



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

December 5, 2018

Preliminary Plan Application ZON-17-007

Applicant:	NVR, Inc
Owner:	Suburban Acquisitions II, LLC
Location:	Refugee Road SW – 063-141384-00.000
Acreage:	106.33
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting approval of a rezoning from R-87 – Medium-Low Density Residential to PDD – Planned Development District and for approval of a Preliminary Plan for Hunters Crossing pursuant to Section 1255.13(b) of the Pataskala Code.

Description of the Request:

The applicant is seeking Preliminary Development Plan approval for Hunters Crossing to allow for a 293-lot, 293-unit development that would consist of traditional single-family homes and lifestyle ranch homes.

Staff Summary:

According to Section 1255.11 of the Pataskala Code, the procedure for a PDD rezoning is outlined in three steps as follows:

1. Pre-Application meeting
2. Rezoning Application which includes the Preliminary Development Plan
3. Final Development Plan which shall consist of detailed development and engineering plans

The pre-application meeting, which is intended to serve as a general discussion of the concept plan, was held at the May 3, 2017 Planning Commission meeting. This application is step two in the process which is a request to rezone the property from R-87 to PDD and a request for approval of the preliminary plan.

If the Planning Commission recommends approval of the rezoning, the application will then be forwarded to City Council where the rezoning, Preliminary Plan, and Development Standards Text will be need to be approved in order for the property to be effectively rezoned to PDD. The rezoning and Preliminary Plan is valid for up to one year from the date of City Council approval. The applicant must submit a Final Development Plan for review through the Planning Commission within that time.

The following is a general summary of the Preliminary Plan for Hunters Crossing. The complete specifications can be found in the development text and on the development plans:

Overall Preliminary Development Plan

- The subdivision would have a total of 223 lots.
- Total gross density of 2.10 units per acre
- Two boulevard access points into the subdivision would come off of Refugee Road.
- Two stub streets, one labeled as “Street C” would be located at the rear (north) of the property, and one labeled “Street I” would be at the east property line.

	Subarea A Single Family Homes	Subarea B Lifestyle Ranch Homes
Number of Lots	79	144
Permitted uses	Single-family residences in ranch, split-level, or two-story configuration, single-family accessory buildings, parks, and park structures	Detached ranch homes, customary single-family accessory structure, parks, and park structures.
Lot Dimensions		
Frontage	60 feet minimum	52 feet minimum
Depth	130 feet minimum	130 feet minimum
Minimum Setbacks		
Front	25 feet from ROW	25 feet from ROW
Sides	5 feet	5 feet
Rear	25 feet	25 feet
Maximum Height	35 feet	24 feet
Dwelling Size	<u>Single-story</u> – 1,300 square feet <u>1 ½ & 2-story</u> – 1,440 square feet	1,300 square feet minimum
Parking	Two-car garage & two driveway spaces	Two-car garage & two driveway spaces

Permitted Accessory Structures (subject to HOA approval)

- Decks and Patios
 - Permitted to extend 10 feet into rear yard setback
 - Patios permitted within all side or rear yards at least 3 feet from property line
- Trellises, Gazebo's, etc.
 - Permitted only in rear yards at least 5 feet from property lines
- In-Ground Pools
 - Meet all code requirements
- Sheds
 - Shall not exceed 120 square feet
 - Permitted only in rear yards at least 5 feet from property lines
- Play Structures
 - Permitted only in rear yards at least 5 feet from property lines
- Fences
 - Permitted only in rear yards

Architecture

- The development text outlines the exterior materials and exterior colors permitted in the subdivision.
- The required architectural drawings of the homes have not been submitted with the application.
- Home sizes would be:
 - Ranch – 1,300 square feet
 - Single-story – 1,300 square feet
 - One and a half and two-story – 1,440 square feet
- The minimum required home size is 1,300 square feet for a home with a basement of at least 600 square feet and 1,450 for a home without a basement. A note will need to be added to the plans indicating a minimum house size of 1,300 square feet and a minimum basement size of 600 square feet.

Landscaping

- All open space areas as proposed will contain existing native plant materials.
- Street trees are proposed in the right-of-way on each side of every street.
 - The divergence is identified in the development text.
- Each lot within the subdivision will receive at minimum one street tree.
- Wetland buffers of 25 feet would be provided around all wetlands.

Access

- Two access points to the subdivision will come off of Refugee Road.
- A submitted traffic study has indicated that no improvements (i.e. turn lanes) are necessary at these access points.
- The City Engineer has reviewed this traffic study and concurs with the findings.

The following is a list of requested divergences from the Code as outlined in the development text:

- a) Minimum 16 feet between buildings – 1255.10(g)(2)
 - a. The intended cluster development reduces the distance between buildings to 10 feet with 5-foot side-yard setbacks on all lots.
- b) Landscape requirements for screening – 1283.06 & 1283.07
 - a. The proposed minimum landscaping around the property is indicated on the development plan with existing wooded areas around the east, west, and north property lines. Where the existing wooded areas do not provide significant buffering, the applicant will provide additional landscaping and/or open space.
 - b. Section 1283.07 requires L5 landscaping (4'-6' high berm and one tree per 30 feet) along the frontage at a minimum of 60 feet from the right-of-way. Applicant has proposed to use existing wooded area along the front and ornamental and evergreen trees ranging 10 feet to 12 feet in height.
- c) Post yard lights for residential uses – 1121.15(b)
 - a. Proposes to exchange the required lamp posts in front yards for street lights.
 - b. Location of street lights have not been indicated in the plans.
- d) Street Trees – 1283.05(A) & (D)
 - a. Proposed to space street trees 50 feet apart on both sides of the street to allow for a minimum of one (1) street tree per lot in the right-of-way.
 - b. The Code requires a maximum of 30 feet in between street trees
- e) Subdivision Sign – 1295.09(b)(8)
 - a. Proposing to install an entry sign at each access point along Refugee Road with both sign panels sitting at a maximum of 8 feet high
 - b. The Code requires a maximum of 60 feet in height
 - c. Proposing to install two signs with a maximum square footage of 60 square feet.
 - d. The Code requires a maximum of 32 square feet.
 - e. Proposing to install signs that would be of the hanging type.
 - f. The Code requires subdivision identification signs to be monument style.
- f) Setback of Sign – 1295.09(b)(8)
 - a. The proposed signs will be located a minimum of one (1) foot from the right-of-way of Streets A and B.
 - b. The Code requires a 10-foot setback for signs, or as necessary to meet sight distance requirements.
 - c. The proposed signs will be sight distance requirements along Streets A and B; therefore, this divergence is unnecessary.
- g) Arrangement of Residential Lots to Abut Upon Common Open Space – 1255.10(C)
 - a. Proposing to have 89 of 223 lots abut common open space (39 percent).
 - b. The Code requires a minimum of 50 percent.
- h) Street Design Standards for Cul-de-sacs and All Local Streets – 1117.05
 - a. Proposing to install one (1) "eyebrow" at the intersection of Streets D and E that would have a centerline radius of less than 150.
 - b. The Code requires a minimum centerline radius of 150.
- i) Tree Preservation and Replacement – 1283.03
 - a. Proposing to install a total of 604 trees

- b. The Code requires a tree replacement of 570 if native trees are used and 808 if non-native trees are used.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Staff has reviewed the Preliminary Development Plan and offers the comments listed in “Attachment A” that will need to be addressed if approved. A possible modification has been placed to address those comments. The applicant met with Staff in November to address Staff’s comments on the application submitted for the November 7, 2018 PZC hearing. The applicant has provided some revisions and additional comments in response to those, which are included in the binders distributed to the Planning and Zoning Commission.

As proposed the project has a density of 2.10 units per acre. Section 1255.10 states that the land shall have the same applicable gross density of dwellings per acre as prescribed by the original zone district (R-87 – minimum of 2 acres per lot). According to the Comprehensive Plan, the property is designated as Medium Density Residential (R-20) which allows a density of approximately 2 units per acre. The Planning Commission has the authority to approve an increase in density.

Staff would like to note that the south half of Refugee Road is maintained by Licking County. According to the County Engineer’s office, the project will not be subject to their regulations. However, they noted that they want to review any improvements required by Pataskala’s regulations that will be constructed outside the city limits. The Licking County Engineer has requested that the East Entry be moved to line up with the business entrance on the south side of Refugee Road; however, Staff feels that this would be unnecessary and would encroach on the existing wetlands.

Etna Township did not provide comments in writing but did contact staff to express concerns about the density and size of the lots. No comments were provided regarding Refugee Road.

Section 1255.17(F)(12) of the Code requires a letter of communication from the appropriate school district regarding residential development. In the attached letter, the superintendent of Licking Heights School District expresses concern on the overcrowding of the schools and the effect of increased housing in the district.

Staff has received a comment from the West Licking Fire Department that street parking is not permitted on the side where hydrants are located and that “no parking” signs will need to be installed on that side of the street. They also indicated that the cul-de-sac diameter is required to be at least 96 feet whereas the proposed diameter is 90 feet from the back of curb. However, according to Section 1117.10 of the Code, the required minimum diameter of a cul-de-sac is 40 feet, which the application has met.

The Public Service Director and City Engineer have provided several comments regarding streets, utility plan, and a traffic study. Although a majority of engineering issues will be addressed on the engineering plans and final development plan, a possible modification has been placed to address all comments from

the Public Service Director and City Engineer at this time. The City Engineers' comments are attached, and the Public Service Director's comments are included with Attachment A.

Surrounding Area:

Direction	Zoning	Land Use
North	R-87 – Medium-Low Density Residential	Farm Land
East	R-87 – Medium-Low Density Residential	Farm Land
South	Outside of City Limits	Farm Land
West	R-20 – Medium Density Residential	Single-family homes Vacant

Preliminary Plan Approval:

According to Section 1255.19 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a preliminary plan if the proposal:

- a) The proposed development advances the general health, and safety of the City of Pataskala and is consistent with the purpose and intent of the Zoning Code
- b) The proposed development is in conformity with the Comprehensive Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network.
- c) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of, and is otherwise compatible with, the surrounding areas.
- d) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded.
- e) The proposed developments will have sufficient open space areas that meet the objectives of the Comprehensive Plan.
- f) That the benefits, improved arrangements, and the design of the proposed development justify the deviation from the standard development requirements included in the City of Pataskala Zoning Code.
- g) That there are adequate public services (e.g. utilities, fire protection, emergency service, etc.) available to serve the proposed development.
- h) The applicant's contributions to the public infrastructure are consistent with all adopted plans and are sufficient to service the new development.
- i) That the proposed development will not create overcrowding and/or traffic hazards on existing roads and/or intersections.
- j) That the arrangement of land uses on the site properly considered topography, significant natural features, and natural drainage patterns, views, and roadway access.
- k) That the clustering of development sites is shown to preserve any natural or historic features and provides usable common open space.
- l) The proposed road circulation system is integrated and coordinated to include a hierarchical interconnection of interior roads as well as adequate outer-connection of interior collector streets

with off-site road systems, and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians.

- m) That there are adequate buffers between incompatible land uses and the density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the City.
- n) That the relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the Planned District and the larger community and maintains the rural-village character of Pataskala.
- o) The proposed architectural character is compatible with that of surrounding properties and promotes and enhances the community values expressed in the Comprehensive Plan.
- p) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, watercourses and drainage areas.
- q) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to yield the intended overall development and to ensure that public facilities and amenities are provided as planned.
- r) That any other items shown in the preliminary development plan or in the accompanying text be addressed to the Planning and Zoning Commission's satisfaction.

Department and Agency Review

- Zoning Inspector – No Comments
- Public Service Director – See attached
- City Engineer – See attached
- SWLCWSD – No comments
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- Licking Heights Schools – See attached
- Etna Township – See Staff Review
- Licking County Engineer – See attached

Modifications:

Should the Commission choose to approve the applicant's request, the following modifications may be considered:

1. The applicant shall address all comments provided by the Planning and Zoning Department
2. The applicant shall address all comments provided by the City Engineer.
3. The applicant shall address all comments provided by the Public Service Director.
4. The applicant shall address all comments provided by the West Licking Fire District.
5. The applicant shall provide a stormwater report to the Licking County Engineer for review.
6. All "Permitted Accessory Structures" as outlined in the development text shall meet all City of Pataskala code requirements and the more restrictive regulations as outlined in the development text shall be enforced by the Home Owner's Association.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

“I move to recommend approval of application ZON-17-007 pursuant to Section 1255.13(b) of the Pataskala Code. (“with the following modifications” if modifications are to be placed on the approval).



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

ATTACHMENT A HUNTER'S CROSSING PRELIMINARY PLAN REVIEW

December 5, 2018

Planning and Zoning

General Comments/Questions:

1. No homeowners' association bylaws of subdivision covenants and restrictions were provided with the submittal per 1113.07(c), 1113.07(d), and 1255.17(a)(3)(G)(5). Developer states in development text that they will be included in Final Development Plan
2. Section 1255.17(a)(3)(F)(12): A letter was provided stating that the developer has met with the school district and that Dr. Wagner would provide a response to the plan revisions. No response has been provided.
3. Section 1255.17(a)(3)(G)(1): No architectural drawings were included with the development text.
4. Section 1255.17(a)(3)(G)(4): Additional divergences will be needed. See comments below.

EXHIBIT B-1

1. Remove "regional" from note 11.

EXHIBIT B-2

1. Existing buildings or structures locations are identified, if they are being removed this needs to be noted per Section 1255.17(a)(3)(E)(3).

EXHIBIT C

1. Printing errors under "Zoning Sub-Area Plan Data" shall be corrected,

EXHIBIT D-1

1. "Area Map" should be titled "Vicinity Map".
2. "Vicinity Map" should be titled "Regional Map".
3. Minimum house square footage should be listed in the Development Summary per Section 1255.17(a)(3)(F)(7).
 - a. A note shall be added to the plans and development text indicating a minimum house size of 1,300 square feet and a minimum basement size of 600 square feet.
4. Proposed phasing shall be identified. If being built in one phase, note stating this should be added per Section 1255.15(a)(3)(F)(7).

EXHIBIT D-2

1. No Street Names are provided per Section 1113.06(j).
2. "Eyebrow" at the intersection of Streets D and E does not meet required centerline radii and will require a divergence.
3. Streetlight locations shall be identified per Section 1113.06(q).
4. "Open Space" shall become "Reserves", include language for these reserves on title sheet.
5. No Tree Replacement calculations included.
6. Proposed Path:
 - a. Fee in lieu shall be required for the path along the remaining frontage along Refugee Road
 - b. Move path along Refugee Road into the Right-of-Way.
 - c. Extend path north to allow for future interconnectivity.
 - d. A 20' easement shall be required for all paths in Subarea A.
 - e. Easement language shall be added to the plans and development text.
7. Wetlands shall be appropriately mitigated.

EXHIBIT F

1. Printing errors in "Open Space Data" shall be corrected.

EXHIBIT G

1. Printing errors in "Site Date" shall be corrected.

EXHIBIT H

1. Front landscaping along Refugee Road shall be L5 per Section 1283.07(a). Otherwise, a divergence will be needed.
2. Proposed Street Trees shall be identified.

EXHIBIT I-1

1. Path material is not identified.
2. "Shade" trees are marked in enlargements but not identified in Plant List. Are they deciduous?
3. What landscaping is going where? Plant List identifies species, but enlargements do not specify.
4. Fix printing errors in Plant List (TA EV) and Landscape Notes (6.).

EXHIBIT I-2

1. Signs
 - a. Signs are to be of monument type only per Section 1295.09(b)(8), hanging signs are proposed. Will need a divergence.
 - b. Signs shall not exceed 6' in height per Section 1295.09(b)(8), signs are proposed to be 8' in height. Will need a divergence.

- c. Combined area of signs shall not exceed 32 square feet per Section 1295.09(b)(8). Total of 56 square feet is proposed. Will need a divergence.
- d. Will the signs be illuminated? If so, this will need to be identified.

EXHIBIT I-3

1. See comments above for signs.

EXHIBIT J

1. No proposed easements identified.

Public Service

1. Parking on one side of the street only – no parking on hydrant side (typ.).
2. Identify the locations of the fire hydrants.
3. “Eyebrow” on Streets D and E is O.K., however it will require a divergence as it does not meet the required radii.
4. 5’ easements on all side and rear lot lines.
5. “T” turn around required at the end of Street I.
6. Right-of-Way dedication?
7. Mitigation Plan for wetlands to be removed?
8. Add 15’ to Right-of-Way along Refugee Road for a total of 75’.
9. Stormwater:
 - a. Verify existing ditch can handle flow.
 - b. Off-site drainage improvements?
 - c. Over-detention?
 - d. Wetland recharge?
 - e. Stormwater infrastructure on Lot 74 should have a building setback of 1:1.
10. Possibly move Stormwater infrastructure out of the back yards of Lots 162-175, run them along side yards to Street I. This will avoid having to access infrastructure through back yards.

From: [Scott Haines](#)
To: [Scott Fulton](#)
Subject: Fwd: November 7, 2018 PZC Agenda
Date: Thursday, November 29, 2018 2:24:55 PM

Scott

All concerns with the Traffic Study have been addressed.

Thanks

Scott

Get [Outlook for iOS](#)

From: Scott Haines <shaines@hullinc.com>

Sent: Monday, October 29, 2018 8:50 AM

To: Jack Kuntzman; Alan Haines

Cc: Scott Fulton; Jim Roberts; Lisa Paxton

Subject: RE: November 7, 2018 PZC Agenda

Jack

I forgot to include a comment to ZON-17-007 below.

1. Traffic Impact Study
 - c. Include a 2042 No Build and 2042 Build projects for 20 year projections.

Sorry for the oversight.

Thanks

Scott R. Haines, P.E., CPESC

Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

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From: Scott Haines

Sent: Sunday, October 28, 2018 9:55 PM

To: 'Jack Kuntzman' <jkuntzman@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>

Cc: 'Scott Fulton' <sfulton@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; 'Lisa Paxton' <lpaxton@ci.pataskala.oh.us>

Subject: November 7, 2018 PZC Agenda

Jack,

Jobes Henderson has reviewed the agenda items for the November 7, 2018 PZC Meeting. We offer the following comments:

ZON-17-007

1. Traffic Impact Study

- a. Table 9 should be the 2022 No build scenario however the table appears to be the 2021 no build scenario and should be revised.
- b. Table 9 should be the 2022 build scenario however the table appears to be the 2021 build scenario and should be revised.

2. Preliminary Development Plans

- a. Street I currently exceeds 500' in length and does not provide a turn-around.
- b. Street G needs to have the centerline radius labeled.
- c. Per section 1117.10, Streets shall remain at the angle of intersection for at least 100' beyond the point of intersection. Street G does not achieve this standard. This comment was provided with the August 2018 PZC review. Please discuss with Alan to see if this comment has already been discussed with the applicant and not required.

The following comments are from Jim Roberts August 2017 BZA review and may still apply.

3. The utility plan is conceptual in nature with no design information shown. Comments on the utilities will be made on the final plans.
4. Easements are not shown at this time. It must be noted and agreed that front yard easements as needed for any utilities will be included on the final plans and plat, and 5' side yard and 10' rear yard easements must be shown on all lots.

5. Site modifications may become necessary when the stormwater calculations are provided.

ZON-18-010

We have no engineering related comments on this application.

ZON-18-011

We have no engineering related comments on this application.

Alan,

Item 2a for application ZON-17-007 appears to be as a result of Jim's comment from his BZA review for the applicant to provide connection to adjoining property. My concern is if the adjacent property does not develop we will have a dead end street without a proper cul-de-sac. Please let me know your thoughts.

Thank you for the opportunity to review these items and please contact us if there are any questions on our comments or if we can help in any other way.

Scott R. Haines, P.E., CPESC

Project Manager

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November 19, 2018

City of Pataskala
Scott Fulton, Director of Planning
621 West Broad Street
Pataskala, Ohio 43062

RE: Zoning Application # ZON-17-007 – Revised Plans; Hunter’s Crossing

Dear Mr. Fulton:

I am writing as a follow up to a recent notice I received, on behalf of the school district, regarding a potential new residential development on the North side of Refugee Road between Summit and Mink Roads in Pataskala (zoning application # ZON-17-007 – Revised Plans). This is not our first review of this project.

As I understand matters, the site off Refugee Road is still being considered for a new residential development and is currently zoned for two acre lots. It is my further understanding that current zoning may allow a more dense residential land use that is just under .5 an acre per home, but this is the most dense housing considered acceptable for the area.

It is my further understanding that the site off Refugee Road may be considered for more dense usage than even .5 an acre per home and that a conceptual plan shows approximately 223 homes within the 106.3341 acre parcel. Although the revised plan of 223 homes is a reduction in the total number of homes, it is still a very dense housing development that will cause severe overcrowding of the Licking Heights Schools.

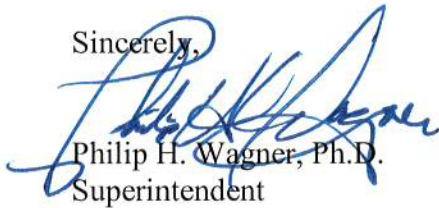
In response to the conceptual plan and a potential rezoning of the site off of Refugee Road, I must express significant concerns about such a proposal due to severe overcrowding of the Licking Heights Schools. In fact, the Licking Heights School District is so overcrowded that the high school has 12 exterior trailer classrooms and the middle school has 10 such classrooms. Attached you will find the Licking Heights enrollment growth from 2004-2018 as well as projected enrollment through 2029. Licking Heights Schools is the fourth (4th) fastest growing school district within over 600 Ohio school districts.

To help address student overcrowding, in May 2017 the community approved a bond issue supporting the construction of a new high school that will allow the reconfiguration of the entire school district and provide overcrowding relief at every school building. The new high school is expected to be open in approximately two years and no later than August, 2020. Furthermore,

our projections show that based upon current student growth trends, the reconfiguration of the school district will meet community needs for at least the next 7 years; however, such a densely populated housing development will shorten the life of these projections and advance the need to build, at the very least, a new school building; in addition to the new high school.

Do not hesitate to let me know if there are questions about the contents of this letter, as well as, any future planning and zoning meetings to discuss the conceptual new development on Refugee Road. In advance of any such response, I am supportive of meeting with you, other city personnel, as well as developers, to discuss mutual benefits that support those interested in the fast growing Pataskala community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip H. Wagner".

Philip H. Wagner, Ph.D.
Superintendent

From: [Knerr, Jared](#)
To: [Jack Kuntzman](#)
Cc: [Alan Haines](#); [Scott Fulton](#); [Yoho, Ty](#)
Subject: Broadmoore Commons Phase 1, Section 1 & 2
Date: Monday, October 29, 2018 2:34:50 PM

Jack,
Sorry I'm late getting you these comments.

The East Entry should be made to line up with the business entrance (i.e. the Patricia Schuler property) on the south side of Refugee Rd. The Licking County Access Management Regulations would require a left turn lane into the development at both the East Entry and the West Entry but since the north side of Refugee Rd is within the Pataskala Corporation limits, your regulations will prevail. I would like to review their storm water report upon submittal, specifically for discharge rates to Refugee Rd.

Sincerely,

Jared Knerr, P.E., P.S.

Licking County Engineer

Office of Licking County Engineer

20 South Second Street

Newark, Ohio 43055

Office T: 740.670.5280

Desk T: 740.670.5292

jknerr@lcounty.com