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JAN 28 2013

GC PLANNING COMMISSION

January 28, 2013

BY HAND DELIVERY

Planning Commission

Attn: Kyle Rauch

City of Grove City, Ohio

4035 Broadway

Grove City, OH 43123

Re: Team Gemini / SWACO Zoning Application and
Preliminary Development Plan Submission

Dear Mr Rauch:

On behalf of our client, Team Gemini, and its development partner, the Solid Waste Authority of Central Ohio (SWACO), please find attached the application for rezoning of certain parcels located of approximately 343 acres north of London-Groveport Road / State Route 665, near Grove City, Ohio, and approximately 22 acres south of London-Groveport Road / State Route 665. The total acreage to be rezoned is 362.2 acres more or less and may be identified as 3500 London-Groveport Road, Grove City, Ohio, 43123. In addition, we are submitting the proposed Development Plan in accordance with Grove City requirements.

The requested rezoning is an Amendment to the current City of Grove City's Ordinance C-103-08, and will modify the existing Planned Unit Development-1 description. The amendment will exclude certain parcels currently contained in the existing PUD and add acreage from Jackson Township to be annexed through an application filed simultaneously to this zoning amendment. In addition, the zoning will add permitted uses that accommodate the development of a sustainable industrial park concept. The amendment will also modify requirements for interior connector roadways placement and curb cut locations on London-Groveport Road. The amendment includes increases in the height variance, changes to the exterior building materials and lighting options as currently stated in the PUD, and modifies the existing landscape plan.

Finally, the zoning amendment will include specifications on entry signage and security options for sections of the industrial park.

Should you have any questions or require additional information, please let us know. We look forward to working with you, City Council, and everyone in Grove City government on this successful project.

Sincerely,



Christopher N. Slagle



Gregory J. Lestini

Attachments



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32801
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AA0002981 | LC26000427

COMMERCIAL
CORPORATE
EDUCATION
ENTERTAINMENT
HEALTHCARE
HOSPITALITY
INDUSTRIAL
MIXED-USE
RESIDENTIAL
RETAIL

Ms. Kimberly Dooley
Planning / GIS Specialist
City of Grove City
4035 Broadway
Grove City, Ohio 43123

June 12, 2013

Re: Gemini Synergy Center
Response to City's Administrative Review Letter for the Preliminary
Development Plan Application Dated February 8, 2013
Grove City Control Number #201301280003

Dear Ms. Dooley,

We are in receipt of the City's Administrative Review Letter for Gemini Synergy Center's Preliminary Development Plan Application dated February 8, 2013 addressed to Mr. Greg Lestini and Chris Slagle with Bricker & Eckler LLP. As the project's planner, I have taken the initiative to respond to your letter.

After talking with Chuck Boso and Kyle Rauch regarding these comments, they suggested we respond to the comments in writing in order so those involved will be informed with agreed upon actions and to move forward with the zoning application and approvals.

We have listed below your requests for additional information and / or corrections outlined in your letter with the responses discussed with Chuck Boso and Kyle Rauch

Development Department

1. A more detailed narrative of the proposed development should be provided describing the various proposed uses on the site and any other details that will effectively describe the proposed development. The general uses anticipated on the commercial/retail, professional office / research development, and light and heavy industrial areas should be described, as no details have been provided on plans within these areas.
Response: The Gemini Synergy Center Project Description has been prepared and submitted with this zoning application response.

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Gemini Synergy Center
Response to City's Administrative Review Letter for the Preliminary
Development Plan Application Dated February 8, 2013
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2. The proposed phasing of the development should be outlined.
Response: The Gemini Synergy Center Project Description submitted with the zoning application contains a description of the proposed phasing
3. Details on utilities on the site and extension of utilities should be shown on plans and described generally in the narrative.
Response: It was agreed with City Planning Staff that utilities would be shown and described with the Development Plan submission for each project and not be required for Zoning approval.
4. Staff has concerns over the proposed bridge over SR 665, which will require state approval. The purpose of this bridge should be detailed in the project narrative.
Response: Vehicular Bridge and Waste Material Conveyance System have been combined and extend from the Material Sorting Facility to the Biomass/Biogas Plant only and not throughout the industrial complex as originally proposed. The Gemini Synergy Center Project Description submitted with the zoning application contains a description of the proposed Vehicular Bridge and Waste Material Conveyance System.
5. Details should be provided for the conveyance system on the site including how it will cross Haughn Road and how it will be screened.
Response: Vehicular Bridge and Waste Material Conveyance System have been combined and extend from the Material Sorting Facility to the Biomass/Biogas Plant only and not throughout the industrial complex as originally proposed. The Gemini Synergy Center Project Description submitted with the zoning application contains a description of the proposed Vehicular Bridge and Waste Material Conveyance System.
6. Staff recommends a recreational trail be shown on plans, according to the city's approved bikeway planning map (see attached).
Response: The Gemini Synergy Center (GSC) is a Planned Unit Development industrial complex (PUD-1) in lieu of the Business Park as originally proposed of the property. Because of its

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industrial nature and because a majority of the industrial complex will be gated and secured from public access , it was agreed with City Planning Staff that an elaborate bikeway system was not appropriate to the development.

With that said, it was agreed with City Planning that a multi-purpose trail would be provided from the north eastern property line to the designated conservation area within the GSC so a trail may potentially connect to Friar Park to the north in the future.

7. Plans should show the anticipated traffic circulation on the site and how this will affect traffic on London Groveport Road. Staff recommends a traffic study be conducted. Materials should also speak to pedestrian traffic and how the gated roadways shown on plans will impact this.

Response: It was agreed with City Planning Staff that a traffic Study would be required to be provided with the Development Plan submission for each project and not be required for Zoning approval.

8. A tree inventory documenting existing trees on site of 6" or greater in diameter should be submitted.

Response: It was agreed with City Planning Staff that a Tree Survey would be required to be provided with the Development Plan submission for each project and not be required for Zoning approval.

9. Based on the PUD Preliminary Development Plan Checklist, several items are missing:

- Construction sequence is not shown
- Existing trees are not shown
- Only a portion of the parking is shown
- Only a portion of the landscaping is shown

Response: It was agreed with City Planning Staff that these items be required to be provided with the Development Plan submission for each project and not be required for Zoning approval.

In discussions with City Planning Staff, it was our intent to submit a revised ordinance for the project to replace C-108-08 with the accompaniment of a Preliminary Master Plan and Typical Street Section and Legal Description and Survey of the property provided by SWACO. Your letter references a "PUD

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Preliminary Development Plan" which has not been discussed as being required with Chuck Boso and Kyle Rauch. If additional or different submission requirements are now being requested, we need to collectively meet and discuss the specifics as quickly as possible.

Lastly, the GSC project is now tracking a different schedule than originally contemplated due to a variety of reasons. Therefore, a new planning commission application timeframe needs to be determined.

Thank you again for your comments. We hope we have adequately addressed each based on our on-going discussions with Chuck and Kyle. Please call me if you wish to discuss or if you require additional input. We look forward to working with you in the near future.

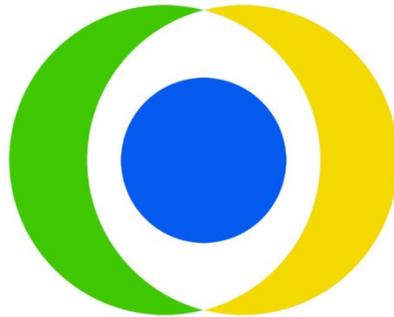
Sincerely,



Chuck Bell
Principal

- C. Chuck Boso
Kyle Rauch
Greg Lestini
Chris Slagle
Matt Ferris
Doug Haughn
Doug Leonard

June 12, 2013



GeminiSynergyCenter

PROJECT OVERVIEW

The Gemini Synergy Center (GSC) is conceived to be one of the most advanced “Renewable Energy and Agricultural Cluster” in North America. The GSC will be developed as a result of a Public-Private Partnership formed between The Solid Waste Authority of Central Ohio (SWACO) and Team Gemini LLC.

SWACO will provide the supply of municipal solid waste and the land. GSC’s Renewable Energy and Agricultural Cluster will act as an anchor tenant for a truly sustainable industrial and business park being environmentally, socially and economically responsible through integrated technologies and synergies. Gemini Synergy Center’s key goals are:

1. Development a Renewable Energy and Agricultural Cluster that will generate revenue so the development will pay for itself, and have excess revenue for expansion and cost reduction.
2. Plan Phase 1 Development to eliminate 600 – 700 tons per day from the SWACO waste stream (or more).

3. Plan to expand the Renewable Energy and Agricultural Cluster to eventually eliminate SWACO's entire waste stream of over 7,000 tons per day (10-year goal).
4. Continue to grow the Renewable Energy and Agricultural Cluster to eventually start mining the existing landfill for its resources.
5. Strive to maintain an ecological balance of the land by protecting conservation areas, minimize impacts on existing natural waterways, utilize state-of-the-art rain and storm-water harvesting throughout the site, minimize impact on existing trees and provide open space within the industrial complex.
6. Create and attract new businesses and new jobs (over 300 permanent jobs to start, growing to over 1,000 in the future).
7. Increase the local tax base for municipalities and schools.
8. Create new educational and learning opportunities for K-12, colleges and universities.
9. Generate sustainable revenue through the waste stream and other technologies, which creates value for SWACO ratepayers.
10. Create a new development that Grove City will be proud to have as a neighbor.

The Gemini Synergy Center consists of an approximate 363.20± acre development with 340.90+/- acres located in the northwest quadrant of I-71 and SR665, and with an approximate 21.30+/- acres located in the southwest quadrant of I-71 and SR665 approximately 100 feet west of the interchange. Several of these parcels require the City of Grove City to be annexed from Jackson Township. Team Gemini LLC and its partners will plan, fund, build, own and manage the Gemini Synergy Center.

The development of the Gemini Synergy Center will utilize renewable energy and sustainable agricultural technologies that will provide for all of the utilities within the industrial and business park. The Center's Renewable Energy and Agricultural cluster will self-generate electric power

“off grid” as well as provide water recycling, waste water treatment, steam heat, chilled water loop, rain water harvesting and nearly 100% waste recycling.

Clean and reliable power will be generated by combining reliable waste-to-energy technologies with proven climate-controlled agricultural and aqua cultural greenhouses used around the world that generates 70% more power than it uses. These state-of-the-art agricultural and aqua cultural greenhouses will also produce organically grown food products that will become GSC’s primary revenue generator.

Being the first of its kind, this industrial and business / research park will attract national and international companies and industry that are searching for renewable and sustainable amenities such as clean and reliable back up power, access to waste stream via SWACO, build to suit employing green construction standards and other features and benefits associated with the site such being within an enterprise zone, logistics, support industries, etc.

Additionally, Team Gemini is working with The Ohio State University, Tech Columbus and Columbus2020 to attract new businesses in the renewable and sustainable resources marketplace.

Key Elements

The Gemini Synergy Center’s is envisioned to be a sustainable mixed-use industrial and business park. The renewable energy and agricultural cluster will serve as the core development with other related business, industrial and research facilities. Phase 1 of the Cluster will include the following key elements:

1. Welcome/EXPO Center

The Welcome/EXPO Center will be developed near GSC’s main entrance to act as sales/leasing office, display area of the technologies being used, and a learning environment for how this development is truly sustainable. It will be approximately 5,000 to 8,000 square feet in size and 2 stories in height. Additional parking is anticipated to accommodate the daily flow of visitors and as well as 3 to 5 employees.

2. COR3 Waste Transfer and Sorting Facility

COR3 is a Waste Transfer and Waste Sorting Facility will be developed on the approximate 22 acre Parcel located south of SR 665 and West of Interstate 71 within SWACO's primary landfill property. This facility will be approximately 280,000 square feet in size utilizing state-of-the-art technology and equipment. All waste transfer and sorting will occur within the building.

Its function is to receive a high percentage of SWACO's waste stream and separate it based on type. Waste such as recyclables like plastic and metals will be processed on site—baling of paper, wood, glass and metals for bulk sale, and creating crude oil from plastics. Some portions of the waste stream deemed unusable for GSC's purposes will be transported by truck to the landfill or off-site to other recycling facilities. The portion of the waste stream deemed usable for GSC (predominately organic waste) will be transported by truck or via a state-of-the-art vacuum based conveyor system. The conveyor system will consist of approximately 5 to 8 above ground tubes approximately 5 feet in diameter. The conveyors will extend approximately 1,000 feet north to the GSC's Biomass/Biogas Plant (see below for description). A limited access 2 lane bridge is proposed to traverse SR665 for the conveyor system and light duty vehicles

This industrial facility is planned for numerous daily heavy truck traffic hauling waste including waste tipping trucks serving the landfill. An extensive new road and weighing station to serve facility will be required.

The facility is planned to include approximately 25,000 square feet of office space. An elevated parking deck structure accommodating approximately 100 vehicle parking spaces will be located above the ground level truck docks for outbound shipment of baled and palletized recyclables. Additionally, a separate truck staging facility is planned on the northern portion of this parcel.

3. **Biomass/Biogas Plant**

The Biomass / Biogas Plant is planned to process 180,000 tons of waste per year (split into organic waste—60,000 tons—and Biomass waste of 120,000 tons), or 500 tons per day (largest in North America and potentially the world).

The Biomass / Biogas Plant features several types of with anaerobic digestion technologies to process spoiled foods and food processing waste (non-meat), wood fiber and green/brown landscape waste and wet waste such as spoiled meats, manure, restaurant waste, sludge, contaminated food waste, non-chemical and non-solid waste.

The Biogas & Biomass Plant is planned to generate over 69.72 MWH and over 5.66 Billion BTUs annually. Additionally, the Biomass / Biogas Plant will have Combined Heat & Power Generators to convert methane & steam to energy; Generators use methane (or natural gas) to create electricity and steam, Uses methane created by the Biogas and Biomass Plants and excess methane from the landfill to create steam energy to generate more electricity or used in greenhouses (heating), deicing, Plastics-to-Oil Plant, and the creation of compost. Steam energy can also be used by future tenants for heating, dehumidification, sterilization, cleaning, water heating, cooking, and deicing. CO₂ is cleaned and used in greenhouse to accelerate plant growth.

The plant will produce organic high-nutrient Class 1 Compost, organic high-nutrient liquid fertilizer for greenhouses and landscaping needs or transferred to the Waste-to-Energy Plant, clean methane gas, converts methane gas to energy with CHP generators (electric & steam), stores methane gas to be converted to energy at peak times and supplies cluster and other tenants with steam heat energy as needed.

The Biomass / Biogas Plant is planned to be approximately 54,000 square feet in size. The building is anticipated to be 2 to 3 stories in height. The site is planned to approximately 7.50 to 8.0 acres in size. In addition to acquiring a waste stream from the COR3 facility via conveyors as previously described, it will also be served by trucks hauling additional waste stream from selected vendors. Therefore, the Biomass / Biogas Plant requires an extensive driveway system to accommodate off-site trucks for delivery of addition feed stock. All

dumping and waste sorting will occur inside the plant. Within the plant, several small offices will be provided for 15 to 20 employees needed to run and operated the plant. The perimeter of the site will be secured with a fence with vehicle gates at the driveway access locations.

4. Vehicular Bridge and Waste Material Conveyance System

The Vehicular Bridge and Waste Material Conveyance System will be combined into a single bridge structure with the Waste Material Conveyance System attached below or the side. The combined bridge structure is planned to extend from the north side of the Waste/Refuse Sorting facility to the south side of Bio-mass and bio-gas plant.

The Vehicular Bridge and Waste Material Conveyance System will be approximately 1,300 feet in length. The bridge will be a truss bridge whose load-bearing superstructure is composed of a truss. This truss is a structure of connected elements forming triangular units. An architectural treatment will be applied to the sides of the bridge to provide additional visual interest, improved aesthetics and disguise the waster conveyance system. An access ramp approximately 550 feet in length is planned to extend perpendicular from the Vehicular Bridge and Waste Material Conveyance System along the south side of the Bio-mass and bio-gas plant. The access ramp is planned to be construction with a vertical retaining wall system.

The visual appropriateness of the Vehicular Bridge and Waste Material Conveyance System is intended to be architecturally compatible with the Waste/Refuse Sorting facility and the Bio-mass and bio-gas plant to which it connects. At a minimum, the bridge structure will be similar to the appearance the adjacent Interstate 71 interchange bridges. The bridge appearance will be approved by the City through the Development Plan process and such approval will not be reasonably withheld.

5. Aquaponics Aquaculture Greenhouse

An Aquaponics Aquaculture Greenhouse is planned for the initial development of the project and will have advanced climate-controlled greenhouse construction that is 140 MPH wind

load rated. Solar panels are planned on approximately 50% of the roof and move to provide shading for plants as needed during sunny days. The solar panels will produce 70% more electric power than the greenhouse uses.

The Aquaponics Aquaculture Greenhouse produces greenhouse-raised fresh fish in a controlled environment. It will also utilize “high nutrient fish water” to grow vegetables like leaf lettuce. The Aquaponics Aquaculture Greenhouse will have an advanced water filtration and recycling system as well as utilizing rainwater harvesting to minimize growing water usage.

The Aquaponics Aquaculture Greenhouse is planned to be approximately 680,000 to 700,000 square feet in size and will be approximately 15 to 25 feet in height. Three to four 2 to 3 bay truck loading docks will be needed to accommodate the required shipping and receiving. The Aquaponics Aquaculture Greenhouse will contain large areas for fish production, vegetable production, purification, transplanting, an internal waste treatment facility, processing, storage, coolers, seeding and harvesting areas, shipping and receiving areas, offices, employee lockers and restrooms. 30 to 40 employees are needed to run and operated the plant.

Site development is anticipated to include access driveways, truck loading docks and staging areas, employee parking, a perimeter service drive and outdoor service and utility area. The service area of the plant will be secured with a fence with vehicle gates at the driveway access locations.

6. Hydroponics Greenhouses

Two Hydroponics Greenhouses are planned for the initial development of the project and will have advanced climate-controlled greenhouse construction that is 140 MPH wind load rated. Solar panels are planned on approximately 50% of the roof and move to provide shading for plants as needed during sunny days. The solar panels will produce 70% more electric power than the greenhouse uses.

The Hydroponics Greenhouses will produce organic vegetables with no pesticides, GMOs or GEOs. The produce growing cycle is staggered to provide a weekly harvest, year around. The greenhouses will have an advanced water filtration and recycling system as well as utilizing rainwater harvesting to minimize growing water usage.

The Hydroponic Greenhouses are planned to be approximately 460,000 to 500,000 square feet in size each and will be approximately 15 to 25 feet in height. A 2 to 3 bay truck loading dock will be needed for each greenhouse to accommodate the required shipping and receiving. The Hydroponic Greenhouses will contain large areas for vegetable production, automatic seeding and transplanting, an internal waste treatment facility, processing, storage, shipping and receiving areas, a control room with offices, employee lockers and restrooms. 25 to 30 employees are needed to run and operated the plant.

Site development is anticipated to include access driveways, truck loading docks and staging areas, employee parking, a perimeter service drive and outdoor service and utility area. The service area of the plant will be secured with a fence with vehicle gates at the driveway access locations.

7. Wastewater Treatment Plant

GSC plans to develop a state-of-the-art wastewater treatment plant to serve the entire site. Using the latest in vacuum waste conveyance technology, the wastewater treatment plant is planned to include a small single story control building, an outdoor tank area with numerous mechanical equipment, parking for 3 to 4 employees, a service yard for electric and other utility services as well as truck access and staging for 1 or 2 trucks. The wastewater treatment plant is planned to be 1.0 to 1.5 acres in size. The perimeter of the site will be secured with a fence with vehicle gates at the driveway access locations.

8. Waste-to-Energy Plant

The Waste-to-Energy Plant (WTE) is planned to be approximately 55,000 to 65,000 square feet in size featuring state-of-the art technologies which yield clean air emissions processing

over 109,500 tons per year (300 tons per day). The building is anticipated to be 2 to 3 stories in height. The site is planned to approximately 6.0 to 7.0 acres in size.

The WTE Plant will contain two primary facilities. Approximately 18,800 square feet of the WTE is planned to contain a Plastic to Oil Plant intended to convert all types of recycled plastics to a light sweet crude oil. Plastics-to-Oil Plant will convert over 30 tons of plastics per day to over 140 barrels of light sweet crude oil per day

Approximately 36,200 square feet of the WTE is planned to contain a Gasification Plant which cleans methane gas obtained from the bio-mass/bio gas plant or from SWACO to operate steam turbines generating electricity for GSC.

In addition to acquiring a waste stream from the COR3 facility via conveyors as previously described, it will also be served by trucks hauling pre-sorted recyclable plastics from selected vendors. Therefore, the Waste-to-Energy Plant will require an extensive driveway system to accommodate off-site trucks for delivery of addition feed stock. All dumping and waste sorting will occur inside the plant. Within the plant, several small offices will be provided for 15 to 20 employees needed to run and operated the plant. The perimeter of the site will be secured with a fence with vehicle gates at the driveway access locations.

9. Central Energy Plant

A Central Energy Plant (CEP) is planned to generate chilled water for the purpose of air conditioning each of the enclosed buildings within GSC. The building will be approximately 10,000 to 15,000 square feet in size and approximately 40 to 60 feet in height. The CEP parcel size will be approximately 1.0 to 1.25 acres. The facility will require 5 to 7 employees.

In addition to chillers, cooling towers and other mechanical equipment, a small office approximately 200 square feet in size and restrooms are planned for the facility. The facility will require a large service yard for electric and other utility services as well as truck access and staging for 1 or 2 trucks. The perimeter of the site will be secured with a fence with vehicle gates at the driveway access locations.

10. New Power Substation for Business and Industrial Park

A new electric power substation is planned for the GSC. The substation is planned to be located adjacent to the existing Columbus and Southern Ohio Electric Company overhead electric transmission easement traversing the northern eastern portion of the site. The substation is planned to be approximately 0.75 to 1.0 acre in size.

The substation will require a large service yard planned to contain large electric substation equipment, truck and vehicle access and staging for 1 or 2 trucks and a small enclosed office approximately 100 to 150 square feet. The perimeter of the site will be secured with a fence with vehicle gates at the driveway access locations.

11. Business & Education Center

The Business & Education Center will be developed in the southeast corner of the property, north of SR665. This parcel is the closest to the new I-71 interchange and as such is intended to be architecturally attractive. Business & Education Center is planned to be 38,000 to 45,000 square feet in size and 2 to 3 stories in height.

The center is anticipated to include management and administration offices, a student education center, laboratories associated with GSC functions, an employee training facility, site security office, and public information and education area. In addition, the center will include a cafeteria, employee lockers and restrooms, and storage.

The Business & Education Center parcel is planned to be approximately 6.5 to 7 acres in size and planned to include approximately 200 to 300 car and bus parking lot, a service and utility yard, stormwater retention and access driveways.

12. Future Phased Development

Future Phased Development for the "Sustainable Industrial Business Park" is planned to include:

- A. Commercial and Retail development within the portions of "Subarea "A" of the preliminary master plan.
- B. Additional industrial uses within the portions of "Subarea "B" of the preliminary master plan.
- C. Future expansion of the COR3 is a Waste Transfer and Waste Sorting Facility within "Subarea "C" of the preliminary master plan.
- D. Professional Office and Research development within the portions of "Subarea "D" of the preliminary master plan.

13. Infrastructure

In addition to the infrastructure key elements previously described, GSC will develop the entire necessary infrastructure to support the entire 363.20± acre development, including the required roads and infrastructure to support the Renewable Energy Cluster and other initial tenants. This includes the primary north-south road corridor, east-west road corridor and utilities such as electric power, gas, chilled water lines, sanitary sewer, stormwater sewer, telephone, CCTV, etc.

In addition, the development will prepare a master drainage plan for the entire site including stormwater retention integrated with state-of-the-art rain and storm-water harvesting throughout the site, water recycling, recovery, and treatment and filtration plants



LAND USE LEGEND

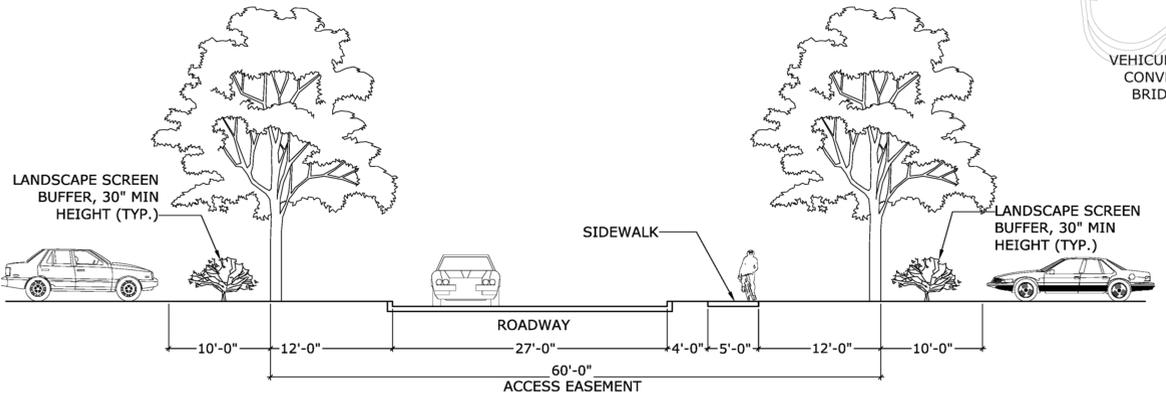
- WELCOME CENTER
- BUSINESS AND EDUCATION CENTER
- HYDROPONIC AND AQUAPONIC GREENHOUSES
- BIO-MASS AND BIO-GAS PLANT
- MIXED WASTE TO ENERGY PLANT
- ELECTRIC SUBSTATION
- SORTING FACILITY
- CENTRAL ENERGY PLANT
- WATER TREATMENT PLANT
- COMMERCIAL/ RETAIL
- LIGHT AND HEAVY INDUSTRIAL
- PROFESSIONAL OFFICE/ RESEARCH DEVELOPEMENT PARCELS
- OVERHEAD POWER LINES
- CONSERVATION AREAS
- EXISTING ROADS
- PROPOSED ROADS/ PARKING/ SERVICE AREAS
- STORMWATER PONDS

NOTE: LAND USE TYPES AND LOCATIONS SHOWM ARE SUBJECT TO CHANGE.

GRAPHIC LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY

NOTE: Roadway locations to be determined with approval of Development Plan.



TYPICAL INTERIOR ROADWAY SECTION
Not To Scale

NOT TO SCALE