the other, as an additional insured to its public liability insurance policy, and shall provide the other, upon written request, with a certificate attesting thereto. The insurance certificate shall

provide that the insurers shall give the additional insured at least thirty (30) days prior written notice of any intended cancellation of coverage. Each party's public liability insurance coverage shall be in the amount of at least one million dollars, combined single limit coverage. Each party hereby waives, for itself and any insurer providing it with liability insurance coverage, the right of subrogation against the other party hereto and against any tenant or occupant of such other party, for any and all claims paid for occurrences arising directly or indirectly out of the use of the easement created in this Agreement.

- 5. No Public Dedication: It is mutually agreed that the grants contained in this agreement are not intended and shall not be construed as a dedication of the Coughlin Property for public use, and the Coughlin will take whatever steps may be necessary to avoid such dedication.
- 6. Running with the Land: All of the easements, covenants, agreements, conditions, and restrictions set forth in this Agreement shall be construed as covenants running with the land, binding upon, inuring to the benefit of and enforceable by Coughlin and the owners of the Adjacent Properties and their respective successors and assigns, for so long as the Coughlin Property is put to commercial use, but if a portion of the Coughlin Property is zoned for a non-commercial use or developed for noncommercial use, Coughlin shall have the right to terminate easements, covenants, conditions and restrictions set forth in this Agreement as they apply on said non-commercially used portion of the Coughlin Property after receiving s approval of the Licking County Planning Commission or, if annexed, its municipal equivalent.
- 7. <u>Limited Recourse:</u> Recourse by Coughlin or the owners of Adjacent Properties against any owner named in this Agreement for any claim or liability arising in connection herewith shall be limited to such owner's interest in its respective property.

[Signature Page Following this Page No. 5]

IN WITNESS WHEREOF, Coughlin Automotive Properties of Circleville, LLC has duly executed this Agreement as of the day and year first written above.

COUGHLIN AUTOMOTIVE PROPERTIES OF CIRCLEVILLE, LLC.

STATE OF OHIO COUNTY OF LICKING

Before me, a Notary Public in and for said County, personally appeared AL COUGHLINJE, of Coughlin Automotive Properties of Circleville, LLC, an Ohio limited liability company, who acknowledged the signing and attestation of the foregoing Declaration of Cross Access Agreement to be his free act and deed, and as such *Resulent on behalf of Coughlin Automotive Properties of Circleville, LLC, for the uses and purposes set forth therein.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my official seal on the 16 day of Aug . 20 17

P.O. Box 991

Pataskala, Ohio 43062

GARY DILDINE

This Agreement was prepared by: Connie J. Klema, Attorney at Law

y Commission Expires 04-26-2621

PLAN

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2024-03-04 JOB #23-018 8a



STORMWATER MAINTENANCE AGREEMENT
THE FOLLOWING TEXT WILL BE RECORDED IN CONJUNCTION WITH THE FINAL PLAT:

The Stormwater Pond Easement is located on Lots 1, 2, & 4 (the "Pond"). The Pond is sized for the accommodation of stormwater detention and drainage of the currently constructed or currently proposed as of the approval of this preliminary plan on Lots 1, 2, & 4. Owner/Developer hereby grants for its use, its successors and assigns as owners of Lots 1, 2 & 4 ("Owners") a perpetual, non-exclusive easement for the use of the Pond. The Owner/Developer shall be responsible for overseeing and paying for the construction of the Pond. Upon completion of construction of the Pond, the Owners shall have the right thereafter to enter upon the Pond area, after giving notice to all Owners, to do all things necessary for the purpose of constructing, maintaining (removal of sediment & debris, stabilization of eroded areas, mowing, liter removal), inspecting, repairing, renewing, removing and replacing the Pond stormwater facilities. Any development of a Lot served by the Pond that is not adequately served by the Pond and requires additional detention and/or retainage of stormwater shall be sufficiently addressed by stormwater facilities constructed on said Lot by and at the cost of the Owner who owns said Lot after being approved by the Owners and applicable authorities. No Owner may expand the Pond on another Owner's Lot without first receiving approval from the Owner of said Lot.

Maintenance and repair of the Pond shall be shared by the Owners as follows: Lot 1: 32%, Lot 2: 35%, Lot 3: 33%.

No Owner shall permit any claim, lien, or other encumbrance arising from construction, maintenance, or use of the Pond to accrue against another Owner as a result of any action taken or neglected to be taken by said Owner exercising easement rights. Each Owner shall be responsible for his, her or its own negligence and the negligence of his, her or its representatives, employees, agents and contractors, and shall at all times indemnify, defend, and save harmless the other Owners, Licking County Planning Commission (LCPC), Licking County Engineer's Office (LCEO), and Licking County Soil and Water Conservation District (LCSWCD) on behalf of the Board of Commissioners, Licking County, Ohio, from, against, and on account of any loss, damage, or expense arising from the use of the Pond. Prior to commencement of construction of any alteration to the Pond, the constructing Owner shall provide a certificate of public liability insurance, covering the term of construction, in amounts reasonably satisfactory to the Owners naming said Owners as additional insureds. Any owner may enforce this provision at their own expense. No local government entity shall be required to enforce this

SHARED ACCESS AGREEMENT
THE FOLLOWING TEXT WILL BE RECORDED IN CONJUNCTION WITH THE FINAL PLAT:

A "Shared Access Easement" is recorded at Instrument No. 201707210015177 and was amended on the Coughlin Properties plat recorded at Instrument No. 202007300018947 (the Amended Shared Access Easement"), both documents being recorded in the Licking County Recorder's Office, Ohio. The Shared Access Easement and the Amended Shared Access Easement are hereby amended to address the revisions to the Coughlin Properties plat ("2023 Shared Access Easement"). The terms of the 2023 Shared Access Easement amend and supersede all conflicting terms of the above referenced Shared Access Easement and Amended Shared Access Easement. This 2023 Shared Access Easement will also be recorded by separate document with the Licking County Recorder's office, Ohio:

The Shared Access Easement and the Amended Shared Access Easement are hereby amended

1. The 2023 Shared Access Easement runs through and over Lot 1, Lot 2, and Lot 6 and is appurtenant to Lot 3, Lot 4, and Lot 5. The 2023 Shared Access Easement is for the use and benefit of the owners of Lots 1, 2, 3, 4, 5 & 6 ("Owners"), their heirs, successors, assigns, successors in title and all persons using the same for the benefit of any of them to freely pass and re-pass on foot or with vehicles for all lawful purposes incident or proper to the use and

2. The 2023 Shared Access Easement is (50) feet wide and the improved drive surface shall have a minimum width of twenty-six (26) feet. The Owners shall jointly construct, maintain, improve, and keep in good repair the 2023 Shared Access Easement and improvements thereon and shall mutually agree upon all maintenance, improvement, and repair. The terms "maintenance", "improvement", and "repair", in the context of this easement shall generally refer to, but shall not be limited to, the following activities:

• The placement of gravel, stone, cement, or bituminous aggregate within the improved driveway and apron area. • The removal and/or trimming of vegetation and tree debris within the easement area

where applicable. • The removal of snow and mud within the easement area.

• The surface preparation and sowing or erosion control seed material outside of the improved driveway are to mitigate erosion and offsite sedimentation.

3. Each of the Owners shall have the obligation of maintaining the 2023 Shared Access Easement and shall share the cost of maintaining and repairing the 2023 Shared Access Easement, improved drive surface and other improvement(s) in the following proportions:

Lot 1: Twenty-six percent (26%) of the costs

Lot 2: Twenty-eight percent (28%) of the costs

Lot 3: Ten percent (10%) of the costs Lot 4: Twenty-eight percent (28%) of the costs

Lot 5: Four percent (4%) of the costs

Lot 6: Four percent (4%) of the costs

4. Any damage or change resulting from the extraordinary uses such as construction traffic usage caused by an Owner, other than ordinary wear and tear, shall be repaired and paid by such Owner. Said completed repairs shall meet or exceed the condition of the improved drive surface at its pre-disturbed state and shall be completed within 30 days from the date of damage unless a majority of the Owners agree otherwise.

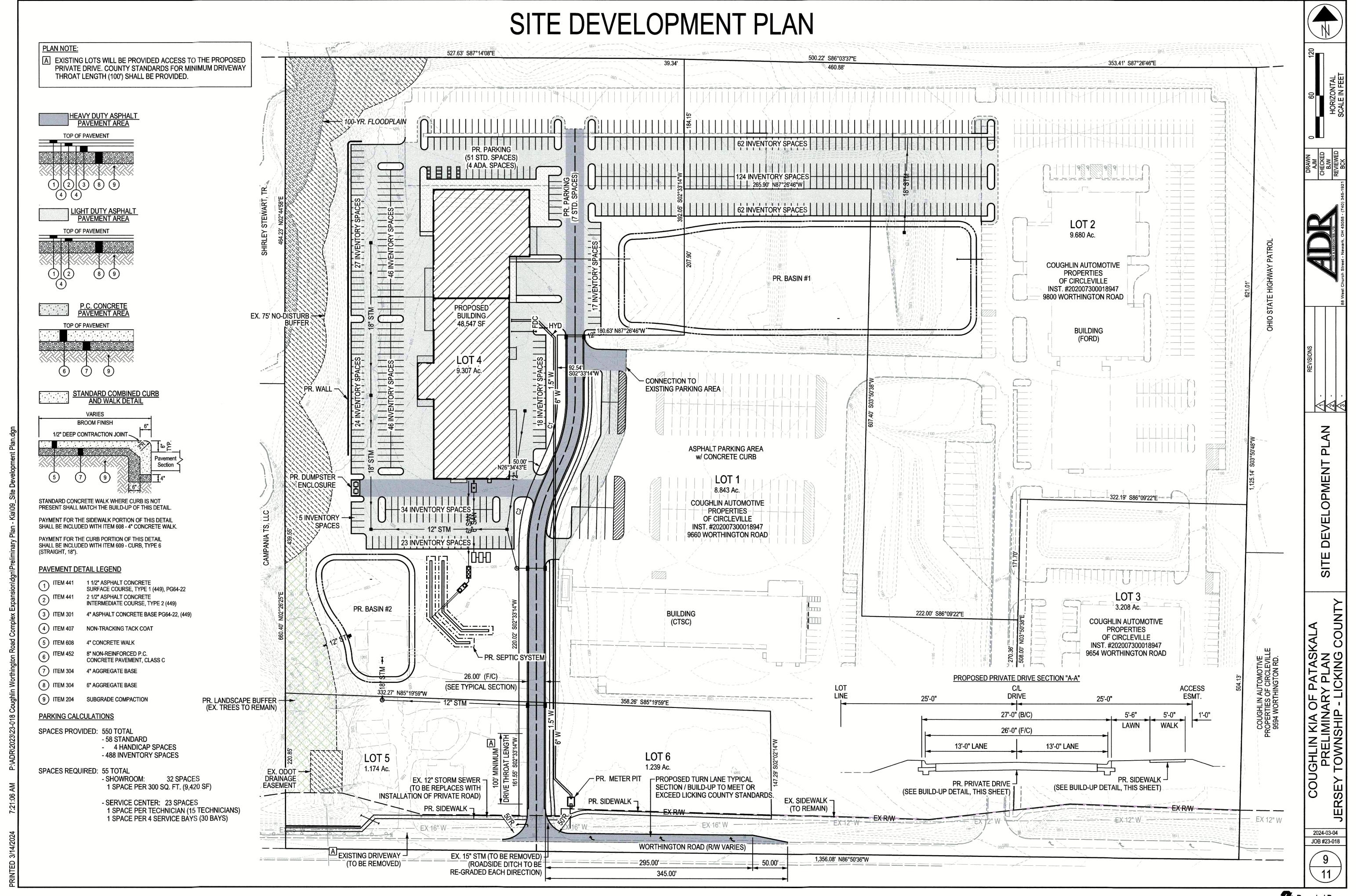
5. If any Owner improves the improved drive surface beyond the specifications mutually agreed upon by the Owners said Owner making the improvement shall do so at his/her/its own expense. The other Owners shall not be held responsible for maintaining the drive beyond the construction specifications mutually agreed upon but shall remain obligated to pay their share of the maintenance expenses up to the mutually agreed upon construction specification. Furthermore, if an Owner makes improvements or repairs to the drive without the prior written agreement of the other Owners, said Owner shall bear the entire cost of said repair and/or improvement.

6. The Owners shall be required to construct and maintain, at their own expense, access driveways situated on each Lot for connection to the 2023 Shared Access Easement drive. No Lot owner shall obstruct or permit obstruction of the 2023 Shared Access Easement drive in any manner whatsoever. The parking of vehicles within the 2023 Shared Access Easement drive in such a manner that restricts access is prohibited.

7. In the event of a dispute regarding maintenance, improvement or repair arises between the Owners for the costs thereof that is not settled in a timely manner, said dispute shall be submitted to resolution by binding arbitration. Except as otherwise provided herein, arbitration shall be pursuant to the provisions of Chapter 2711 of the Ohio Revised Code. Within fifteen (15) days after an Owner gives written notice to the other Owners of the dispute or controversy and demands arbitration, the parties shall mutually agree upon an independent arbitrator. If the parties are unable to agree, an arbitrator shall be appointed as provided in Ohio Revised Code Chapter 2711. The arbitration hearing shall be held no more than 45 days from the appointment of the arbitrator and a decision shall be made within 30 days of the hearing unless the Owners agree in writing to an extension. The parties shall share equally all costs of arbitration.

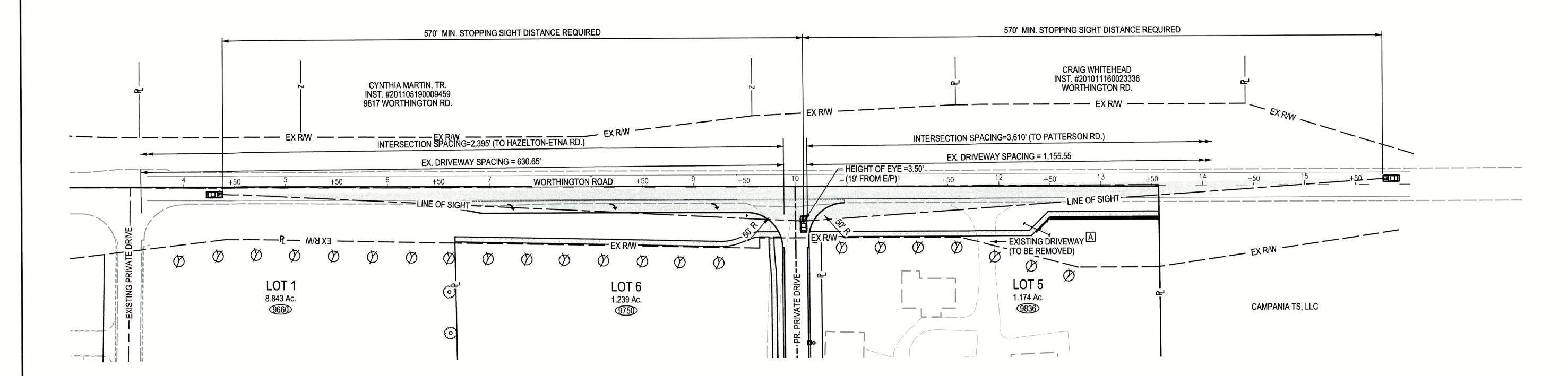
8. This 2023 Shared Access Easement or the covenants herein may be modified only upon the written agreement of all of the owners of Lots 1 through 6. No modification shall be effective until it is recorded in the Licking County Recorder's Office. The requirement for the shared common access driveway is a condition of approval of Licking County Planning Commission (LCPC) Major Subdivision Preliminary Plan Application SDP-23-4 and shall not be removed without the prior written approval of the LCPC board and the Licking County

9. All terms of the Shared Access Easement and the Amended Shared Access Easement that are not amended by this 2023 Shared Access Easement shall remain the same.

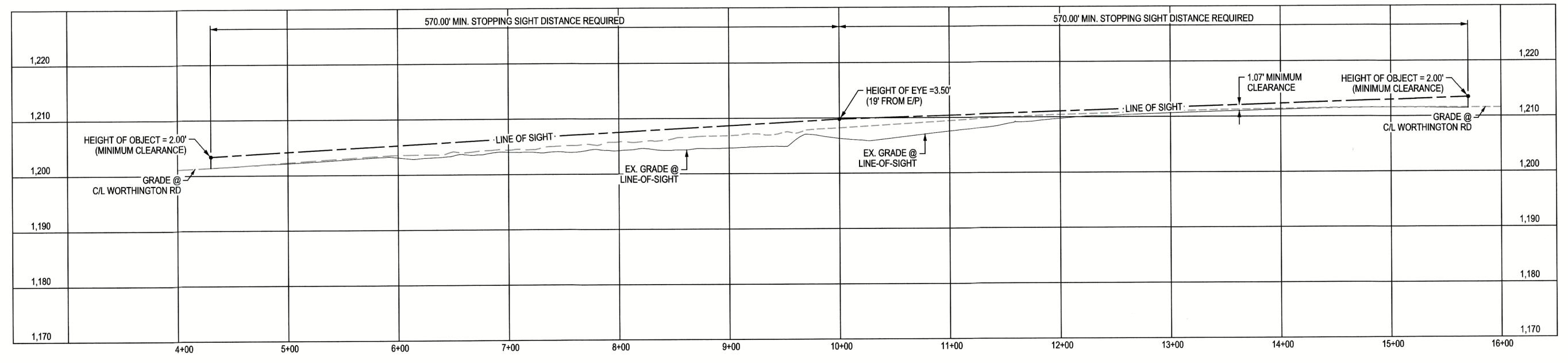








ROADWAY PROFILE - WORTHINGTON ROAD



PLAN NOTE:

A LOT 5 & 6 WILL BE PROVIDED ACCESS TO THE PROPOSED PRIVATE DRIVE AND BE RESTRICTED FROM DIRECT ACCESS

TO WORTHINGTON ROAD. COUNTY STANDARDS FOR MINIMUM DRIVEWAY THROAT LENGTH SHALL BE PROVIDED.

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2024-03-04 JOB #23-018

