

ALTA/NSPS LAND TITLE SURVEY
SECTION 21, TOWNSHIP 11, RANGE 21
CONGRESS LANDS
CITY OF GROVEPORT, COUNTY OF FRANKLIN, STATE OF OHIO

Description from File No. 19637967-TCM:

The land referred to in this commitment is described as follows: City of Groveport, County of Franklin, State of Ohio

Situated in the Village of Groveport, in the County of Franklin, and State of Ohio:

Being a part of the Southwest Quartersection 21, Township 11, Range 21, Mathew's Survey of Congress Lands and being a part of the premises conveyed to W. Russell and Louise Boring as recorded in Deed Book 2238, Page 458, Recorder's Office, Franklin County, Ohio. More particularly bounded and described as follows:

Beginning at a point in the east line of the above mentioned quarter-section and in the center of Hamilton Road, which bears N. 02° 50' E. 1,648.2 feet from the southeast corner of said quartersection;

Thence N. 86° 41' W. 275.00 feet to an iron pin, passing an iron pipe at 50.00 feet;

Thence S. 02° 50' W., 1,219.00 feet to an iron pin in the northerly right-of-way of the C & O Railroad;

Thence N. 43° 20' W., along the line of said railroad, 956.38 feet to an iron pin;

Thence S. 86° 50' E., 1,909.10 feet to an iron pipe;

Thence S. 02° 50' W., 250.00 feet to an iron pipe;

Thence S. 86° 50' E., 275.00 feet to a point in the east line of said quartersection and in the center of Hamilton Road, passing an iron pipe at 225.00 feet;

Thence S. 02° 50' W., with said east line and the center of Hamilton Road, 60.00 feet to the place of beginning;

Containing 24.063 acres more or less and being subject to all legal rights-of-ways of record in previous instruments.

Schedule B - Part II Items from File No. 19637967-TCM issued by Talon Title Agency, LLC with an effective date of March 28, 2019 at 8:00 A.M.

Items 1-12 NOT SURVEY RELATED ITEMS.

Item 13 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1127, Page 436. EASEMENT IS LOCATED ON THE SUBJECT TRACT BUT COULD NOT BE PLOTTED FROM DESCRIPTION OF RECORD.

Item 14 Easement to Columbia Gas of Ohio, Inc. of record in Deed Book 2861, Page 329. EASEMENT IS LOCATED ON THE SUBJECT TRACT ALONG THE WESTERLY RIGHT-OF-WAY OF HAMILTON ROAD.

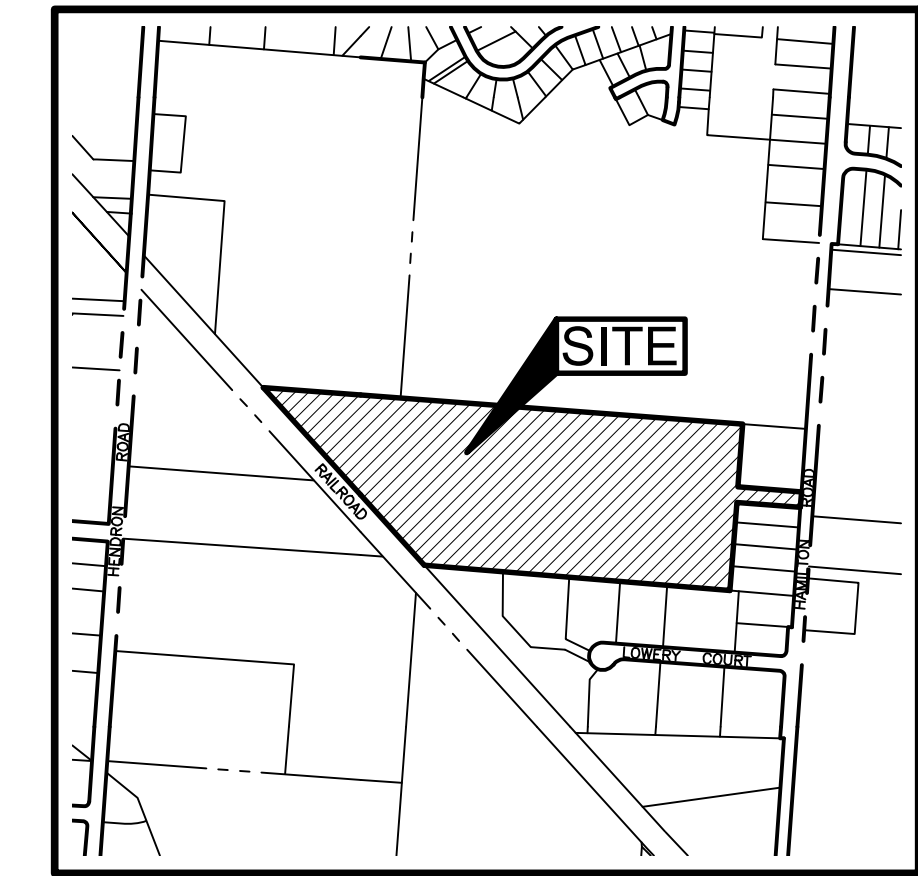
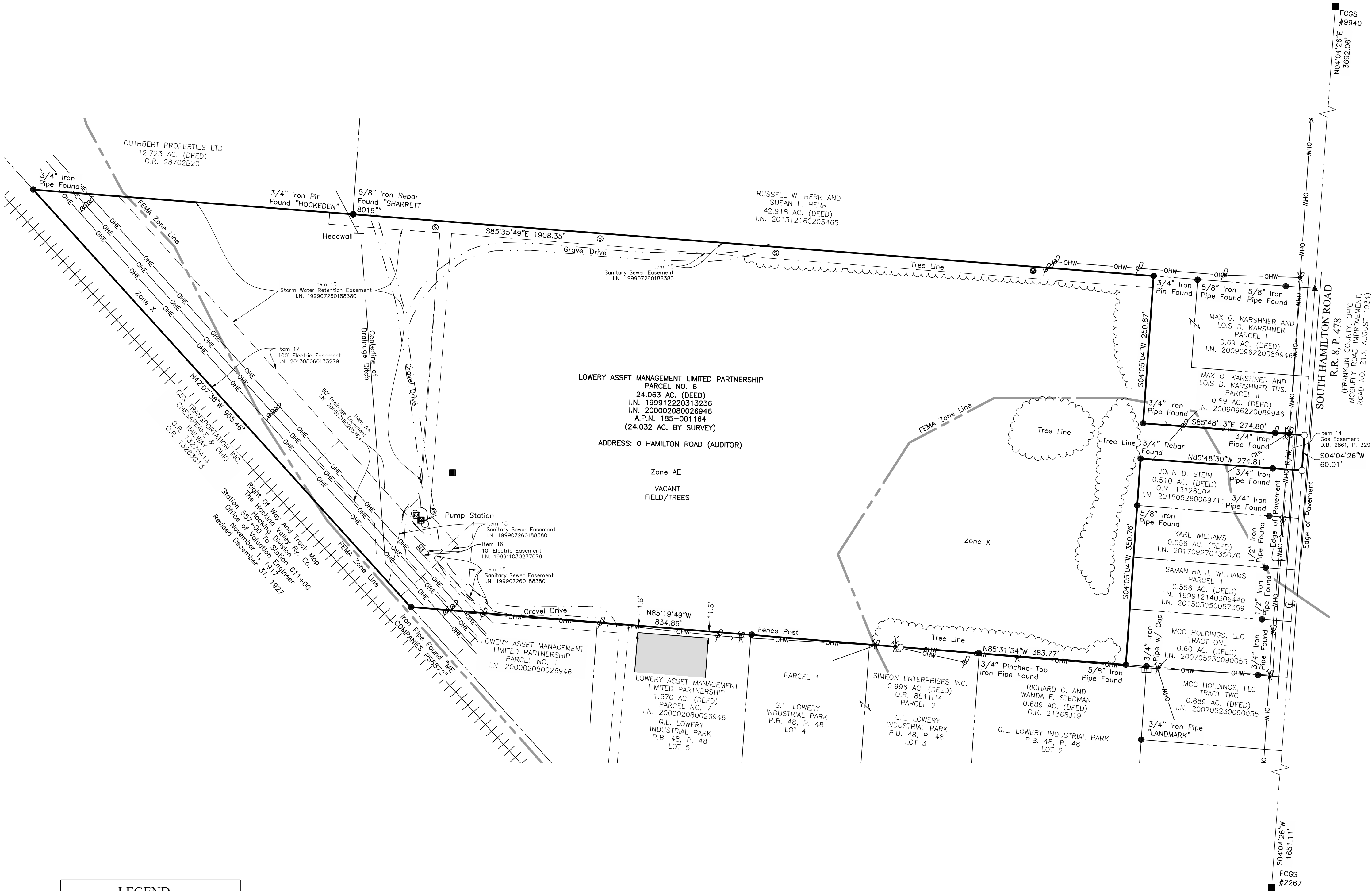
Item 15 Easements to Village of Groveport, Ohio recorded in Instrument Number 199907260188380. EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 16 Easement to Columbus Southern Power Company of record in Instrument No. 199911030277079. EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 17 Easement to Ohio Power Company recorded in Instrument Number 201308060133279. EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item Not Included in the Title Commitment:

Item AA Easement to the Village of Groveport of record in Instrument Number 200512160265364. EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0432K (dated June 17, 2008), the subject tract shown hereon lies within Zone AE (area of 1% annual chance flood with base flood elevations determined), and Zone X (areas determined to be outside of the 0.2% annual chance floodplain). No field surveying was conducted to determine these zones.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information. Utility plans were not requested and have not been reviewed. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in January 2019.

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007 Adjustment). Control for bearings was from coordinates of monuments 2267 and 9940, having a bearing of North 04° 04' 26\"/>

TABLE A OPTIONAL ITEM NOTES:

- 7(a). No buildings within the subject tract were observed.
9. No evidence of parking spaces within the subject tract were observed.

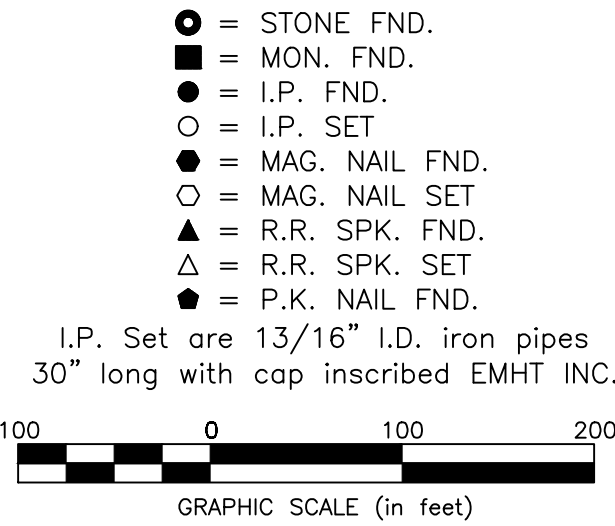
CERTIFICATION: File No. 19637967-TCM

To: Bedrock Property Holdings, LLC, Lowery Asset Management LP, Talon Title Agency, LLC, and First American Title Insurance Company:

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, 2, 3, 4, 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed on January 29, 2019.

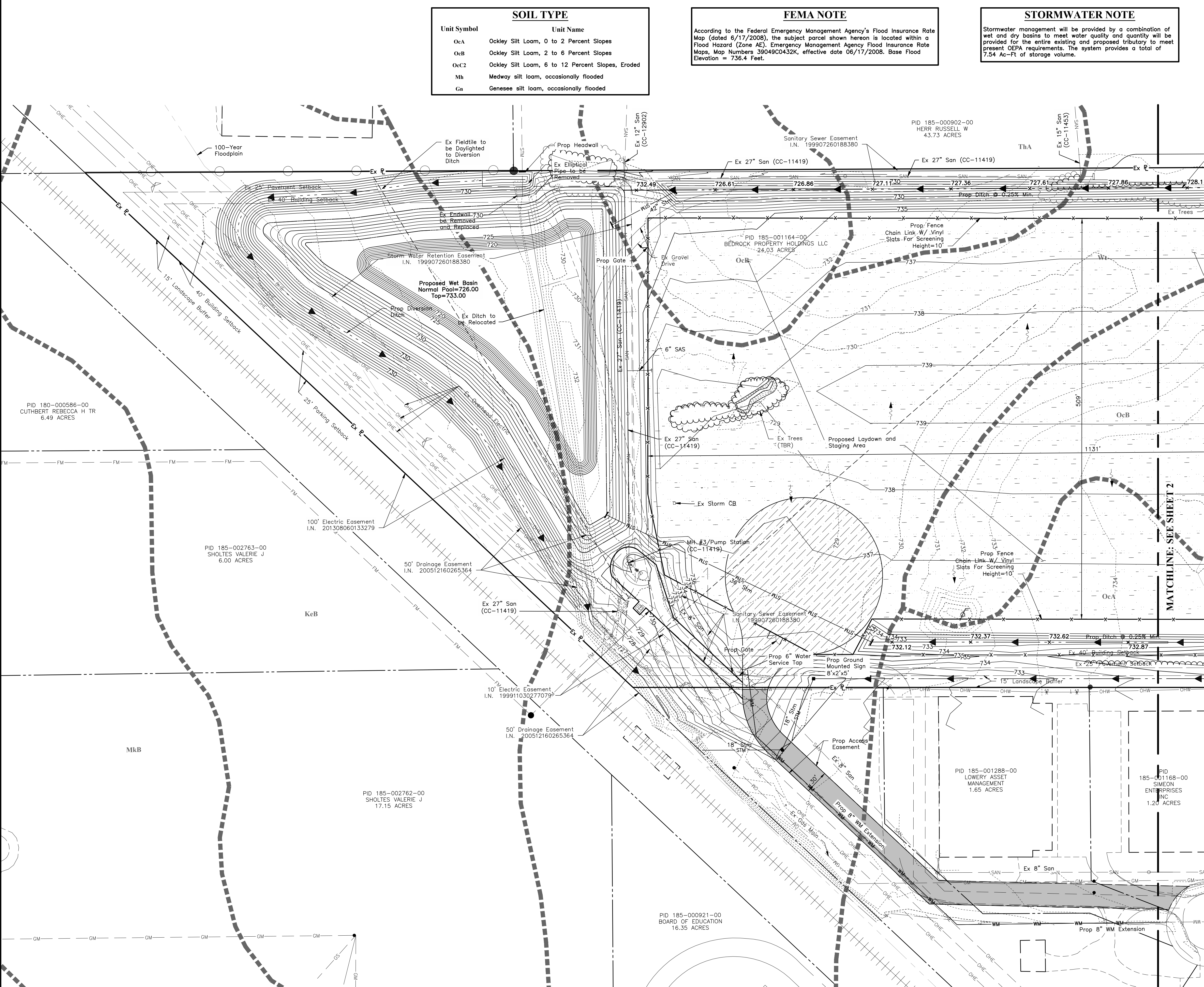
By **DRAFT**
John C. Dodgion
Professional Surveyor No. 8069
jodgion@emht.com

Date _____



EMHT			Date: April 19, 2019
Evans, Mechwart, Hamilton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5000 New Albany Road, Columbus, OH 43054 Phone: 614/778-6500 Tel: 614/778-3448 emht.com			Scale: 1" = 100'
			Job No: 2018-1481
			Sheet: 1 of 1
REVISIONS			
MARK	DATE	DESCRIPTION	

I:\2019\2021\04\04sheets\development plan\2020-01-02_Development Plan.dwg, Last Saved By: furnish, 10/6/2021 11:36 AM Last Printed By: Furnish, Austin, 10/6/2021 11:37 AM (No Xrefs)



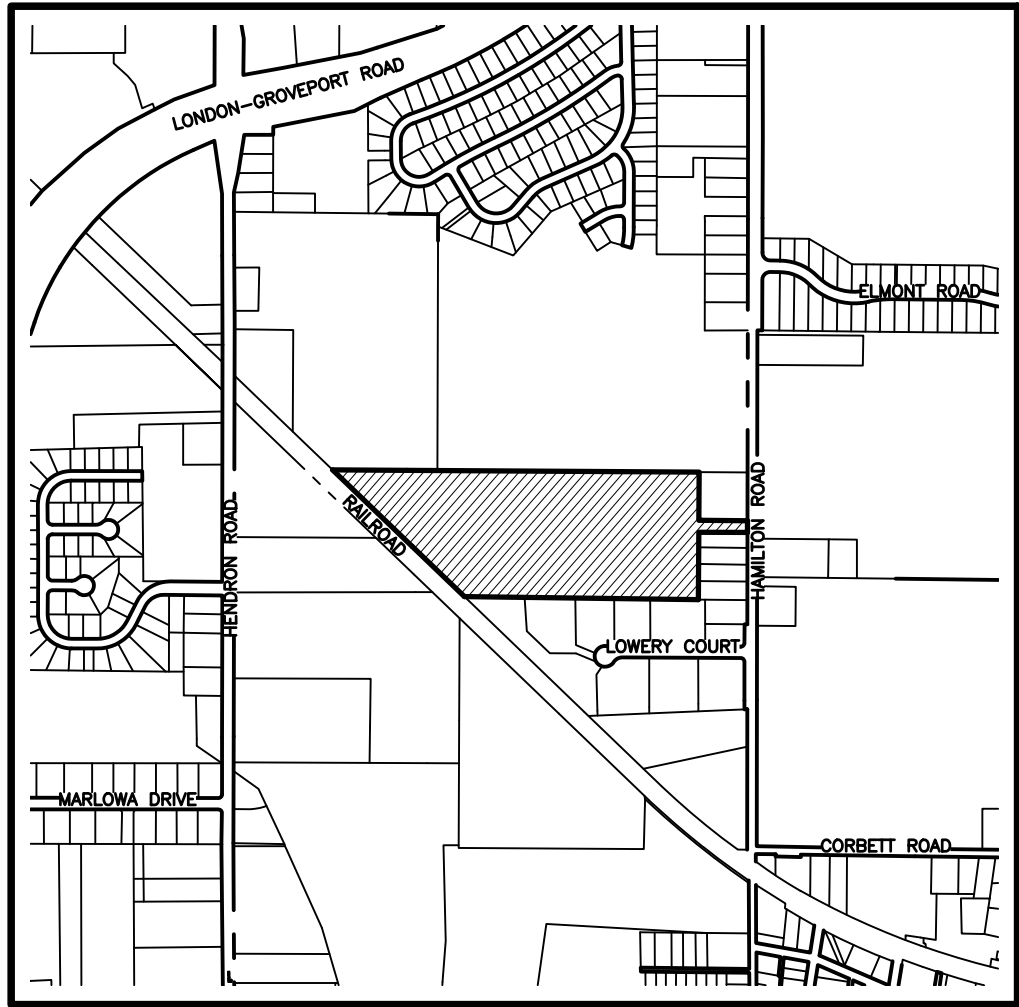
SOIL TYPE	
Unit Symbol	Unit Name
OcA	Ockley Silt Loam, 0 to 2 Percent Slopes
OcB	Ockley Silt Loam, 2 to 6 Percent Slopes
OcC2	Ockley Silt Loam, 6 to 12 Percent Slopes, Eroded
Mh	Medway silt loam, occasionally flooded
Gn	Genesee silt loam, occasionally flooded

FEMA NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated 6/17/2008), the subject parcel shown hereon is located within a Flood Hazard (Zone AE). Emergency Management Agency Flood Insurance Rate Maps, Map Numbers 39049C0432K, effective date 06/17/2008. Base Flood Elevation = 736.4 Feet.

STORMWATER NOTE

Stormwater management will be provided by a combination of wet and dry basins to meet water quality and quantity will be provided for the entire existing and proposed tributary to meet present OERP requirements. The system provides a total of 7.54 Ac-Ft of storage volume.



LOCATION MAP
1" = 1,000'

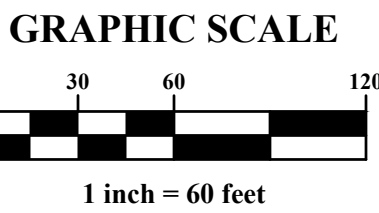
LEGEND	
EXISTING	
STM	Storm Sewer
SAN	Sanitary Sewer
WM	Water Main
GM	Gas Main
C	Underground Communication
OHE	Overhead Electric/Communication
FPM	Fire Water Service
Soil Type Boundary	
PROPOSED	
STM	Storm Sewer
Access Easement	
Temp Gravel	
Asphalt	

PROJECT DATA TABLE	
Address:	Lowery Court
PID:	185-00164-00
Existing Zoning:	Select Commercial Planned District (SCPD)
Building Height	
Total Site Area:	24.03 Ac.
Disturbed Area	22.28 Ac.
Pre-Developed Impervious Area	0.12 Ac. (0.5%)
Post-Developed Impervious Area	13.60 Ac. (56.6%)
Green Space	10.45 Ac. (43.4%)

NOTES:

- Parking Is Not Needed For This Development.
- Lighting Is Not Needed For This Development Due To All Operations Occurring During Daylight.
- No Building Structure Is Needed For This Development.
- Traffic Generated By This Development Will Not Exceed What Was Predicted In The Traffic Impact Study From 2020.
- All Site Drainage Improvements Including The Stormwater Basin And Perimeter Ditches Must Be Constructed In Advance Of The Laydown Area.

SOIL TYPE	
Unit Symbol	Unit Name
OcA	Ockley Silt Loam, 0 to 2 Percent Slopes
OcB	Ockley Silt Loam, 2 to 6 Percent Slopes
OcC2	Ockley Silt Loam, 6 to 12 Percent Slopes, Eroded
Mh	Medway silt loam, occasionally flooded
Gn	Genesee silt loam, occasionally flooded



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
January 20, 2020

REVISIONS

MARK	DATE	DESCRIPTION
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BEDROCK EARTHWORKS, LLC

CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO
PRELIMINARY SITE DEVELOPMENT PLAN
FOR
BEDROCK EARTHWORKS
LOWERY COURT

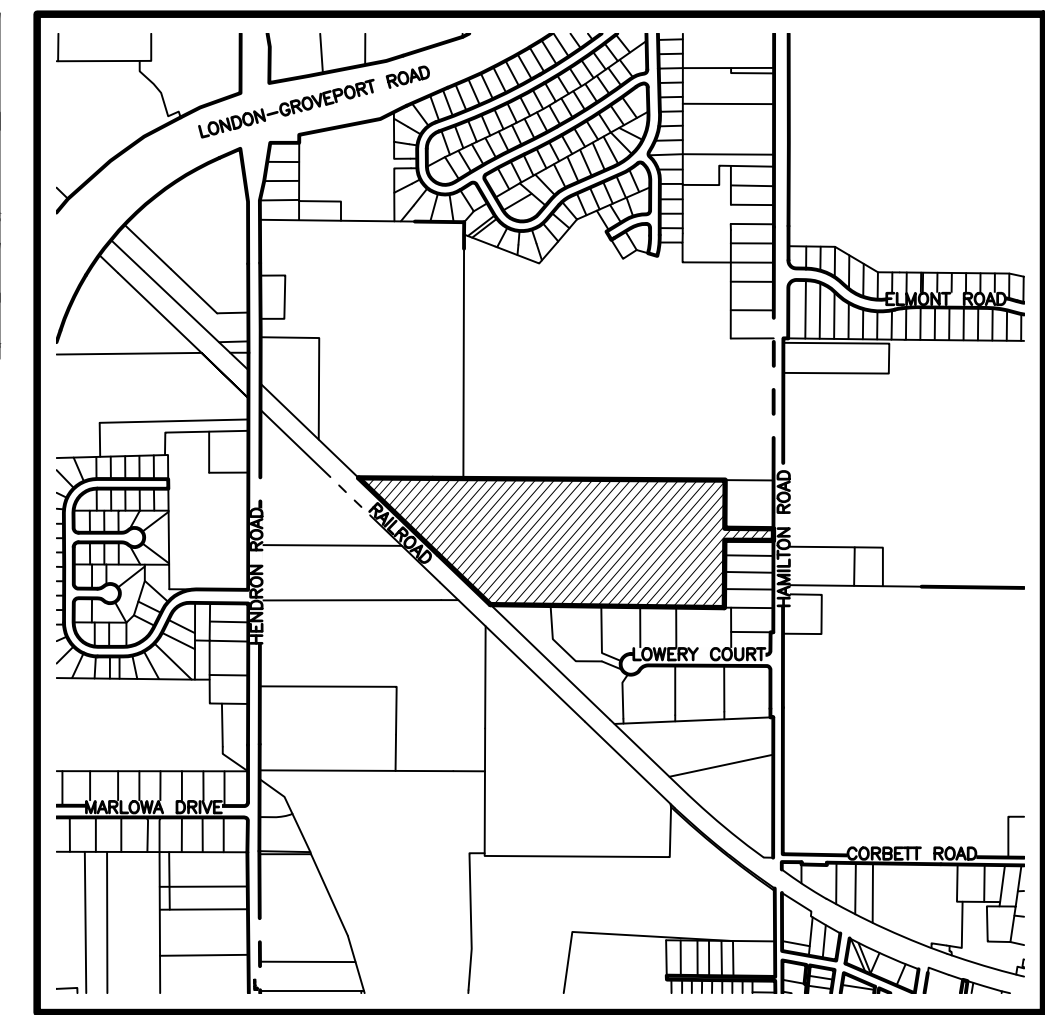
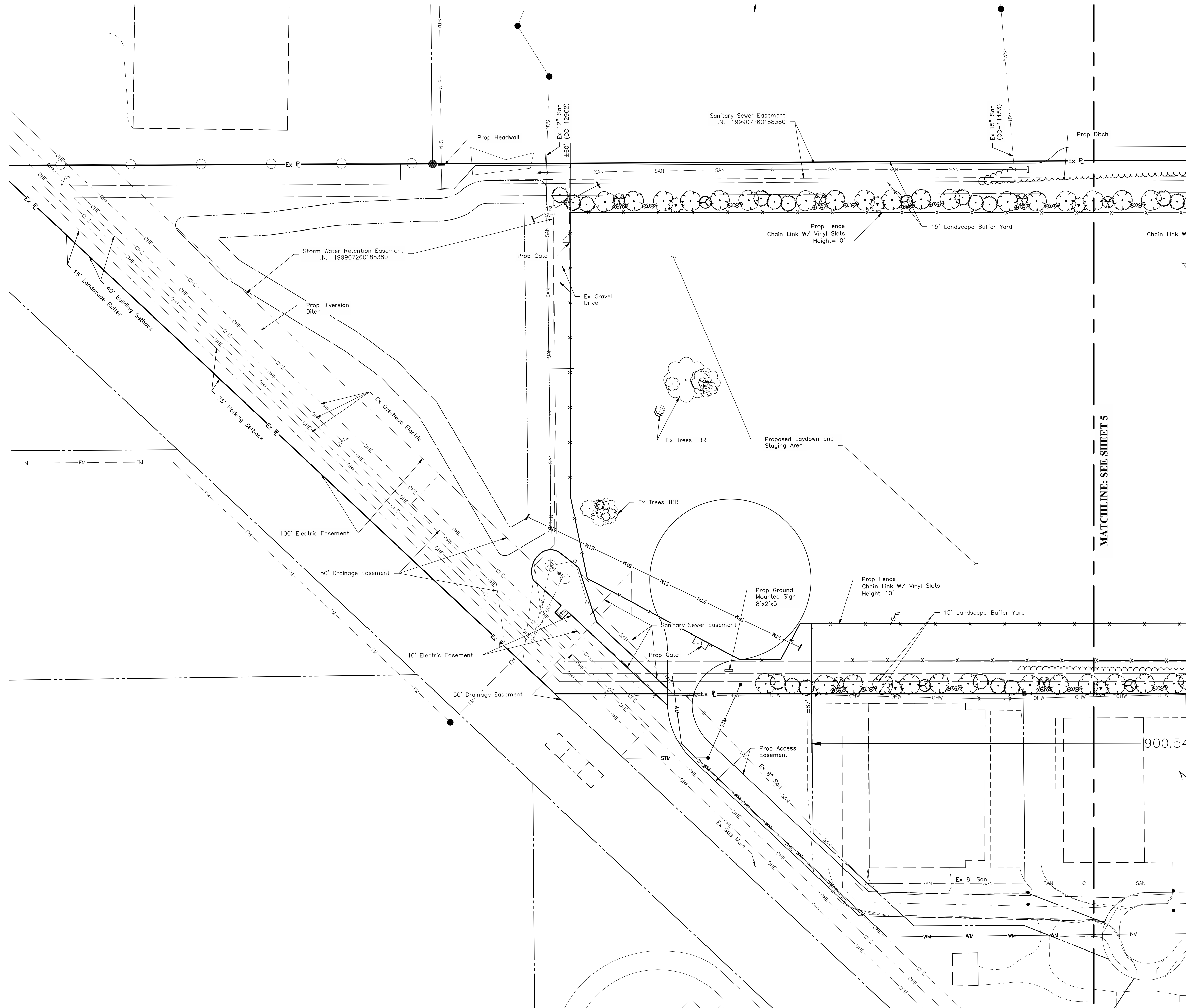
EMHT
EARTHWORKS MANAGEMENT & TECHNOLOGY, INC.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43244
Phone: 614.775.5500 Toll Free: 888.775.5500
emht.com

DATE
September 24, 2021

SCALE
1" = 60'

JOB NO.
2019-1201

SHEET
1/5



LOCATION MAP
1" = 1,000'

LANDSCAPE CALCULATIONS

1176.05(a)(2) 2 Deciduous Trees, 2 Deciduous Shrubs,
4 Evergreen Trees are Required for a Class IV Site
Abutting a Class I or Class II Site with 30' or greater
Buffer yard.

TREE REPLACEMENT CALCULATIONS





(44) Trees Removed 6" Calliper or greater
Replaced with (44) 2.5" Calliper Trees

PLANT LEGEND

See Sheet 5 for plant schedule.

TREES

BOTANICAL / COMMON NAME

- | | |
|---|--|
|  | Acer x freemanii 'Sienna'
Sienna Glen Freeman Maple |
|  | Crataegus punctata 'Ohio Pioneer'
Ohio Pioneer Hawthorn |
|  | Malus x 'Spring Snow'
Spring Snow Crabapple |
|  | Platanus x acerifolia
London Plane Tree |




EVERGREEN TREES

BOTANICAL / COMMON NAME

-  *Picea abies*
Norway Spruce
-  *Picea omorika*
Serbian Spruce

REPLACEMENT TREES

BOTANICAL / COMMON NAME

- | | |
|---|---|
|  | Acer saccharum 'Green Mountain'
Green Mountain Sugar Maple |
|  | Quercus rubra
Red Oak |
|  | Ulmus x 'Patriot'
Patriot Elm |

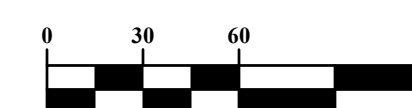
SHRUBS

BOTANICAL / COMMON NAME

- ⊕ Viburnum dentatum 'Autumn Jazz'
Autumn Jazz Viburnum



GRAPHIC SCALE



1 inch = 60 feet

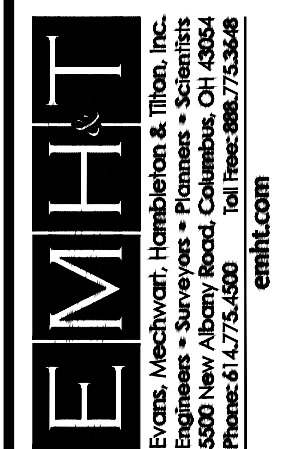
PRELIMINARY
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**NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
September 29, 2021

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BEDROCK EARTHWORKS, LLC

CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO
PRELIMINARY SITE DEVELOPMENT PLAN
FOR
BEDROCK EARTHWORKS
LOWERY COURT



DATE
August 12, 2021

SCALE











1" = 60'

JOB NO.

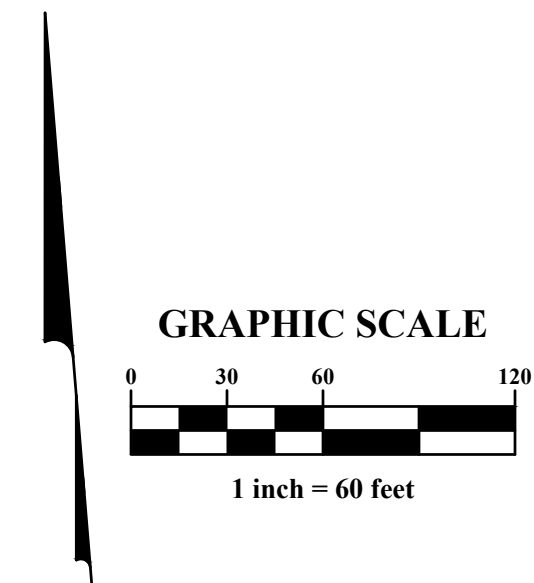
2019-1201

SHEET

4/5


<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	16	Acer x freemanii 'Sienna' Sienna Glen Freeman Maple	2.5" Cal.	B&B
	7	Crataegus punctata 'Ohio Pioneer' Ohio Pioneer Hawthorn	2.5" Cal.	B&B
	9	Malus x 'Spring Snow' Spring Snow Crabapple	2.5" Cal.	B&B
	32	Platanus x acerifolia London Plane Tree	2.5" Cal.	B&B
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	35	Picea abies Norway Spruce	6' Ht.	B&B
	11	Picea omorika Serbian Spruce	6' Ht.	B&B
<u>REPLACEMENT TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	16	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	2.5" Cal.	B&B
	17	Quercus rubra Red Oak	2.5" Cal.	B&B
	11	Ulmus x 'Patriot' Patriot Elm	2.5" Cal.	B&B
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
	100	Viburnum dentatum 'Autumn Jazz' Autumn Jazz Viburnum	36" Ht.	B&B or Cont.

LANDSCAPE MAINTENANCE SCHEDULE	
ACTIVITY	SCHEDULE
Water newly installed plants for establishment	1 per week, typically May through November. Water more often if needed due to low rainfall and high temperature.
Water established plants	As needed per actual rainfall and temperature.
Prune shrubs for structure and appearance	As needed, coordinate seasonal timing with specific plant requirements.
Prune trees for structure and appearance	Annually, if needed, November through March.
Remove litter and debris	Monthly
Remove weeds	Monthly, 2 per month if needed.
Remove leaf litter	2 per month, typically October through December.
Fertilizer & weed control for lawns	4 per year, coordinate seasonal timing and application with lawn condition.
Mow Lawn	1 per week, typically April through November. Assume at least 34 per year
The maintenance activities, timings and durations are suggestions based on typical seasonal requirements for commercially maintained landscape plantings. Specific maintenance activities, timings and durations may vary based on many factors such as, but not limited to, weather variation; insect, weed or rodent infestation; disease transmittance; and short and long-term rainfall patterns.	



PRELIMINARY
.....
**NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
September 29, 2021

 EM&H Evans, Mechwart & Tilton, Inc. 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Toll Free: 888.775.3548 emh.com		CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO PRELIMINARY SITE DEVELOPMENT PLAN FOR BEDROCK EARTHWORKS LOWERY COURT		BEDROCK EARTHWORKS, LLC		REVISIONS	
DATE	August 12, 2021	MARK	DATE	DESCRIPTION			
SCALE	1" = 60'						
JOB NO.	2019-1201						
SHEET	5/5						