

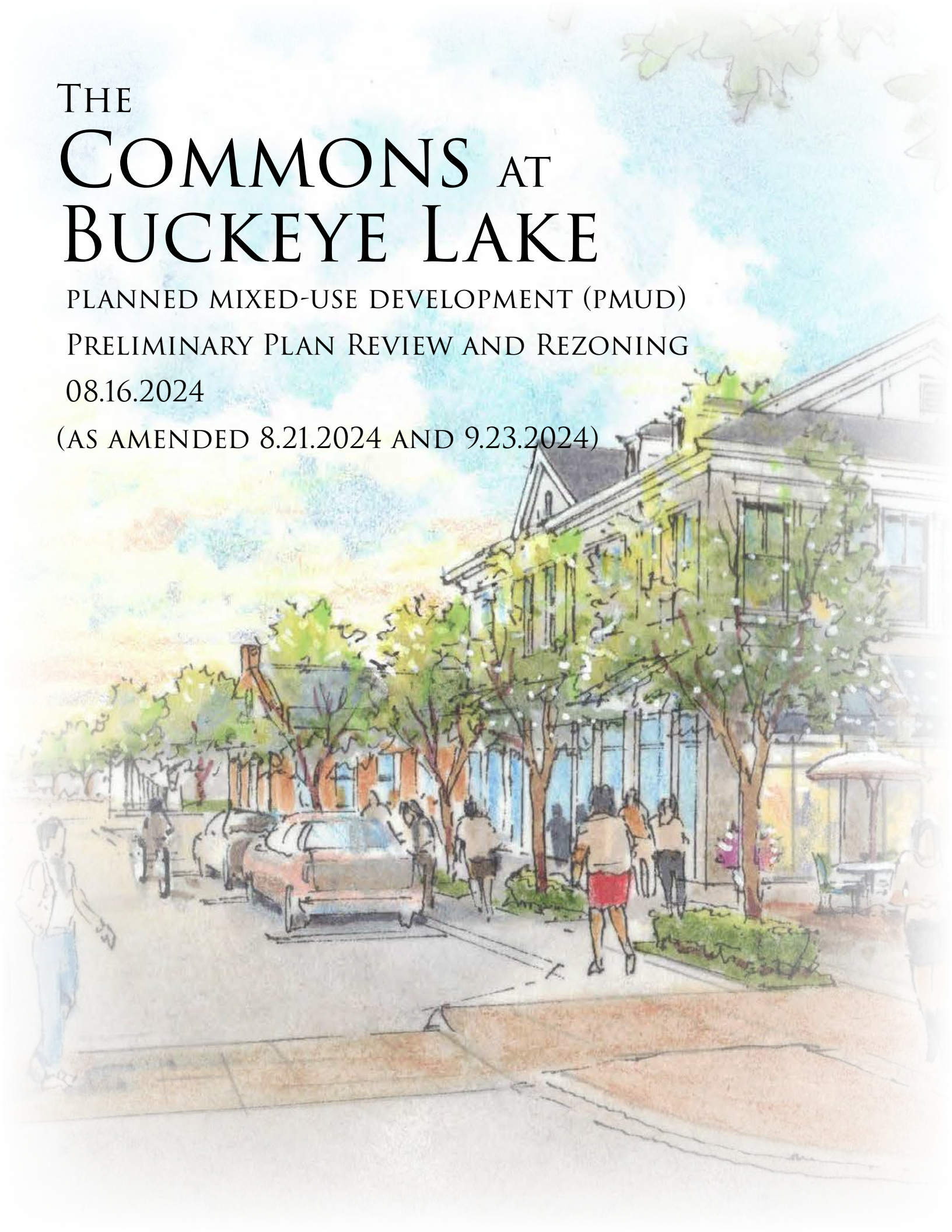
THE COMMONS AT BUCKEYE LAKE

PLANNED MIXED-USE DEVELOPMENT (PMUD)

PRELIMINARY PLAN REVIEW AND REZONING

08.16.2024

(AS AMENDED 8.21.2024 AND 9.23.2024)



INDEX

Tab 1

- PMUD Development Text
- Owner's Consent to Rezoning

Tab 2 – Adjacent Property Owners

Tab 3 – Legal Description

Tab 4 – Preliminary PMUD Plan Exhibits

- EXHIBIT A - Regional Concept/Vicinity Map
- EXHIBIT B - Existing Conditions Plan
- EXHIBIT C - Preliminary PMUD Plan
- EXHIBIT D - Preliminary Roadway Typical Sections
- EXHIBIT E – Typical Oil Facility Screen
- EXHIBIT F – Typical Landscape Buffer

Tab 5 - Engineering Exhibits

- Utility Schematic Plan
- Engineering Feasibility Memo

TAB 1
PMUD DEVELOPMENT TEXT

Planned Mixed-Use Development Text

The codified ordinances of the Village of Buckeye Lake shall apply except as otherwise provided herein. All references to the Village of Buckeye Lake Zoning Regulations refer to the version of the Code in force at the time of adoption of this zoning. Whenever there is a conflict or difference between the provisions of this development text for The Commons at Buckeye Lake and the Zoning Code of the Village of Buckeye Lake, the provisions of this development text shall prevail. Where the provisions of this development text are silent, the provisions outlined in the Village of Buckeye Lake Zoning Regulations, current as of the date of adoption of this Planned Mixed-Use Development, shall prevail.

1.01 General Intent

- (a). This property encompasses approximately 29.70 acres comprising parcels 074-335568-00.000, and 074-338100-00.000 in the northern part of The Village of Buckeye Lake, southeast of I-70 and OH-79 (Hebron Road) in the Village of Buckeye Lake. The applicant proposes to re-zone the property from its current designation of (AG) Agricultural and (R-2) Medium-Density Residential to (PMUD) Planned Mixed-Unit Development to allow for a mix of commercial, retail, restaurant, hospitality, live/work, and multi-family residential. The site is not far from the local and general business uses along Hebron Road, is visually accessible from, and adjacent to I-70 on the north and west, is bordered by a mix of residential uses in varying densities (R-2 and R-3) on the south, and commercial uses and Mill Dam Road to the east.
- (b). It is the intent of the Applicant/Developer to create a high-quality mixed-use development consisting of up to 180 multi-family residential units with a community clubhouse, up to 150 hospitality bedrooms, up to 160,000 square feet of retail/commercial and professional office providing goods and services to the development and surrounding community, and a maximum of 40 residential live/work units. All retail/commercial/hospitality, live/work and residential units will be designed as an architecturally consistent and cohesive community.
- (c). For the purposes of this PMUD zoning, the development has been broken down into 3 separate sub-areas, generally listed as the Retail/Commercial + Live/Work Subarea (Sub-area 'A'), the Commercial/Retail/Restaurant/Hospitality Subarea (Sub-area 'B'), and the Multi-Family Subarea (Sub-area 'C'), which are detailed further in the text below. It is the intent of the applicant to build the project in phases beginning with the multi-family Sub-area 'C', followed by the Retail/Commercial + Live/Work Sub-area 'A' and Commercial/Retail/Restaurant/Hospitality Subarea 'B' thereafter as dictated by market demand.

- (d). The extension of Worth Drive through the site will include sidewalks and street trees along each side for a well-designed streetscape.
- (e). The project will extend Worth Drive through the site to Mill Dam Road to the east.
- (f). Sidewalks will be provided throughout the community to provide the residents with easy pedestrian access to the communities' services and well-designed open spaces, and to facilitate enjoyment of the outdoors and connection with other members of the community. Landscape buffers will be provided between all the proposed uses and the adjacent residential areas to the south.
- (g). The application as submitted will provide the village with tax revenue as well as walkable alternatives for services and goods that the residents of this community, and nearby neighborhoods rely on.

1.02 Permitted uses

All the following uses shall be permitted in The Commons at Buckeye Lake PMUD:

- A. Subarea 'A' – Retail/Commercial, Professional Offices, Live/Work units, uses as specified in Village of Buckeye Lake Zoning Regulations, Article 14, Section 1403 B., and accessory uses as specified herein shall be permitted in Subarea 'A'.
- B. Subarea 'B' – Commercial/Retail/Restaurant, Hospitality, Professional Offices, uses as specified in Village of Buckeye Lake Zoning Regulations, Article 14, Section 1403 B., and accessory uses as specified herein shall be permitted in Subarea 'B'.
- C. Subarea 'C' – Uses as specified in Village of Buckeye Lake Zoning Regulations, Article 14, Section 1403 A.

1.03 Development Density

Densities and maximum square footage for The Commons at Buckeye Lake PMUD shall be as defined below.

- A. Subarea 'A' – A maximum of 40,000 square feet Retail/Commercial and/or Professional Office, and a maximum of 40 residential live/work units
- B. Subarea 'B' – A maximum of 120,000 square feet Commercial/Retail/Restaurant and up to 150 Hospitality bedrooms.
- C. Subarea 'C' – A maximum of 180 multi-family residential units.

1.04 Accessory Uses

- A. The following accessory uses shall be permitted in the Retail/Commercial, Professional Offices, Live/Work Subarea 'A':
 - 1. Private decks and/or patios.
 - 2. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
 - 3. Outdoor recreational amenities and outdoor garden structures.
 - 4. Outdoor dining areas.
 - 5. Outdoor fireplace or fire pit.
 - 6. Mechanical enclosures.
 - 7. Public Gathering Spaces.

- B. The following accessory uses shall be permitted within the Commercial/Retail/Restaurant/Hospitality Subarea Subarea 'B':
 - 1. Recreational Amenities.
 - 2. Parking Areas.
 - 3. Loading Areas.
 - 4. Mechanical enclosures.
 - 5. Temporary buildings for construction.
 - 6. Public Gathering Spaces.

- C. The following accessory uses shall be permitted in the Multi-Family Residential Sub-Area 'C':
 - 1. Private decks and/or patios.
 - 2. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
 - 3. Maintenance building for the storage of property maintenance equipment.
 - 4. Private Clubhouses and exercise facilities for the use of the residents of the development.
 - 5. Private swimming pools and amenities, for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of The Village of Buckeye Lake Code.
 - 6. Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located and complies with the Village of Buckeye Lake Codified Ordinances.

7. Outdoor fireplace or fire pit specifically for the use of residents of the facility.
8. Mechanical enclosures.
9. Resident car wash area.
10. EV charging stations.
11. Garages and car ports.
12. Parking Areas.
13. Loading Areas.
14. Public Gathering Spaces.
15. Food services (to include neighborhood bars and/or pubs)

1.05 Development Standards

A. Minimum floor area: Minimum floor area for residential units shall be:

1. Retail/Commercial + Live/Work Sub-area 'A'

- i. 650 square feet for 2nd Story Live/Work residential units:

2. Multi-Family Sub-area 'C'

- i. 1 Bedroom – 650 square feet
- ii. 2 Bedroom – 900 square feet
- iii. 3 Bedroom – 1,100 square feet

B. Maximum Building Height:

For all buildings and structures in The Commons at Buckeye Lake PMUD the maximum building height shall be as defined in this section. Architectural design elements, consistent with the design and use of the building, such as cupolas, chimneys, spires, weathervanes, belltowers, etc. shall be permitted to extend above this maximum height:

1. Retail/Commercial, Professional Offices, Live/Work Sub-area 'A'

- i. Up to 3-Story - 45' Maximum Height:

2. Commercial/Retail/Restaurant/Hospitality Sub-area 'B'

- i. Up-to 5-Story – 75' Maximum Height

3. Multi-Family Sub-area 'C'

- i. Up-to 3-Story – 45' Maximum Height

C. Minimum Yard Dimensions, Setbacks, and Building Separation:

1. Minimum Setbacks from Public Road 'A'

Building Setback: Min. 0 feet from the ROW of Road 'A' to any Building for all Sub-areas.

Pavement and Parking: Min. 5 feet from the ROW of Road 'A' to any pavement or parking for all Subareas.

Min. 5 feet from Northerly, Westerly, and Easterly property lines to any pavement or parking for all Subareas.

Min. 10 feet from Southerly property lines to any pavement or parking for all Subareas.

2. Retail/Commercial, Professional Offices, Live/Work Sub-area 'A'

- i. North Sub-area Boundary - 0' for buildings and 0' for parking / pavement.
- ii. East Sub-area Boundary – 0' for buildings and 0' for parking / pavement.
- iii. South Property Line - 15' for buildings and 10' for parking / pavement.

3. Commercial/Retail/Restaurant/Hospitality Sub-area 'B'

- i. North Property Line - Min. 25' for buildings and 5' for parking / pavement.
- ii. West Property Line - Min. 25' for buildings and 5' for parking / pavement
- iii. East Property Line (adjacent self-storage) – 25' for buildings and 5' for parking / pavement.
- iv. South Property Line - 25' for buildings and 10' for parking / pavement.

4. Multi-Family Sub-area 'C'

- i. Mill Dam Road ROW – 25' for buildings and 25' for parking / pavement.
- ii. North Property Line - 15' for buildings and 5' for parking / pavement.
- iii. South Property Line - 15' for buildings and 10' for parking / pavement.

1.06 Parking and Circulation:

- A. Sidewalks and paths: Developer shall install sidewalks on all public and private roads as shown on the Preliminary PMUD Plans. An 8' asphalt multi-use path shall be constructed around the ponds (if any), and within the R.O.W. of Public Road 'A'.
- B. Off Street Parking Requirements: Except as otherwise provided below, The Village of Buckeye Lake's parking regulations outlined in Article 10 of The Village of Buckeye Lake Zoning Code shall apply.
 - 1. Retail/Commercial, Professional Offices, Live/Work Sub-area 'A'
 - A minimum of 2 parking spaces per each live/work residential unit.
 - 2. Multi-Family Sub-area 'C'
 - A minimum of 1.5 parking spaces per each multi-family residential unit.

1.07 Open Space

The Commons at Buckeye Lake PMUD shall meet the open space requirements of Article 14 of The Village of Buckeye Lake zoning code and shall be a minimum of 25% of the gross land area of the property. Open space shall meet code requirements, and shall be controlled by deed and owned and maintained in common by the property owner. Within the open space the following shall be permitted:

- 1. Within the area surrounding retention basins the user may be permitted to install pathways and benches as desired to make the area accessible to residents of the community for passive recreation.
- 2. Within the open spaces surrounding the Multi-Family residential buildings the user may be permitted to install exterior gardens and garden structures, patios, gazebos, picnic areas, dog parks and/or outdoor games or sport facilities such as, but not limited to, bocce, pickleball, for residents of Sub-area 'C'.

1.08 Landscaping and Screening

Landscaping for The Commons at Buckeye Lake PMUD will be provided in accordance with Article 14 of The Village of Buckeye Lake Zoning Code and as follows:

- A. Existing Tree lines: The existing tree lines within the perimeter setbacks along the south, west, east, and north boundary lines shall be preserved to the extent possible and be maintained as a landscape buffer.
- B. The applicant shall install evergreen trees between proposed uses and any existing oil facilities. See Exhibit E.

- C. To augment the existing tree lines, the applicant shall install a combination of deciduous shade trees, deciduous ornamental trees, and evergreen trees between proposed uses and the property perimeter abutting existing residential lots or homes. See Exhibit F.
- D. Street Trees: Deciduous shade trees shall be required along all new public and private streets developed within the project. Street trees shall be a minimum of 2" cal. and located a maximum of 50' on-center, and a minimum of 30' on-center and such spacing may vary to accommodate the placement and location of driveways and utilities such as fire hydrants.
- E. Deciduous shade trees shall be a minimum of 2" cal. and located within proposed parking areas at a rate of 1 tree per each 15 parking spaces.

1.09 Architectural Standards:

A. Exterior Materials:

- 1. Exterior cladding for all building types within The Commons at Buckeye Lake PMUD shall be within the color palette described below and be of traditional materials, most commonly found on similar building types. Permissible materials may include the following:
 - Brick or brick veneer.
 - Stone or stone veneer.
 - Stucco.
 - Fiber cement siding (James Hardie or similar) in horizontal profile, cedar shake profile, or board and batten profile.
 - Wood siding in horizontal profile, cedar shake profile, or board and batten profile.
 - High quality vinyl siding- minimum of .044-inch nominal thickness in horizontal profile, cedar shake profile, or board and batten profile. Vinyl siding shall be limited to rear and side elevations.
- 2. Roof materials: Asphalt shingles or standing seam metal roofing, flat roofs, metal shingles, solar and concrete tiles.
- 3. Soffits and Trim: Aluminum and other metals, wood, stucco and vinyl shall be approved for trim, fascia, and soffit uses.

B. Color Palette:

- 1. For all structures within The Commons at Buckeye Lake PMUD, only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided only that they are in more muted tones.

1.10 Signs:

Except as otherwise provided, The Village of Buckeye Lake's signage regulations outlined in Article 11 of The Village of Buckeye Lake Zoning Code shall apply.

A. Joint Identification Signs:

1. Developer shall be permitted to have (2) Joint Identification Signs listing the name of the development and names of select tenants
2. The Primary Joint Identification sign shall be oriented to the highway and shall not exceed (60) feet in height. The Secondary Joint Identification Sign shall be sited in the Final PMUD plan and shall not exceed (25) feet in height.
3. All monument and pylon signs shall be placed in a landscape area and shall be located a minimum of 10' from the edge of the R.O.W. on which it fronts.
4. Tenant panels on the joint Identification signs shall be internally illuminated.

B. Subareas 'A' and 'B' - Outparcel Monument Signs:

1. Each outparcel in Subareas 'A' and 'B' shall be allowed one (1) monument sign per right-of-way frontage on Public Road 'A'.
2. Monument signs shall have a maximum height of (7) feet and a maximum width of ten (10) feet. The graphic area shall not exceed fifty (50) square feet per sign face.
3. All monument signs are to be constructed with a masonry base that is consistent with the materials specified in the Subarea B standards.
4. All monument signs shall be placed in a landscape area and shall be located a minimum of 10' from the edge of the R.O.W of Public Road 'A'.
5. Each outparcel may provide appropriate directional signage at ingress/egress access points. On site permanent directional signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design, material and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be four (4) square feet.
6. Monument signs shall be internally illuminated.

C. Subarea 'B' - Anchor Tenant Signage:

1. All wall-mounted signage may be internally illuminated. Signs shall be mounted with non-corrosive hardware and all points of penetration will be caulked and sealed.
2. Graphic area: The maximum sign area of an anchor tenant shall be three (3) square feet of wall sign for each one (1) linear foot of wall to which the signage is to be mounted. Total graphics area shall not exceed four hundred (400) square feet per facade.
3. Sign drawings in color must be submitted to and approved by Landlord prior to manufacture of signage. Minimum drawings submitted shall include:
 - I. Scale elevation drawing of sign superimposed on building elevation, including width and height of signage.
 - II. Section through typical signage indicating all sign and wiring components, materials, colors and finishes.
 - III. Sign control specifications.
4. Installation specifications, including requirements outlined in this criteria. Upon vacating, the tenant shall remove their signage and seal all openings and restore the fascia to its original condition finish and color.

D. Subareas 'A' and 'B' Tenant Signage - In-line Retail:

1. Use of individually mounted letters or raceway mounted letters shall be limited to the fronts, or with endcap tenants, front and side of stores relative to each tenant's space. In all instances the message letters and/or its raceway shall be mounted to the building face. Signs shall be mounted with non-corrosive hardware and all points of penetration will be caulked and sealed.
2. All tenant signage shall be internally illuminated. Sign Illumination shall be LED (preferred) or neon tubing properly spaced for even illumination. Neon transformers shall not exceed 12,000 A.
3. Signs cannot exceed eighty percent (80%) of width of storefront of Leased Premises. The maximum sign area allowed shall not exceed two (2) square feet of sign are for each lineal footage of store frontage.
4. Sign faces shall be 1/8" to 3/16" thick Plexiglas of any color that provides good contrast illumination to the store front.
5. Sign drawings in color must be submitted to and approved by Landlord prior to manufacture and installation. Minimum drawings submitted shall include:
6. Scale elevation drawing of sign superimposed on building elevation, including width and height of letters.
7. Section through typical letter indicating all sign and wiring components, materials, colors and finishes.

8. Size, numbers of rows and color of neon.
 9. Transformer size and location.
 10. Sign control specifications.
 11. Installation specifications, including requirements outlined in this criteria.
 12. Upon vacating the center, the tenant shall remove their sign or raceway and seal all openings and restore the fascia to its original condition finish and color.
 13. Tenant raceway color to match building finish.
 14. All signs, including installation, will comply with all local building zoning and electrical codes and will bear the UL Label. Prior to installation, Tenant must first obtain all appropriate governmental licenses and permits.
- E. Subareas 'A' and 'B' - Outparcel Building Signs:
1. All wall mounted signage may be internally illuminated. Signs shall be mounted with non-corrosive hardware and all points of penetration will be caulked and sealed.
 2. The horizontal width of each tenant's copy shall be a maximum of (80%) of the width of the wall on which is located.
 3. Outparcel buildings shall be permitted the (3) on-premise wall signs. No graphic area shall be larger than 100 square feet per sign. The total aggregate graphic area for all such wall signs shall not exceed two hundred (200) square feet per building.
 4. Sign faces shall be 1/8" to 3/16" thick Plexiglas of any color that provides good contrast illuminations to the store front. All signs, including installation, will comply with all local building zoning and electrical codes and will bear the UL Label. Prior to installation, Tenant must first obtain all appropriate governmental licenses and permits.
- F. Subarea 'C' sign criteria
5. Sub-Areas 'C' shall be allowed one (1) entry monument sign to be installed at each entry along the right-of- way frontage along Public Road 'A'.
 6. Monument signs shall have a maximum height of (7) feet, and a maximum length of nine (9) feet. The graphic area shall not exceed fifty (50) square feet per sign face.
 7. All sub-area 'C' entry signs are to be constructed with a masonry base that is consistent with the materials used for signage throughout the rest of the project.

8. All monument signs shall be placed in a landscape area and shall be located a minimum of 10' from the edge of the R.O.W of the road on which it fronts.
9. Entry monument signs shall either be externally illuminated through the use of ground mounted low voltage lighting, or through the use of backlighting of individual sign letters

1.11 Trash Collection, Mail Delivery, and utilities:

A. Trash Collection:

1. Retail/Commercial + Live/Work Subarea 'A' - Trash collection for each live/work unit shall either be collected by curbside pickup in individual rolling bins for each unit through a service contracted with the developer, or in dumpsters to be located on site. Dumpsters shall be screened from view on three sides by a fence or wall, and on the operable side through a hinged gate of similar materials, or a pre-fabricated metal louver type gate.
2. Commercial/Retail/Restaurant/Hospitality Subarea 'B' – Trash collection for the Commercial/Retail/Restaurant/Hospitality sub-area shall be through either dumpster or compactor located to the rear of the facility. Dumpsters or compactors shall be screened from view on three sides by a fence or wall, and on the operable side through a hinged gate of similar materials, or a pre-fabricated metal louver type gate.
3. Multi-Family Subarea 'C' – Trash collection for the multi-family use shall be via dumpster(s) or compactor located to the rear of the site. Trash collection for the clubhouse shall be via a dumpster. Dumpsters or compactors shall be screened from view on three sides by a fence or wall, and on the operable side through a hinged gate of similar materials, or a pre-fabricated metal louver type gate.

B. Mail Delivery:

Mail Delivery for the multi-family residential units shall be through a central mailbox location(s) on site as shown on the development plan. Central mailbox location(s) shall be within walking distance of the individual living units, and shall include a small number of off street parking spaces for convenience of the residents.

C. Utilities:

1. All permanent utility connections shall be out of view or sufficiently screened by a fence or landscaping if they can be seen from a public right of way.

1.12 Intended Agreements, Provisions, and Covenants to Govern the Use of the Development, approval of building materials/architectural styles and open spaces to be preserved.

- A. Provision shall be made to establish a private organization (i.e. homeowners/ or master association) with direct responsibility to provide for the operation and maintenance of all common facilities and amenities that are part of the planned mixed-use development, and in such instance the legal assurances demonstrating that the private organization is self-perpetuating.

1.13 Process of Amendment

- A. Except as otherwise provided, changes to an approved Final Development Plan shall be permitted according to The Village of Buckeye Lake Article 14 Section 1407 current as of the date of adoption of this Planned Mixed-Use Development.
 - 1. The acreage for all Subareas is measured to the perimeter property lines, centerlines of proposed roads, and residential property lines hence they are gross acreages. These subarea acreages may adjust, if necessary, with the centerline of the proposed roads during final engineering. The developer shall be permitted to transfer density between individual Subareas without the need to amend the Zoning Plan for the entire Development. Notwithstanding the foregoing, no changes to one or more Subareas shall result in either: (a) the maximum density calculations for the entire PMUD exceeding, or (b) the minimum open space calculations for the entire PMUD being less than, the overall maximum density and minimum open space calculations contained in this Preliminary PMUD text. No more than 10% of the total permitted density of the project shall be transferred from one subarea to another.

OWNER'S CONSENT TO REZONING APPLICATION

Property Owner Information:

Name of Owner(s): Philipps Worth Properties Ltd.

Mailing Address: c/o Jim Bidigare, Coldwell Banker Realty

City, State, Zip Code: 591 Country Club Drive Newark 43055

Phone Number: 217-871-1465

Email Address: Rodney Philipps <rodphilipps@gmail.com>

Property Information:

(PID 074-335568-00.000) 165 WORTH DR, BUCKEYE LAKE, OH 43008

Property Address: (PID 074-338100-00.000) LOT 11 BEECH RIDGE 3RD ADD WORTH DR, BUCKEYE LAKE, OH

Parcel Number: 074-335568-00.000, 074-338100-00.000

Current Zoning Classification: 074-335568-00.000: AG AGRICULTURAL; 074-338100-00.000: R2 RESIDENTIAL

Proposed Zoning Classification: PMUD

Rezoning Application Information:

Applicant's Name (if different from Owner): PHIL MOOREHEAD


Reason for Rezoning Request: IMPROVEMENT OF PROPERTY

Owner's Consent:

I/We, the undersigned, am/are the legal owner(s) of the property described above and hereby give full consent to the rezoning application to rezone the property from AG/R2 to MPUD.

I/We acknowledge that I/we have been informed of the proposed rezoning and understand the potential implications of this change. I/we further confirm that the information provided is accurate and that I/we have the authority to execute this consent.

Owner's Signature(s):

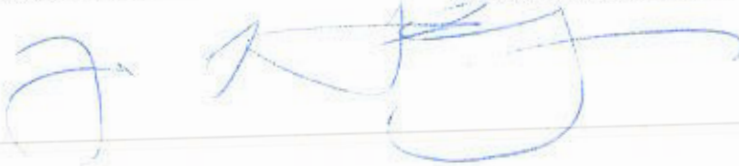
 MEMBER (Signature) Date: 9/10/2024
____ (Signature) Date: _____

Notary Acknowledgment:

State of Ohio, County of Licking

On this 10th day of Sept, 2024, before me, the undersigned Notary Public, personally appeared Robert Phil. [unclear], known or satisfactorily proven to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal





TAB 2
ADJACENT PROPERTY OWNERS

KTS PATHWAYS LLC
1209 HILL ROAD #225
PICKERINGTON, OH, 43147

WHITETAIL PROPERTY
MANAGEMENT LLC
3210 MAPLE AVE NE
MILLERSPORT, OH, 43046

CHRISTINE M. COOPER TRUSTEE
10767 MILL DAM ROAD
HEBRON, OH, 43025

DANIEL H. SCHILLING
10466 MILL DAM ROAD,
HEBRON, OH, 43025

JOHN CURTIS WARD
10466 MILL DAM ROAD,
HEBRON OHIO 43025

VILLAGE OF BUCKEYE LAKE
PO BOX 27
BUCKEYE LAKE, OH, 43008

BLUE HERON LIMITED
PARTNERSHIP
159 WILSON STREET,
NEWARK, OH, 43055

CHERYL L. LARGE
PO BOX 531,
BUCKEYE LAKE, OH, 43008

CHASE LEE GILROY & JANELLE
VERONICA
78 WORTH DR.
HEBRON, OH, 43025.

JAMES E. MORGAN & CATHERINE
A. TRUSTEES
401 MOUND STREET,
HEBRON OH, 43025

KRISTY LYNN KINLEY & JERRY
OWEN SCHONE
60 WORTH DR,
HEBRON OH, 43025

KRISTY LYNN KINLEY
510 PROVIDENCE LANE,
HEBRON, OH, 43025

MICHELLE MALCOLM & SCOTT
MCCREARY
130 WORTH DR,
HEBRON OH, 43025

CANAL INVESTMENTS LLC
PO BOX 805,
NEWARK, OH, 43055

MICHAEL P SOLACE
133 WORTH DR SE,
HEBRON OH 43025

RICHARD L PARSELL
117 WORTH DR,
HEBRON OH 43025

THEO E JONES
BOX 467,
BUCKEYE LAKE OH 43008

MICHAEL POUND
57 WORTH DR,
HEBRON OH 43025

VICTORIA ANN HARTLEY
41 WORTH DR,
BUCKEYE LAKE, OH, 43008

BAILEY CUMBOW
25 WORTH DR,
BUCKEYE LAKE, OH, 43008

JACK T MCDONALD
9 WORTH DR,
HEBRON, OH, 43025

THOMAS L. PERKEY & KATHERINE J
TRUSTEES
PO BOX 124,
HEBRON, OH, 43025

KIRBY B DAY
7 WORTH DR
HEBRON, OH, 43025

JON W COAKLEY
123 NORTH 8TH STREET
HEBRON, OH, 43025

SANDRA FOSTER
15 BAY STREET,
HEBRON, OH, 43025

TAB 3
LEGAL DESCRIPTION

PHILLIPS WORTH PROPERTIES LTD.,
IN:202205190012579,
TAX PARCEL 74-335568-00.000
SITUATED IN LOT 18 & 19, SECTION 12, TWP 17N, RNG 18W,
REFUGEE LANDS,
VILLAGE OF BUCKEYE LAKE, LICKING COUNTY, OHIO

16. All building construction or additions are not new construction.
17. No knowledge of any proposed street changes of right-of-way lines.
18. No wetlands were delineated.
19. Plottable offsite easements or servitudes are shown as were provided.

No Easement was found for the electric lines crossing the property. These poles also support telephone and cable. It is likely an easement exist but it was recorded earlier then the search window and it was not found.

The driveway onto subject parcel is a shared access driveway from Worth Drive to the Petroleum/Oil Storage Tanks and Oil Pump / Rig facilities. Access has been allowed by a lease with geokat. LLC., for and to the Petroleum/Oil Storage Tanks and Oil Pump / Rig facilities shown on the drawing.

The Items shown on this survey of this tract of land correspond to those Items with the same numbers that are shown in SCHEDULE B-PART II of the Title Resources Guaranty Company, ALTA Commitment Number: 2580024-00572 Dated 4/17/2024, for 0 Worth Drive, Buckeye Lake, OH, issued by Quality Choice Title.

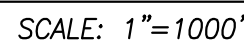
11. Rights of the public to use those portions of subject premises lying within the confines of public roads and highways. AFFECTS THE NORTH 30 FEET OF WORTH DRIVE.

12. We do not affirmatively insure the quantity of acreage setforth in the description contained in Schedule "A" hereof. ACREAGE IS SHOWN ON SHEET 2

13. Setback lines disclosed by the subdivision plat.
NO SETBACK LINES ARE PART OF THE LOT 11, BEECH RIDGE THIRD ADDITION PLAT.

14. Utility Easements as shown on the recorded plat.
NO UTILITY EASEMENTS ARE PART OF THE LOT 11, BEECH RIDGE THIRD ADDITION PLAT.

15. Oil and Gas Lease of record in Instrument No. 202008120020432; amended in Instrument No. 202210190025339, Records Office, Licking County, Ohio.
BLANKET LEASE OVER THE ADJUSTED LEASE 29.807 ACRES, LESSEE IS GEOKAT LLC



SURVEYOR'S CERTIFICATE:

To Ohio Properties Deals, Inc., its successors and/or assigns;

Phillips Worth Properties, Ltd., its successors and assigns;

Title Resources Guaranty Company, its successors and assigns;

Quality Choice Title, its successors and assigns;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land

Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items

1-4, 6(a), 6(b), 7(a), 8, 9, 10(a), 13, 14, and 16-21 of Table A thereof.

The field work was completed on August 14, 2024.

Date of Plat or Map: 08/20/2024



EXISTING ZONING DISTRICT:
AG
AGRICULTURAL

SETBACKS
FY- 35'
SY-15'
RY-25'
MAX HEIGHT-None

FLOOD ZONE: X, UNSHADED,
PANEL NO. 39089C0478J
EFF. DATE 3/16/2015

LEGEND

- 5/8" Dia. Iron Pin Found
 ⊙ 3/4" O.D. Iron Pipe Found, unless otherwise noted
 ● Iron Pin Set 5/8" Dia x 30" L rebar w Orq ID Cap

BASIS OF BEARINGS
Ohio State Plane Grid, South Zone, NAD83(2011)

PARCEL 1: DESCRIPTION - 29.287 AC.

Situated in Lots 18 and 19, in the Southwest Quarter of Section 12, Township 17N, Range 18W, Refugee Lands, Village of Buckeye Lake, County of Licking, State of Ohio, and being part of the Kenneth E. Philipps Parcel, as recorded in Instrument No. 199911010044986, all references are the Records of the Licking County Recorder, said parcel being further described as follows: Commencing at a 3/4" O.D. iron pipe found at the northeast corner of Lot 11 of Beech Ridge Third Addition, recorded in Volume 7, Page 78 of the Plat Records, said point also being the True Point of Beginning for the parcel herein described;

Thence, North 86 deg. 07' 30" West, 932.60 feet, along the north line of said Beech Third Addition and north line of the Thomas L. & Katherine Perkey, Trustees parcel, as recorded in Instrument 201508310018601, and Third Street, 25 feet wide, passing a 3/4" O.D. iron pipe found at 709.53 feet;

859.78 feet, to an iron pin set on the L/A R/W line for the Entrance Ramp to IR 70; Thence, along the L/A R/W of the Entrance Ramp to IR 70 the following four (4) courses:

North 38 deg. 36' 06" East, 889.97 feet, to an iron pin set;

North 48 deg. 54' 57" East, 157.86 feet, to an iron pin set;

North 38 deg. 39' 54" East, 202.83 feet, to an iron pin set;

North 83 deg. 56' 33" East, 525.23 feet, to an iron pin set;

Thence, South 04 deg. 39' 41" West, 424.94 feet, across said Philipps parcel, to an iron pin set; Thence, South 85 deg. 41' 02" East, 460.15 feet, across said Philipps parcel, to an iron pin set; Thence, South 04 deg. 37' 43" West, 74.59 feet, across said Philipps parcel, to an iron pin set; Thence, South 85 deg. 22' 17" East, 231.17 feet, across said Philipps parcel, to an iron pin set on the westerly Right of Way line of Mill Dam Road SE;

Thence, South 00 deg. 33' 24" East, 353.01 feet, along the westerly line of Mill Dam Road, to a 5/8" dia. iron pin found at the northeast corner of the Claudian J. Essex parcel, as recorded in Instrument No. 201604130007078;

Thence, North 85 deg. 37' 40" West, 302.46 feet, along the north line of said Essex parcel, to a 1" O.D. iron pipe found;

Thence, South 04 deg. 22' 20" West, 125.02 feet, along the west line of said Essex parcel, to an iron pin set on the northerly line of the Daniel H. Schilling parcel, as recorded in Instrument No. 201006160011384;

Thence, North 84 deg. 59' 37" West, 441.40 feet, along said north line of said Schilling parcel, to an iron pin set;
Thence, South 04 deg. 11' 53" West, 63.95 feet, along the west line of said Schilling parcel, to a 5/8" dia. iron pin found at the northeast corner of the Russel and Harriet A. Cameron parcel, as recorded in Instrument No. 201310180026053;

Thence, North 86 deg. 07' 30" West, 313.34 feet, along the north line of said Cameron parcel, to a 3/4" O.D. iron pipe found;
Thence, South 05 deg. 25' 00" West, 207.88 feet, along the west line of said Williams parcel, to an iron pin set, at the northeast corner of Worth Drive (60' wide).

Thence, North 86 deg. 07' 30" West, 31.93 feet, along the north line of said Worth Drive, to an iron pin set at the southeast corner of said Lot 11;
Thence, North 05 deg. 25' 00" East, 207.88 feet, along the east line of said Lot 11, to the True Point of Beginning.

Containing 29.287 Acres, more or less, 22.980 acres in PN 074-335514-00.000, and 6.307 acres in PN 074-335568-00.000, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

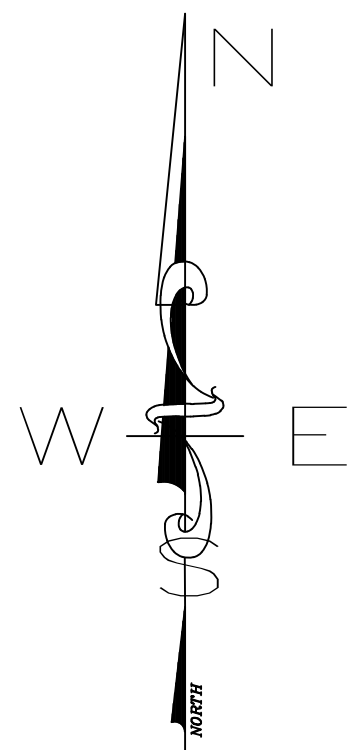
All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".
Bearings are based on State Plane Grid, South Zone NAD83(2011).
Part of PN 074-335514-00.000 and Part of PN 074-335568-00.000

This description is based on a survey made by Todd D. Willis in March, 2017, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

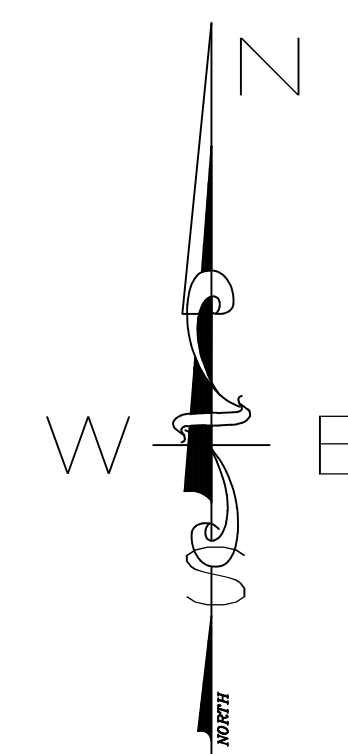
AND

PARCEL 2:
Situating in the State of Ohio, County of Licking and Village of Buckeye Lake and bounded and described as follows:
Being Lot Number 11 in the BEECH RIDGE THIRD ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 78, Recorder's Office, Licking County, Ohio.

Being the same premises conveyed by Phillip E. Haas and Cynthia J. Haas to Clarence V. Crozier and Dorothy H. Crozier by deed dated August 21, 1969, and recorded in Vol. 652, at page 130, of the Deed Records of Licking County, Ohio.
PPN: 074-338100-00.000



REVISONS	
REV. NO.	DESCRIPTION
DRAWN	
CHECKED	
Job No. 24137	
VILLAGE OF BUCKEYE LAKE, LICKING, OHIO	
Phillips Worth Properties,	
Project	Ltd., parcel <i>Worth Drive</i>
Sheet Name	<i>ALTA / NSPS Land Title Survey</i>
Scale: AS SHOWN Date: 8/21/2014	
<i>WILLIS ENGINEERING & SURVEYING</i> 12512 West Bank Drive Millsport, OH 43046 (740) 739-4030	
Sheet	I



REVISIONS	
REV. NO.	DESCRIPTION
DRAWN	
CHECKED	
Job No. 24137	

VILLAGE OF BUCKEYE LAKE, LICKING, OHIO	
Phillips Worth Properties, Project Ltd., parcel <i>Worth Drive</i>	
Sheet Name	<i>ALTA / SURPS</i> <i>Land Title Survey</i>
Scale: 1"=100'	Date: 8/21/2024
<i>WILLIS ENGINEERING & SURVEYING</i> 12512 West Bank Drive Millersport, OH 43046 (740) 739-4030	
Sheet	2

TAB 4
CONCEPT PLAN EXHIBITS

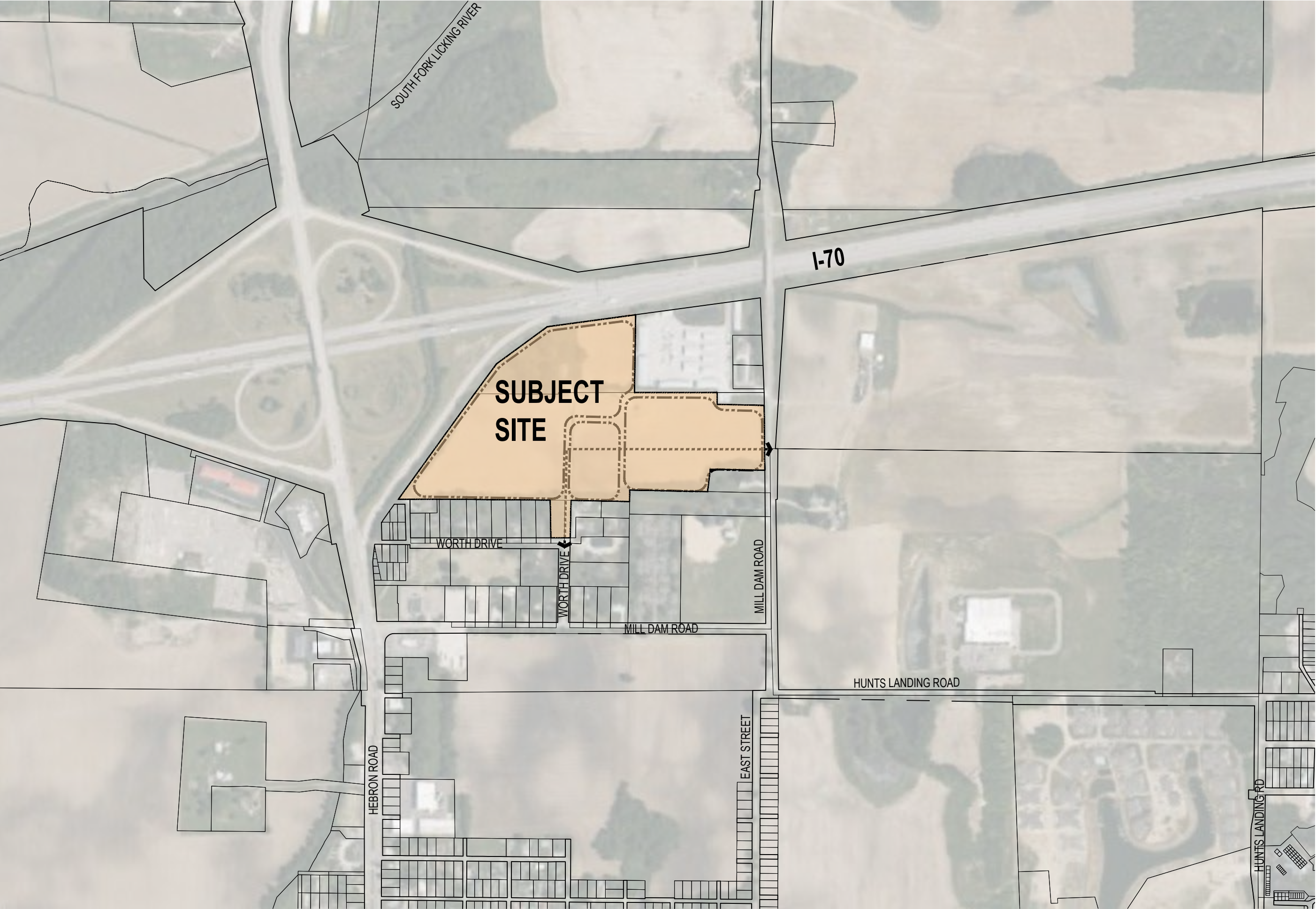


EXHIBIT A - Regional Concept/Vicinity Map

SITE DATA

Gross Acreage	± 29.70 Acres
---------------	---------------

Plan Key		
Amanda Silt Loam		
Bennington Silt Loam		
Centerburg Silt Loam		
Glenford Silt Loam		
Pewamo Silty Loam		
Drainage Pattern		

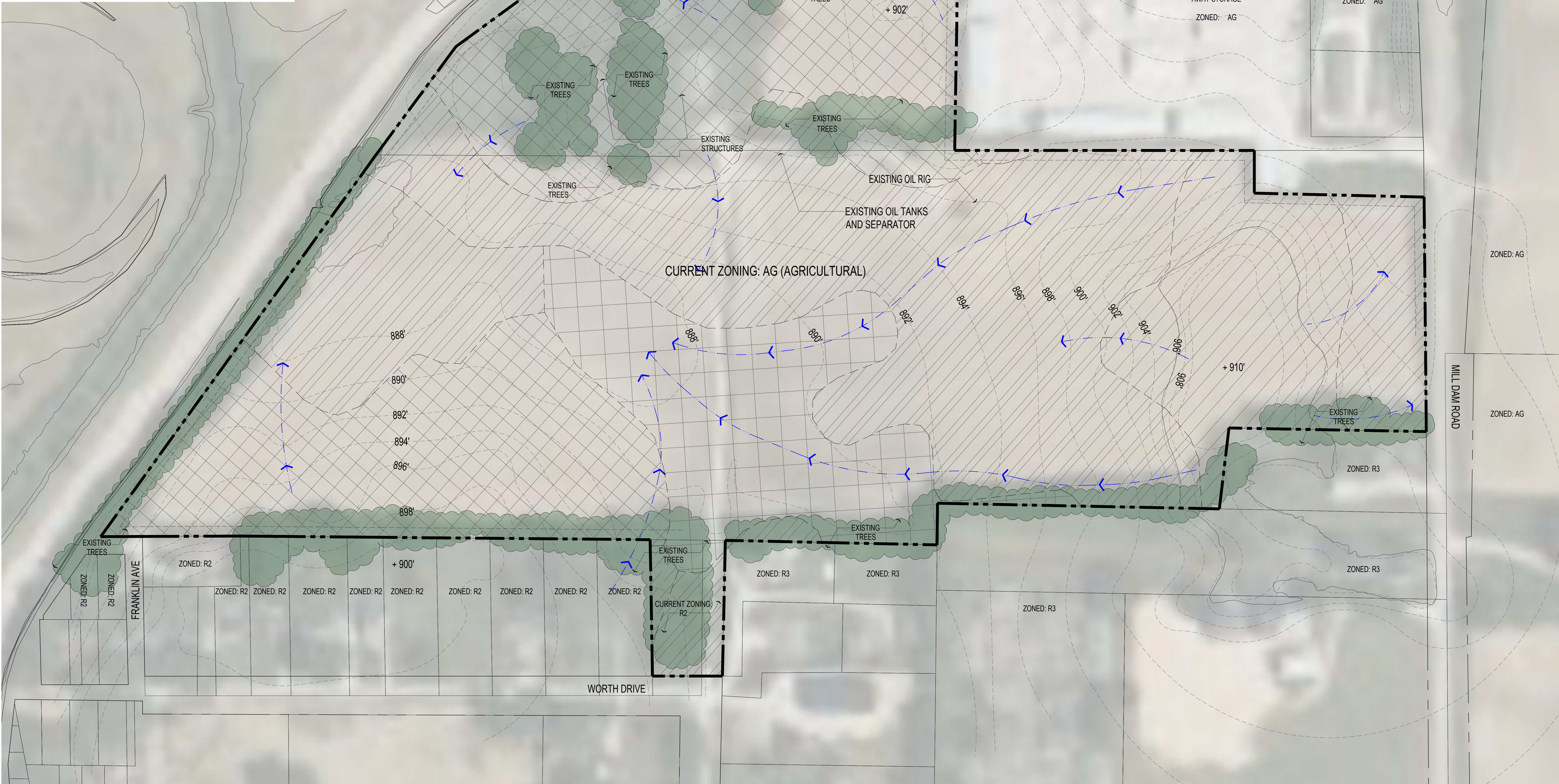


EXHIBIT B - Existing Conditions Plan

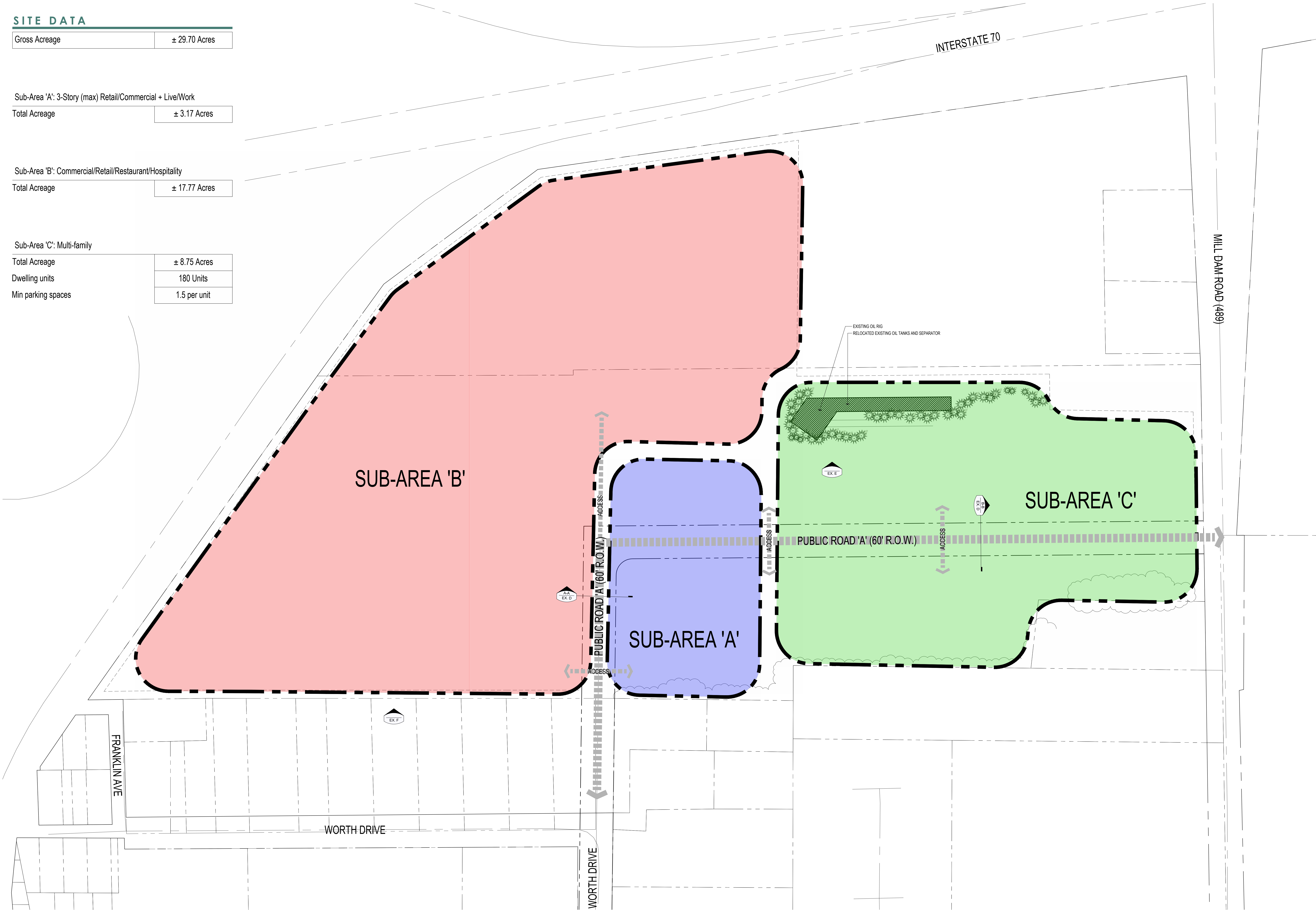
SITE DATA

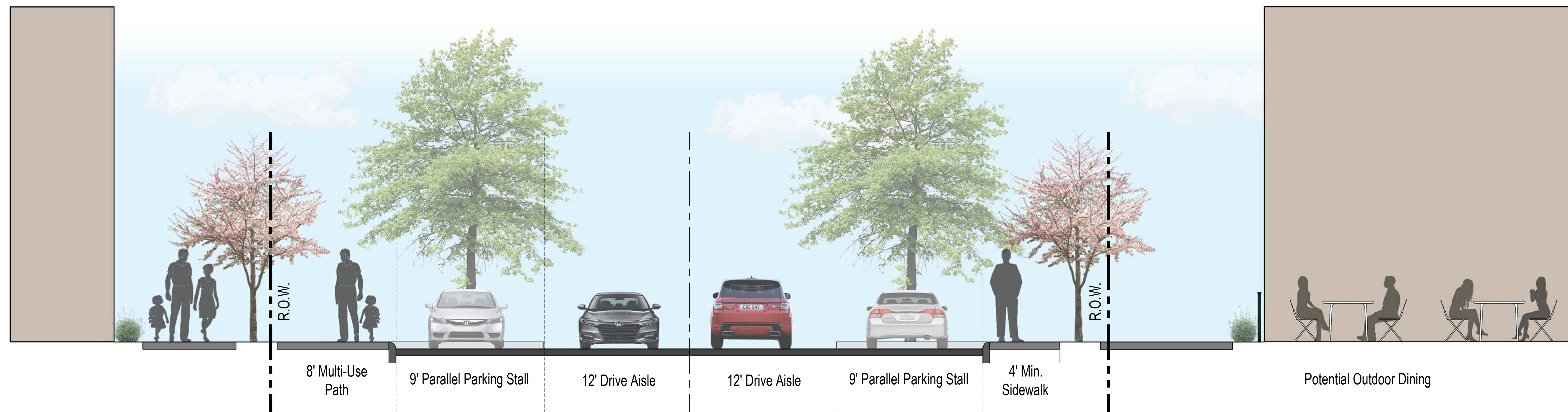
Gross Acreage	± 29.70 Acres
---------------	---------------

Sub-Area 'A': 3-Story (max) Retail/Commercial + Live/Work	
Total Acreage	± 3.17 Acres

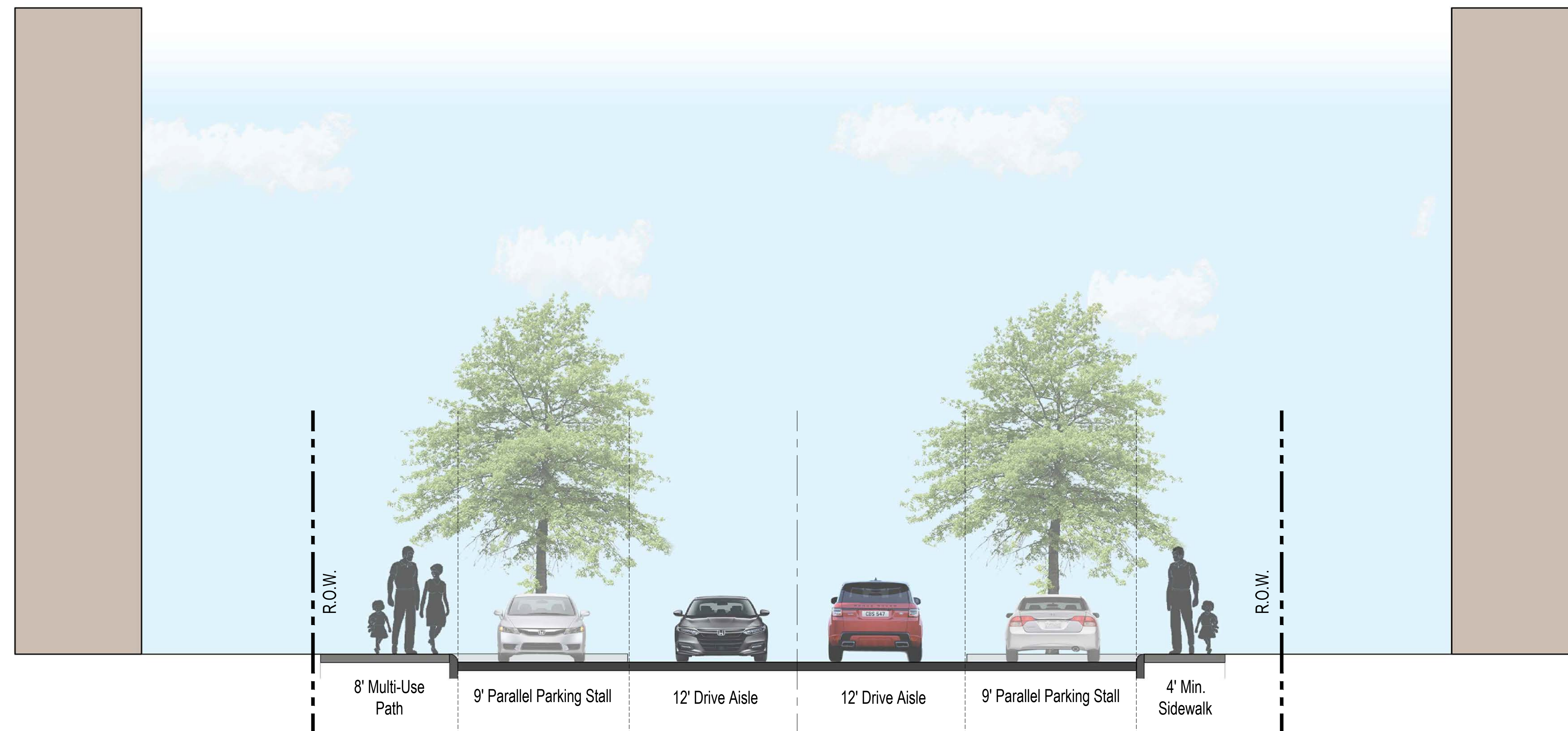
Sub-Area 'B': Commercial/Retail/Restaurant/Hospitality	
Total Acreage	± 17.77 Acres

Sub-Area 'C': Multi-family	
Total Acreage	± 8.75 Acres
Dwelling units	180 Units
Min parking spaces	1.5 per unit





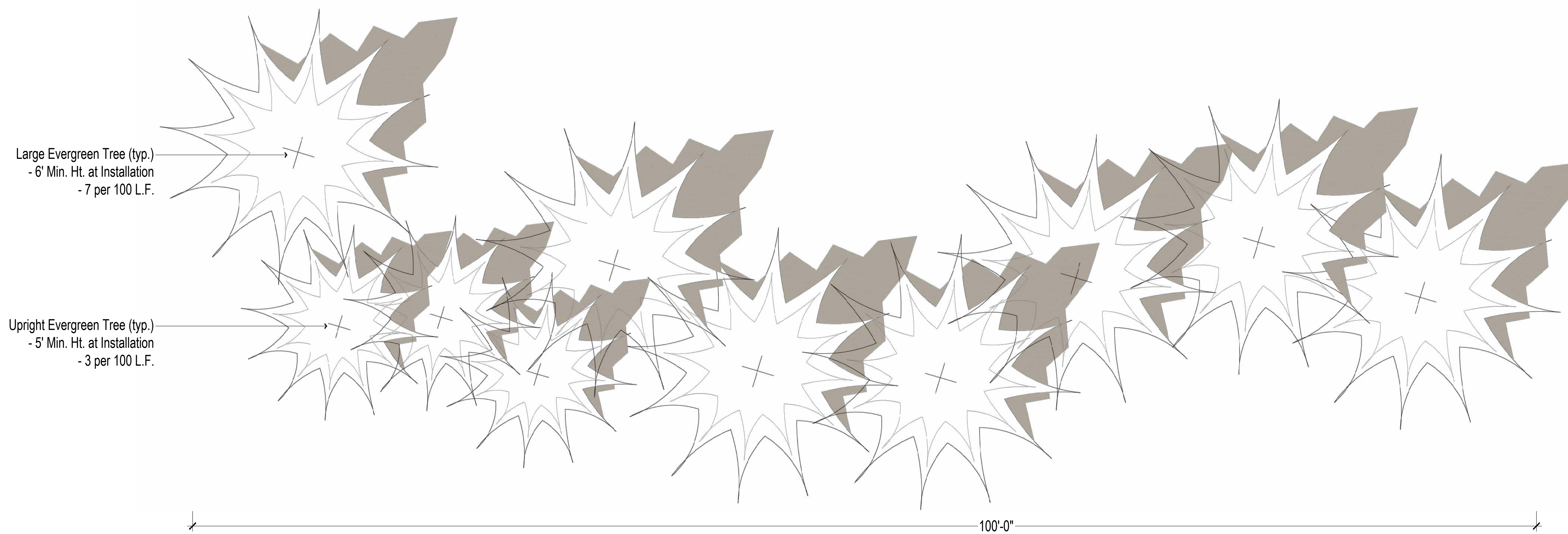
SECTION A-A: Roadway Typical Section



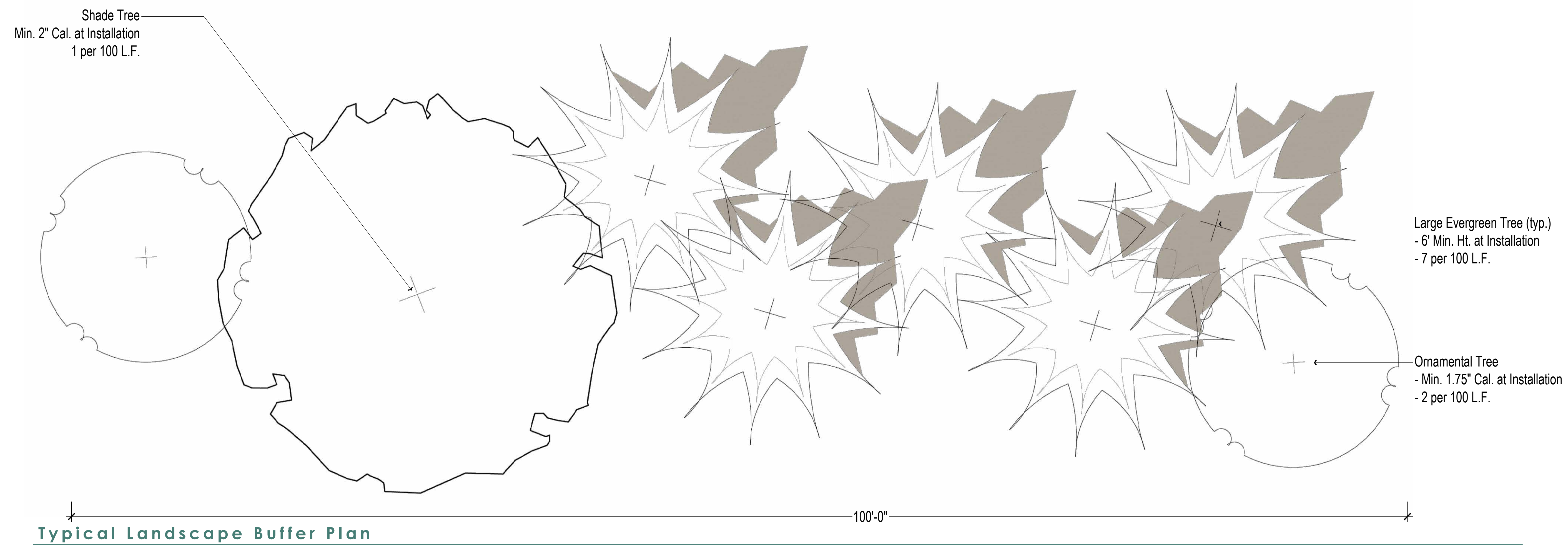
SECTION B-B: Roadway Typical Section



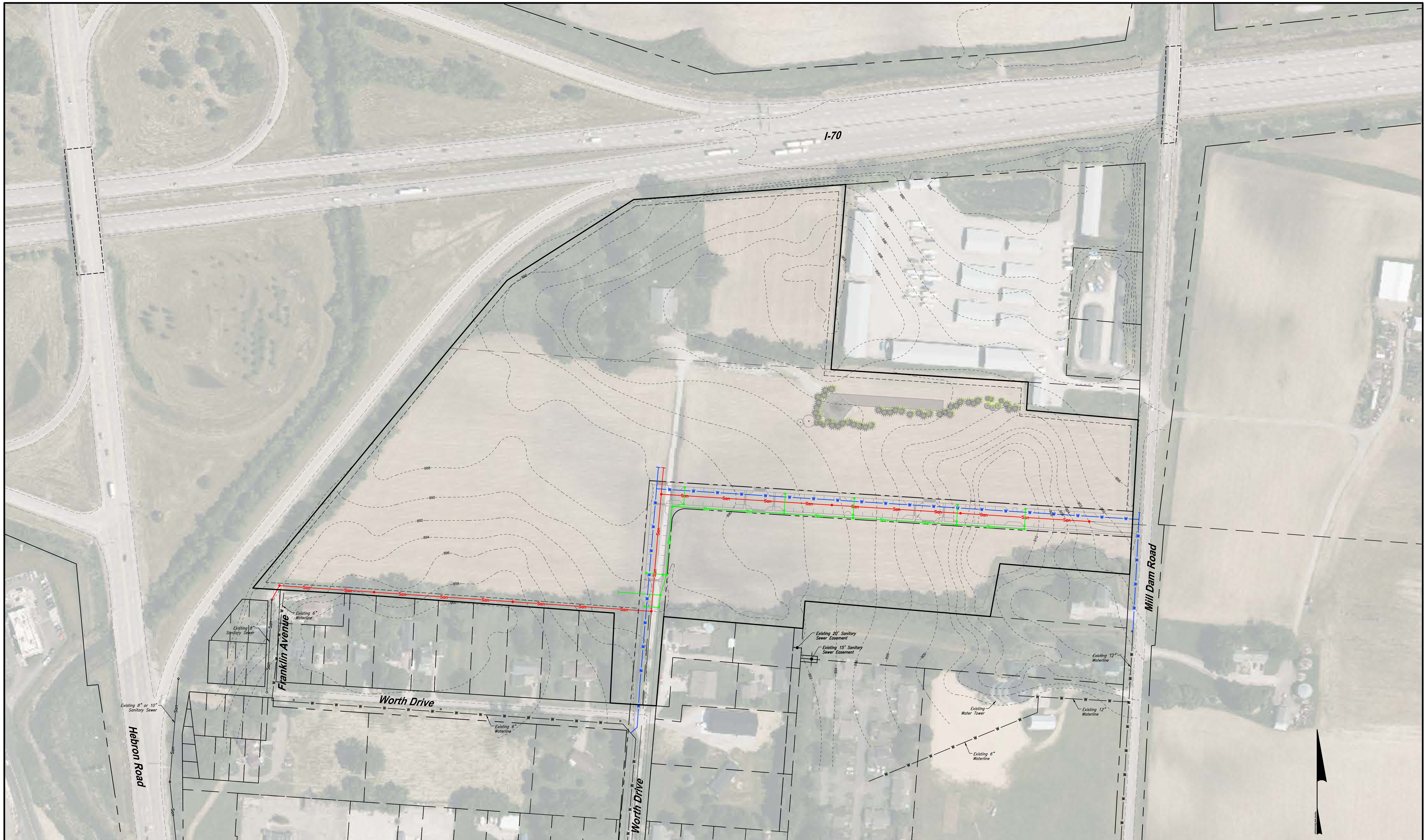
Typical Oil Facility Screening Elevation



Typical Oil Facility Screening Plan



TAB 5
ENGINEERING EXHIBITS





**Planning and Zoning Commission
Village of Buckeye Lake, Ohio**

August 16, 2023

RE: Buckeye Lake PUD Utility Analysis

To Whom It May Concern,

The Village of Buckeye Lake Application for Site Development requires an engineering feasibility study.

This document will discuss the existing utility systems available to the development and how it will utilize them to demonstrate that the proposed development plan is amply feasible.

The subject property consists of the development of approximately 29.7 acres into a mixed use of Commercial/Retail/Restaurant/Hospitality/Multi-Family Residential and Live/Work Condominiums. The development has been broken down into 3 separate Sub Areas, generally listed as the Retail/Commercial+Live/Work Sub Area (Sub Area "A"), the Commercial/Retail/Restaurant/Hospitality Subarea (Sub Area "B"), and the Multi-Family Sub Area (Sub Area "C").

Waterline

The subject site is planned to connect to an existing 12" waterline on the west side of Mill Dam Road near the existing water tower. This connection point will be an extension of a dead-end waterline that currently only feeds a fire hydrant and 3 residences. The other connection point is located within Worth Drive and will connect to an existing 6" waterline. This network will offer redundancy in service to the development which will serve to minimize disruptions. The Village has a contract with Millersport for 600,000 gallons per day of capacity and is currently only using approximately 150,000 gallons per day, the proposed development would use approximately 35,000 gallons per day leaving 415,000 gallons per day of capacity for future developments.

Sanitary Sewer

The subject property has access to an existing 8" gravity sewer at the southwest corner of the site within the Right-of-Way of Franklin Avenue. This system is operated by Licking County Water and Wastewater. Based on information given by the director through phone conversations, we have performed an analysis of the existing wastewater treatment plant which is currently operating at 50% (1 MGD) capacity and is designed for an average daily flow of 2.0 MGD. The proposed development will contribute approximately 6.5% (0.13 MGD) towards its capacity leaving it operating at approximately 43.5% of capacity upon completion of this project.

Storm Sewer and Drainage

The subject site falls predominately to the west where it discharges overland and into an existing ODOT ditch within the ODOT Right-of-Way for the on-ramp to I-70. The drainage strategy proposed for this development will employ regional stormwater management ponds. These ponds will be maintained as wet ponds to provide a desirable aesthetic and to provide optimum storage capacity. Drainage will be collected by catch basin's within each sub-area and interior conveyance pipes will direct the flow towards the shared basins. The public street will also be conveyed towards the largest basin along the west edge of the site. Ultimately these ponds will work together to serve as both Water Quality Volume treatment for the entire site as well as Water Quantity control reservoirs.

We believe based on our preliminary analysis of the existing infrastructure available to the site and the demand that will be imposed by the proposed site plan that the utility plan is very feasible.

Respectfully Submitted,

Craig E. Stevenson PE, PS
Haral and Stevenson, LLC