CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

December 5, 2018

Rezoning Application ZON-18-012

Applicants:	Grand Communities, LLC
Owner:	P & G Pataskala Ltd.
Location:	200 West Broad Street
Acreage:	4.85 acres
Zoning:	GB – General Business
Request:	Requesting a recommendation of a rezoning from GB – General Business to R-10 – High Density Residential pursuant to Section 1217.10 of the Pataskala Code.

Description of the Request:

The applicant is seeking to rezone a 4.85-acre portion of the property located at 200 West Broad Street from GB – General Business to R-10 – High Density Residential to allow for a residential subdivision.

Staff Summary:

The property located at 200 West Broad Street is 96.05 acres overall, with approximately 45-acres of the frontage zoned GB – General Business. The remaining acreage is zoned R-10 – High Density Residential. Currently, the 4.85-acre portion is vacant, unimproved land. The applicant met with City Staff to review the plan for a residential subdivision, in which Staff requested a second access from West Broad Street. The applicant has entered into contract with the owner of the parcel to purchase the additional 4.85-acres of the GB – General Business zoned land in order to construct this second access onto West Broad Street, and have additional residential lots along its northern border.

The applicant has submitted a Preliminary Plan for a 153-lot subdivision named “Heron’s Manor”, in which approximately 20 of those lots lie within the 4.85-acre section proposed for rezoning. Prior to approval of a Preliminary Plan, the land must be rezoned from GB – General Business to R-10 – High Density Residential to allow for the subdivision of land into the lot sizes proposed by the applicant. Included with the Rezoning Application is a plan that shows the layout of the subdivision, and the location of proposed property lines, building setbacks, public right-of-ways, etc.

The 4.85-acre section proposed for rezoning is in the northeast corner of the portion zoned GB – General Business. The applicant has proposed a 60’ right-of-way with a 33’ wide street running north to south along the eastern side of the lot.

The applicant has submitted a narrative explaining the reason for the request and addressing the 8 requirements of Section 1217.04 of the Pataskala Code. Originally this subdivision was to be The Settlement at Pataskala Phase 4, however the developer has chosen to title it under another name.

Following a recommendation by the Planning and Zoning Commission, the application will be considered by City Council for final approval of the rezoning request pursuant to Section 1217.13 of the Pataskala Code.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*
The Future Land Use Map designates the area currently zoned GB – General Business as office; therefore, the proposed rezoning to R-10 – High Density Residential is not in line with the Comprehensive Plan. However, the need for the rezoning was created to add a secondary access onto Broad Street, which was requested by staff to prevent significant traffic issues on Alonso Palmer and John Reese parkways. In addition, the Fire Department requires at least 2 access points (one of which can be emergency only). The original proposal did not include this access onto Broad Street.

The area currently zoned R-10 – High Density Residential is designated High Density Residential on the Future Land Use Map, and in line with the comprehensive plan. The applicant intends for the remaining portion zoned GB – General Business to remain zoned as such for potential future commercial development. Staff believes that a rezoning to R-10 High Density Residential would not be out of character for the area.

As this rezoning is necessary prior to approval of a Preliminary Plan, Staff believes any other concerns can be addressed through the process of approval for the Preliminary Plan.

The Public Service Department has commented that this rezoning application is a result of, and in accordance with, direction from the City to provide additional access, and better traffic flow. As such, the Public Service Department believes this is in the best interest of the City (Full comments attached).

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	AG - Agriculture	Farm Field
East	R-10 – High Density Residential	Single-Family Homes Settlement of Pataskala Phase 3 Part 3, Phase 4 (Under Construction).
South	M-1 – Light Manufacturing GB – General Business R-10 – High Density Residential	Lumber Yard Auto Sales Single-Family Homes
West	AG – Agriculture	Farm Field

Rezoning Approval:
According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No Comments.
- City Engineer – No Comments.
- Public Service – See Attached.
- Pataskala Utilities – No Comments.

- Police Department – No Comments.
- West Licking Joint Fire District – No Comments.
- South West Licking School District – No Comments.

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

- None

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

"I recommend to approve Rezoning Application number ZON-18-012 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: Alan Haines
To: Jack Kuntzman
Cc: Jim Roberts; Scott Haines
Subject: PZC Review - Dec 5
Date: Tuesday, November 27, 2018 11:41:40 AM

Jack,

I have the following comments for the December 5th Planning and Zoning Commission meeting:

1. ZON-18-012
    a. It is the understanding of the Public Service Department that this application is a result of, and in accordance with, direction from the City to provide additional access, and better traffic flow to and from the proposed and existing developments. The Public Service Department believes that this is in the best interest of the City.
2. PP-18-002
    a. The overall plan appears adequate, and generally satisfies City design standards.
    b. The Public Service Department endorses the City Engineer's comments, and similarly, recognizes that many of those items, as well as some of the following items, will be addressed as part of the engineering review process.
        i. Note that the City Engineer's comment with regard to the location of storm sewers is accurate; however, it is also recognized that this is not always feasible. This item will be reviewed and coordinated in depth with the designer during engineering review.
    c. Note that a T-turn around will be required on the developers property at the western terminus of Isaac Tharp Street. Accordingly, lots 82 and 83 will not be buildable until such time as the roadway is extended to the west.
    d. In the pavement typical sections, note that item 4A will be required to have a thickness of 5-1/4".
    e. Recommended right-of-way and street width revisions:
        i. Isaac Tharp Street
            1. Maintain 60' right-of-way.
            2. Reduce pavement width to 28'-0".
            3. These are consistent with what was approved and constructed for Isaac Tharp Street in the Settlement at Pataskala, Phase 3, Section 3.
        ii. Alonzo Palmer Street
            1. Maintain 60' right-of way to Leatherleaf Way.
            2. Maintain 33' pavement width to Leatherleaf Way.
            3. This will maintain a consistent streetscape with the existing Alonzo Palmer Street until the intersection and maintain a continuous primary route. This appears to be consistent with the original subdivision layout.
        iii. Leatherleaf Way
            1. Maintain 60' right-of-way and 33' pavement width until Alonzo Palmer Street
            2. Reduce to 50' right-of-way and 28' pavement width between Alonzo Palmer Street and Isaac Tharp Street.
    e. Note that parking will be restricted to one side of the street throughout the development; no parking on the hydrant side of the street.

Please let me know if questions or concerns.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad Street
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

CITY OF PATASKALA PLANNING & ZONING DEPARTMENT
621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information

Address: 200 West Broad Street		
Parcel Number: 064-307692-00.000		
Current Zoning: GB	Proposed Zoning: R-10	Acres: 4.85
Water Supply:		
☒ City of Pataskala	☐ South West Licking	☐ On Site
Wastewater Treatment:		
☒ City of Pataskala	☐ South West Licking	☐ On Site

Staff Use

Application Number: ZON-18-012
Fee:
Filing Date:
Hearing Date:
Receipt Number:

Applicant Information

Name: Grand Communities, LLC		
Address: 3940 Olympic Blvd, Suite 100		
City: Erlanger	State: KY	Zip: 41018
Phone: 859 - 578 - 7705	Email: AWebb@FischerHomes.com	

Documents

☐ Application
☐ Fee
☐ Narrative
☐ Site Plan
☐ Deed
☐ Area Map

Property Owner Information

Name: P & G Pataskala Ltd		
Address: 200 West Broad Street		
City: Pataskala	State: Ohio	Zip: 43062
Phone:	Email:	

Rezoning Information

Request (Include Section of Code):

The request is to rezone approximately +/- 4.85 acres from GB to R-10.

Describe the Project (Include Current Use and Proposed Use):

The subject site is currently vacant land, zoned for General Business.

Documents to Submit

Rezoning Application: Submit one (1) copy of the rezoning application.

Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
  1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
  2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
  3. *Will not be hazardous or disturbing to existing or future uses.*
  4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
  5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
  6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
  7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
  8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: https://apps.lcounty.com/recorder/recording-search/

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: https://www.lickingcountyohio.us/

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this rezoning request.

Applicant (Required):	Date:
R. Myers	11-8-18
Property Owner (Required):	Date:

“REZONING INFORMATION”

For

200 West Broad Street

Parcel No. 064-307692-00.000

REQUEST:

Request to rezone a portion of the Parcel from GB (Chapter 1249) to R-10 (Chapter 1235).

DESCRIBE THE PROJECT:

The Parcel is located on the north side of West Broad Street and extends west from John Reese Parkway along West Broad Street and north along the west border of the subdivision known as The Settlement. The Parcel is 96+ acres. Its frontage at West Broad Street is zoned GB and the remainder is zoned R-10.

The Applicant was in contract to purchase the R-10 portion of the Parcel to develop it as the next residential phase of The Settlement. After meeting with City staff to review the residential plan, the City requested that a second access from West Broad Street be added to the plan to serve the new residential phase and adjacent subdivision. To do so, the Applicant entered into contract with the owner of the Parcel to purchase an additional 4.85 acres of the Parcel zoned GB that spans from the R-10 zoned portion to West Broad Street to provide the Applicant the means to construct the second access to/from West Broad Street and to have additional residential lots along its northern border.

The Applicant requests rezoning of the 4.85 acres from GB to R-10. The acreage of the Parcel not being purchased by the Applicant along West Broad Street will maintain its GB zoning.

"NARRATIVE STATEMENT"

For

200 West Broad Street

Parcel No. 064-307692-00.000

The reason the rezoning has been requested: To rezone 4.85 acres currently zoned GB to be part of a residential development for purposes of providing a second access to West Broad Street and additional residential lots along its northern border.

The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:

(1217.04(A) "The following general standards may be considered as criteria for approval of all zoning amendments.")

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.

The City Planning staff, including zoning staff and engineers, review development proposals to confirm they will be in accordance with the general and specific objectives of the Code. Upon review of the proposed residential development, City staff determined that extending a second access from West Broad Street to and from the residential development would be in accordance with the general objectives of the Code.

2. Will be designed, constructed, operated, and maintained as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

With the rezoning, the design, construction and operation of the 4.85 acres permits it to be harmonious in appearance with the existing character of the residential neighborhood in this vicinity of the City.

3. Will not be hazardous or disturbing to existing or future uses.

The rezoning of the 4.85 acres is being requested to remove the hazard of not having a second access from West Broad Street to and from the residential development.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage facilities, refuse disposal, water and sewer, schools; or that persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The property being rezoned provides the essential public facility: the street that will adequately serve the residential development.

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

The Applicant/developer of the property is constructing the public facilities at its costs. The rezoning is not detrimental to the economic welfare of the community.

6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.

The rezoning will not do any of the above.

7. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.

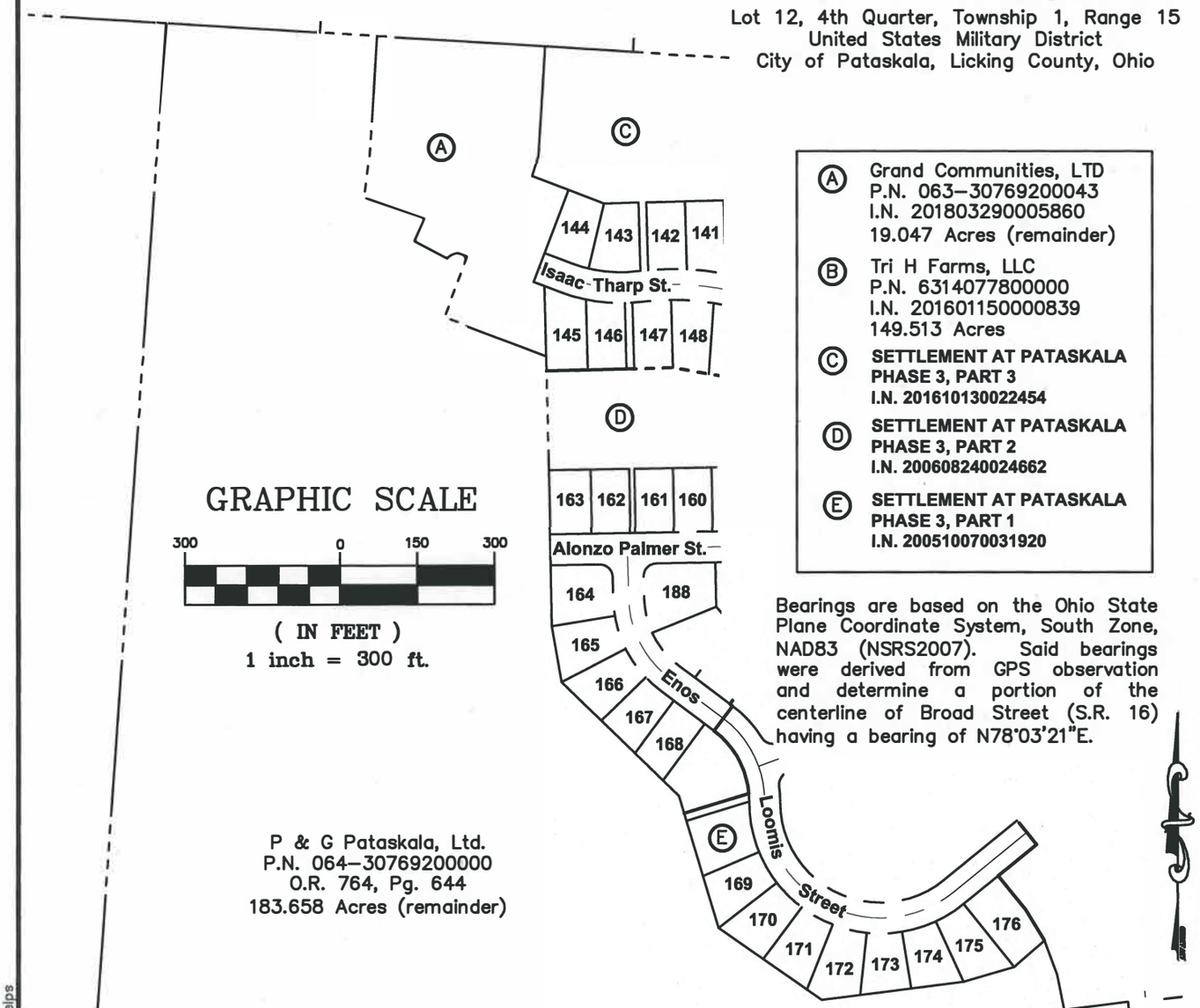
The purpose of purchasing and developing the property is to address traffic and provide approaches to the property that do not create interference with traffic.

8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The rezoning will not do any of the above.

4.85± Acre Rezoning Exhibit

Lot 12, 4th Quarter, Township 1, Range 15
United States Military District
City of Pataskala, Licking County, Ohio



GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

Ⓐ Grand Communities, LTD
P.N. 063-30769200043
I.N. 201803290005860
19.047 Acres (remainder)

Ⓑ Tri H Farms, LLC
P.N. 6314077800000
I.N. 201601150000839
149.513 Acres

Ⓒ **SETTLEMENT AT PATASKALA PHASE 3, PART 3**
I.N. 201610130022454

Ⓓ **SETTLEMENT AT PATASKALA PHASE 3, PART 2**
I.N. 200608240024662

Ⓔ **SETTLEMENT AT PATASKALA PHASE 3, PART 1**
I.N. 200510070031920

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of Broad Street (S.R. 16) having a bearing of N78°03'21"E.

P & G Pataskala, Ltd.
P.N. 064-30769200000
O.R. 764, Pg. 644
183.658 Acres (remainder)

LEGEND
*City of Pataskala Zoning Map dated: June 27, 2017

DRAWN BY: JEP	JOB NO.: 18-0005-644
DATE: 11/08/2018	CHECKED BY: JEP

STATE OF OHIO
JONATHAN E. PHELPS
8241
REGISTERED
PROFESSIONAL SURVEYOR

This Survey is based on existing records from Licking County.

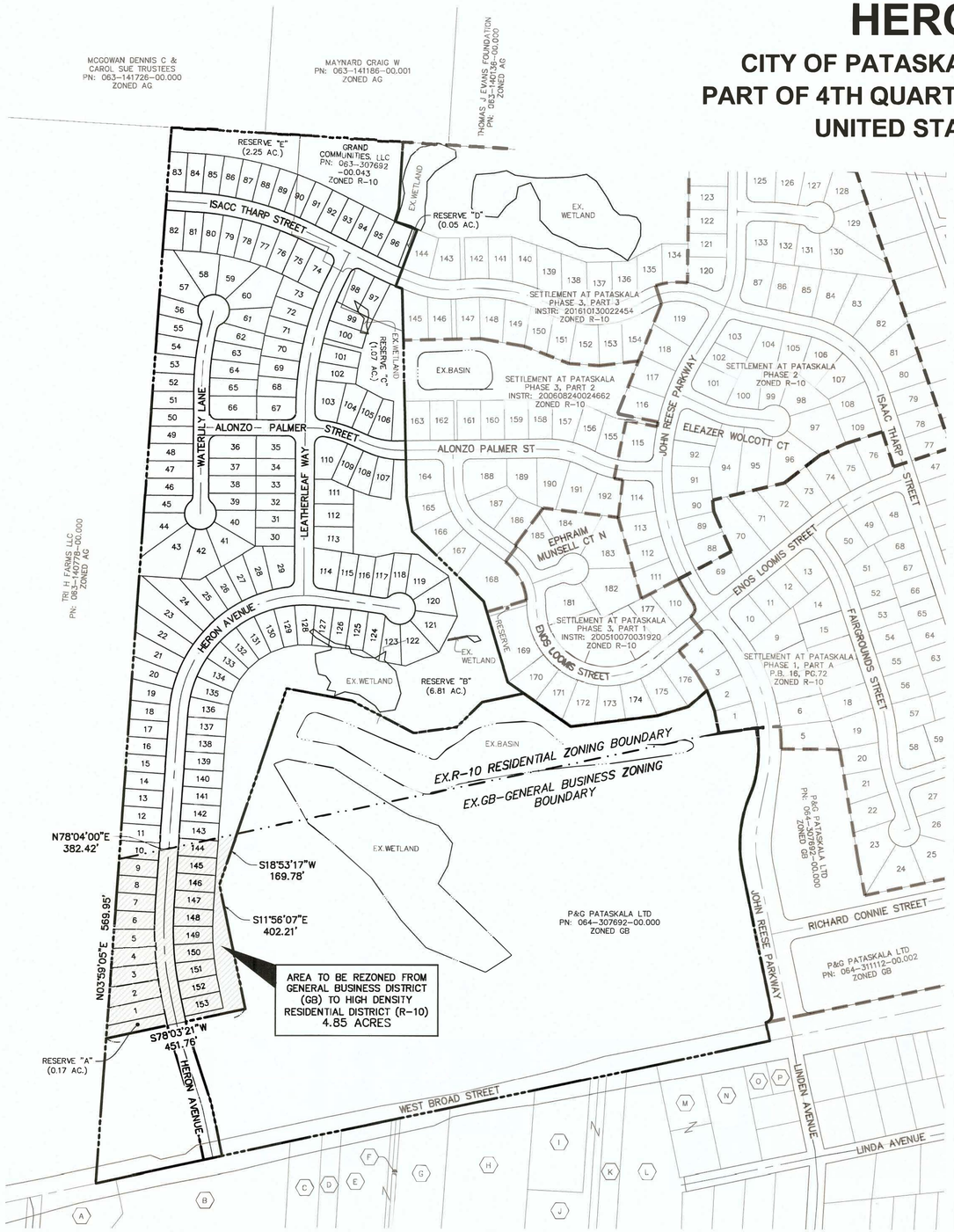
ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps 11/8/18
Jonathan E. Phelps Date
Reg. No. 8241

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Z:\18-0005-644\DWG\PRODUCTION DRAWINGS\SURVEY\0005-644 Zoning Exhibit.dwg Layout1 Nov 08, 2018 - 9:32:10am jphelps

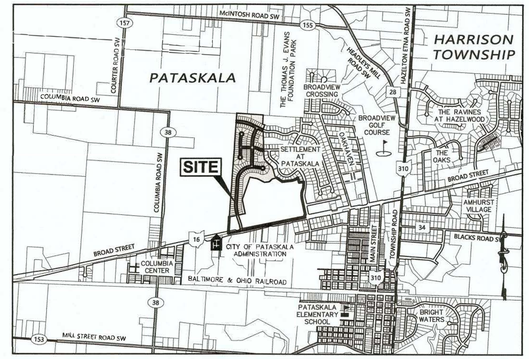
REZONING PLAN
FOR
HERON MANOR
CITY OF PATASKALA, LICKING COUNTY, OHIO
PART OF 4TH QUARTER, TOWNSHIP 1N, RANGE 15W
UNITED STATES MILITARY LANDS
2018



INDEX MAP
SCALE: 1"=200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org



VICINITY MAP
SCALE: 1"=2,000'

SHEET INDEX

TITLE SHEET 1
SITE & UTILITY PLAN 2-4

APPLICANT

GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
ERLANGER, KENTUCKY 41018
PHONE: 859-578-7705
FAX: 866-724-6988
AMANDA WEBB
AWEBB@FISCHERHOMES.COM

ENGINEER

ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OHIO 43230
PHONE: 614-428-7750
FAX: 614-428-7755
DAVID DENNISTON, P.E.
DDENNISTON@ADVANCEDCIVILDESIGN.COM

OWNERS

P&G PATASKALA LTD
200 WEST BROAD STREET
PATASKALA, OHIO 43062

GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
ERLANGER, KENTUCKY 41018

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM): LICKING COUNTY, OHIO, PANEL 0289, MAP 39089C, SUFFIX H, EFFECTIVE DATE (MAY 02, 2007) & LICKING COUNTY, OHIO, PANEL 0293, MAP 39089C, SUFFIX J, EFFECTIVE DATE (MARCH 16, 2015).

TOTAL SITE STATISTICS

HOMESITE TYPES	TOTAL HOMESITES	LEGEND
MAPLE STREET (LOT SIZE 55'x125' MIN.)	153 HOMESITES	100%
TOTAL HOMESITES	153 HOMESITES	3.94 UNITS PER ACRE
LAND USE	**ACREAGE**	**LEGEND**
HIGH DENSITY RESIDENTIAL DISTRICT AREA (R10) (WITH CLUSTER HOUSING PER CITY OF PATASKALA ZONING CODE CHAPTER 1275)		
RIGHT-OF-WAY BROAD STREET	0.07 ACRES	0.15%
RIGHT-OF-WAY INTERNAL	7.45 ACRES	16.06%
OPEN SPACE	10.35 ACRES	22.30%
RESIDENTIAL LOTS	28.53 ACRES	61.49%
TOTAL DISTRICT ACREAGE:	46.40 ACRES	100.00%
AREA TO BE REZONED FROM GB TO R-10	4.85 ACRES	

OWNERSHIP INFORMATION

A. EIGHTY FOUR LUMBER CO PN: 063-307032-01.003
B. 84 PROPERTIES LLC PN: 063-307032-00.000
C. DILLARD SUE ANN PN: 063-307020-00.000
D. DILLARD SUE ANN PN: 063-307026-00.000
E. UNITED TELEPHONE OF OHIO PN: 063-312312-01.000
F. CKN PROPERTIES LLC PN: 063-307008-00.000
G. NESS DAVID C & RUTH M TRUSTEES ET AL PN: 063-307014-00.000
H. PARKINSON PAMELA SUE PN: 064-311034-00.000
I. STEWART HOLDINGS LLC PN: 064-308058-00.000
J. STEWART HOLDING LLC PN: 064-308052-00.000
K. LICKING COUNTY FAMILY YMCA PN: 064-308136-00.000
L. BAIRD JUDITH YVONNE PN: 064-307698-00.000
M. BAIRD JUDITH Y PN: 064-308328-00.000
N. YOUNG JERRY A PN: 064-307956-00.000
O. ALLEN TERRY & HUMMEL THOMAS PN: 064-309510-00.002
P. THOMAS SHAWN M PN: 064-309510-00.000

UTILITY CONTACTS

ELECTRIC — AMERICAN ELECTRIC POWER COMPANY, 850 TECH CENTER DRIVE, GAHANNA, OHIO 43230-6605, ATTN: GARY HAYS, (614) 883-6803

GAS — THE ENERGY COOPERATIVE, 120 O'NEIL DRIVE, HEBRON, OHIO 43025, ATTN: SEAMUS MULLIGAN, (800) 255-6815

COLUMBIA GAS OF OHIO, 1600 DUBLIN ROAD, COLUMBUS, OHIO 43215, ATTN: NICK SCHLARB, (614) 633-8219

PHONE/CATV — CHARTER COMMUNICATIONS, P.O. BOX 2553, COLUMBUS, OHIO 43216, ATTN: KEVIN RICH, (614) 481-5263

CENTURYLINK, 441 WEST BROAD STREET, PATASKALA, OHIO 43062, ATTN: DEE REED, (740) 927-8282

WATER MAINS & SANITARY SEWERS — THE CITY OF PATASKALA UTILITY DEPARTMENT, 621 WEST BROAD STREET, SUITE 1D, PATASKALA, OHIO 43062, ATTN: ALAN W. HAINES, (740) 927-0145

SIGNATURES

Michael Kady — 11-8-18
APPLICANT, GRAND COMMUNITIES, LLC — DATE

STATE OF OHIO DAVID D DENNISTON 51816 REGISTERED PROFESSIONAL ENGINEER
David D. Denniston — 11/8/2018
DAVID D. DENNISTON, REGISTERED ENGINEER 51816 — DATE

CHAIRMAN OF PLANNING AND ZONING COMMISSION — DATE

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

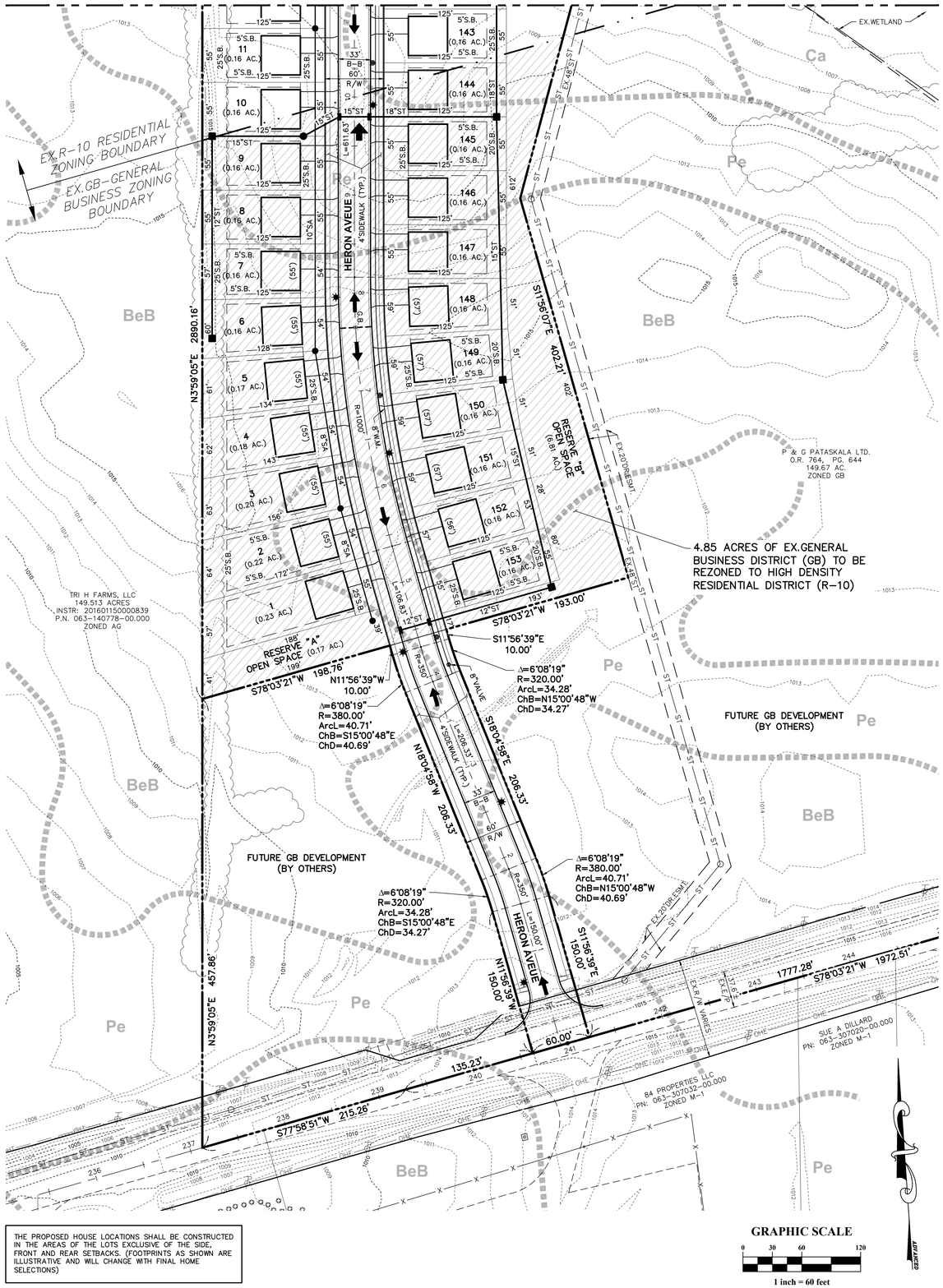
PLAN PREPARED FOR:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
ERLANGER, KY 41018

CITY OF PATASKALA, LICKING COUNTY, OHIO
REZONING PLAN
FOR
HERON MANOR
TITLE SHEET

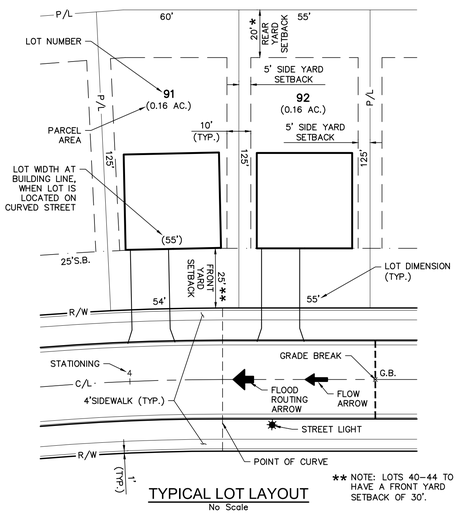
No.	Revision	Date	Approved

Date: 11/09/2018
Scale: AS NOTED
Drawn By: JRS
Checked By: DDD
Project Number: 18-0005-644
Drawing Number: 1/4

Z:\18-0005-644\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Title Sheet.dwg, Layout1, Nov 08, 2018 - 12:45:48pm, jsury



* NOTE: PERIMETER LOTS 1-23 & 43-57 TO HAVE A REAR YARD SETBACK OF 25'.



TYPICAL LOT LAYOUT
No Scale

** NOTE: LOTS 40-44 TO HAVE A FRONT YARD SETBACK OF 30'.

LEGEND

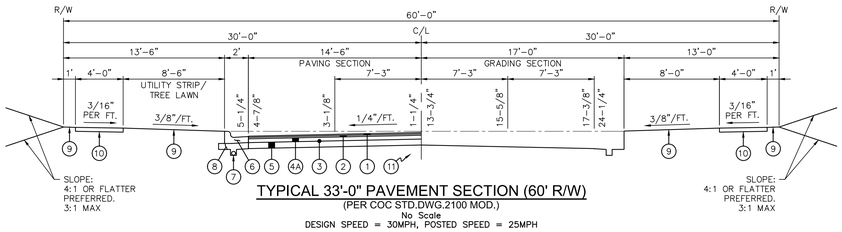
- UTILITY POLE — OHE — EX.OVERHEAD ELECTRIC
- UTILITY POLE — OHT — EX.OVERHEAD COMMUNICATION
- EX.FIRE HYDRANT — WA — WA — EX.VALVE — EX.WATER MAIN
- EX.HEADWALL, EX.MANHOLE, EX.CATCH BASIN, ST, EX.CURB INLET — EX.STORM SEWER
- EX.SOIL LINE
- 1015 — EX.MAJOR CONTOUR
- 1016 — EX.MINOR CONTOUR
- PROP.FIRE HYDRANT — PROP.VALVE — PROP.WATER MAIN
- PROP.HEADWALL, PROP.MANHOLE, PROP. CATCH BASIN, PROP.CURB INLET — PROP.STORM SEWER
- PROP.MANHOLE — PROP.SANITARY SEWER
- = AREA TO BE REZONED FROM GB TO R-10

NOTES:

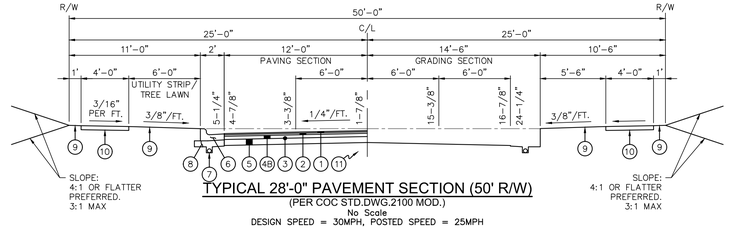
1. ALL RESERVES ARE TO BE OWNED AND MAINTAINED BY HERON MANOR HOMEOWNERS ASSOCIATION.
2. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF PATASKALA.
3. WATER AND SANITARY SEWER DEMAND RATES FOR HERON MANOR WILL COMPLY WITH THE CITY OF PATASKALA ENGINEERING STANDARDS FOR SINGLE FAMILY DEVELOPMENTS.
4. SIDEWALKS WILL BE CONSTRUCTED THROUGHOUT THIS SUBDIVISION PER THE CITY STANDARDS. LOCATIONS OF SIDEWALK SHOWN ON THE TYPICAL SECTIONS.
5. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS2007). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION.
6. THE UTILITY SIZES AND LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY AND GENERAL IN NATURE. MINOR RELOCATIONS AND/OR CHANGES IN SIZING DURING FINAL ENGINEERING DESIGN ARE TO BE EXPECTED. SUCH CHANGES WILL NOT AFFECT THE SERVICEABILITY OR VIABILITY OF THE PROJECT.
7. UTILITY EASEMENTS TO BE DEFINED DURING FINAL PLATTING.
8. EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT WILL BE PROVIDED WITH EACH PHASE OF CONSTRUCTION PLANS AND WILL COMPLY WITH THE CURRENT STATE OF OHIO REGULATIONS AND CONSIST OF BEST MANAGEMENT PRACTICES AS DEPICTED IN THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.

MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
BeA	BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB	BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
BfA	BENNINGTON-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
Ca	CARLISLE MUCK
Cen1B1	CENTERBURG SILT LOAM, 2 TO 6 PERCENT SLOPES
Crd1B1	CARDINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Crd1C2	CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Lu	LURAY SILTY CLAY LOAM
Pe	PEWAMO SILTY CLAY LOAM, LOW CARBONATE TILL, 0 TO 2 PERCENT SLOPES



TYPICAL 33'-0" PAVEMENT SECTION (60' R/W)
(PER COC STD.DWG.2100 MOD.)
No Scale
DESIGN SPEED = 30MPH, POSTED SPEED = 25MPH



TYPICAL 28'-0" PAVEMENT SECTION (50' R/W)
(PER COC STD.DWG.2100 MOD.)
No Scale
DESIGN SPEED = 30MPH, POSTED SPEED = 25MPH

LEGEND:

1. 1-1/4" ASPHALT CONCRETE SURFACE COURSE (MEDIUM TRAFFIC), PG64-22, ITEM 448
2. 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE (MEDIUM TRAFFIC), PG64-22, ITEM 448
3. PRIME COAT, APPLIED AT 0.3 GAL./S.Y., ITEM 408
4A. 3-3/4" ASPHALT CONCRETE BASE, ITEM 301
4B. 3-1/4" ASPHALT CONCRETE BASE, ITEM 301
5. 6" AGGREGATE BASE, ITEM 304
6. COMBINATION CURB & GUTTER, TYPE STANDARD, PER COC STD.DWG.2010
7. 4" PIPE UNDERDRAIN, ITEM 605
8. NO.8 OR NO.57 AGGREGATE (PRICE TO BE INCLUDED IN THE PRICE BID FOR 4" PIPE UNDERDRAIN.)
9. SEEDING AND MULCHING, ITEM 659.
10. STANDARD SIDEWALK (4" THICK) PER COC STD.DWG.2300
11. SUBGRADE COMPACTION, ITEM 204

NOTE:

ALL ITEM NUMBERS REFER TO THE CITY OF COLUMBUS CMS, CURRENT EDITION.

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
ERLANGER, KY 41018

CITY OF PATASKALA, LICKING COUNTY, OHIO

REZONING PLAN
FOR
HERON MANOR

SITE & UTILITY PLAN

No.	Revision	Date	Approved

Date: 11/09/2018
Scale: AS NOTED

Drawn By:	Checked By:
JRS	DDD

Project Number:
18-0005-644

Drawing Number:
2 / 4

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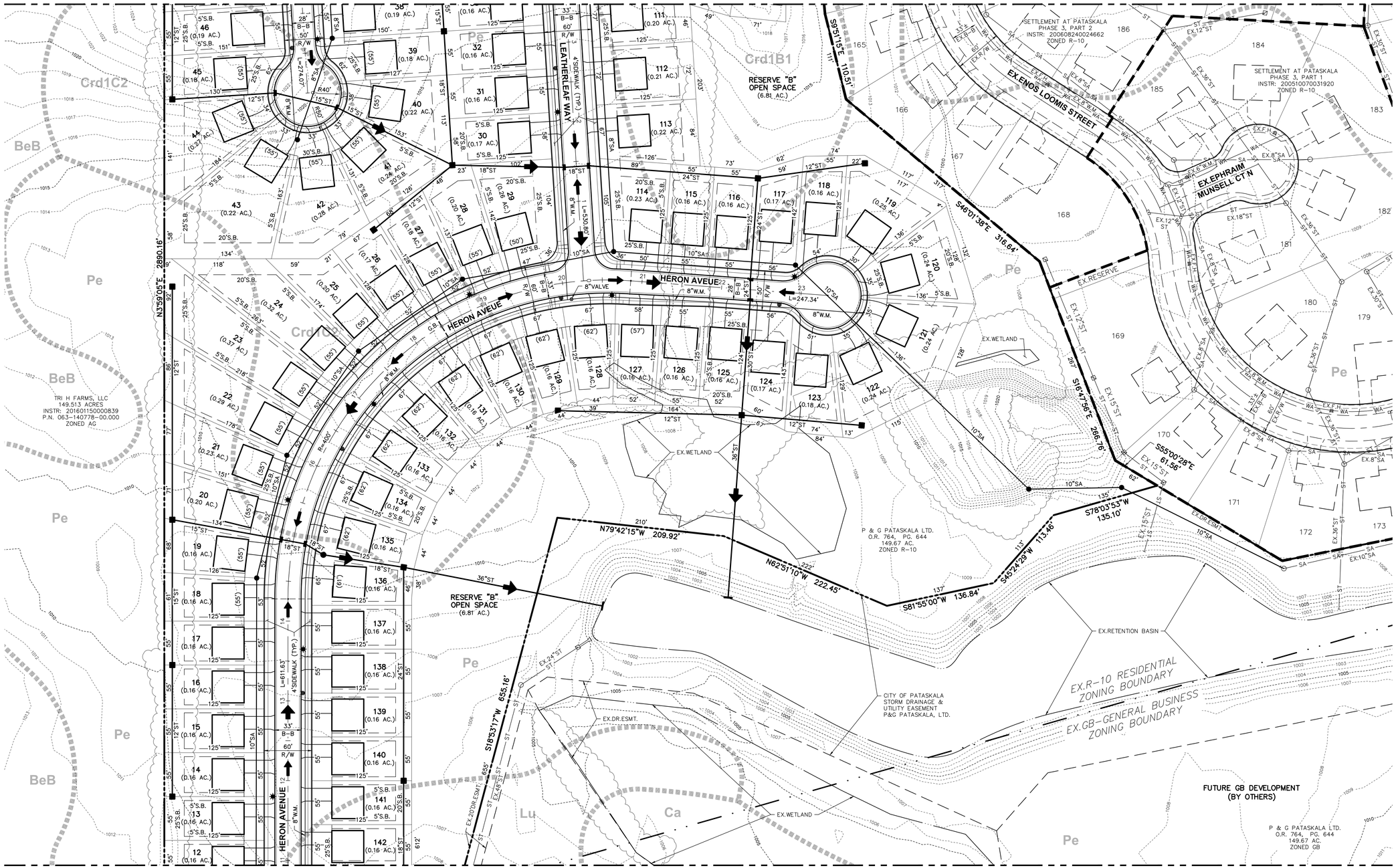
MATCH LINE - SEE SHEET 4



MATCH LINE - SEE SHEET 2

LEGEND

- EX.WATER MAIN (EX.FIRE HYDRANT, WA, EX.VALVE)
- EX.STORM SEWER (EX.HEADWALL, EX.MANHOLE, EX.CATCH BASIN, ST, EX.CURB INLET)
- EX.SANITARY SEWER (EX.MANHOLE, SA)
- EX.SOIL LINE
- 1015 EX.MAJOR CONTOUR
- 1016 EX.MINOR CONTOUR
- PROP.WATER MAIN (PROP.FIRE HYDRANT, PROP.VALVE)
- PROP.STORM SEWER (PROP.HEADWALL, PROP.MANHOLE, PROP. CATCH BASIN, PROP.CURB INLET)
- PROP.SANITARY SEWER (PROP.MANHOLE)

MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
BeA	BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB	BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
BfA	BENNINGTON-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
Ca	CARLISLE MUCK

MAP UNIT LEGEND

Cen1B1	CENTERBURG SILT LOAM, 2 TO 6 PERCENT SLOPES
Crd1B1	CARDINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Crd1C2	CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Lu	LURAY SILTY CLAY LOAM
Pe	PEWAMO SILTY CLAY LOAM, LOW CARBONATE TILL, 0 TO 2 PERCENT SLOPES

THE PROPOSED HOUSE LOCATIONS SHALL BE CONSTRUCTED IN THE AREAS OF THE LOTS EXCLUSIVE OF THE SIDE, FRONT AND REAR SETBACKS. (FOOTPRINTS AS SHOWN ARE ILLUSTRATIVE AND WILL CHANGE WITH FINAL HOME SELECTIONS)

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

LAYOUT

PLAN PREPARED BY:
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Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
ERLANGER, KY 41018

CITY OF PATASKALA, LICKING COUNTY, OHIO

REZONING PLAN
FOR
HERON MANOR

SITE & UTILITY PLAN

No.	Revision	Date	Approved

Date: 11/09/2018
Scale: 1" = 60'

Drawn By:	Checked By:
JRS	DDD

Project Number:
18-0005-644

Drawing Number:
3 / 4

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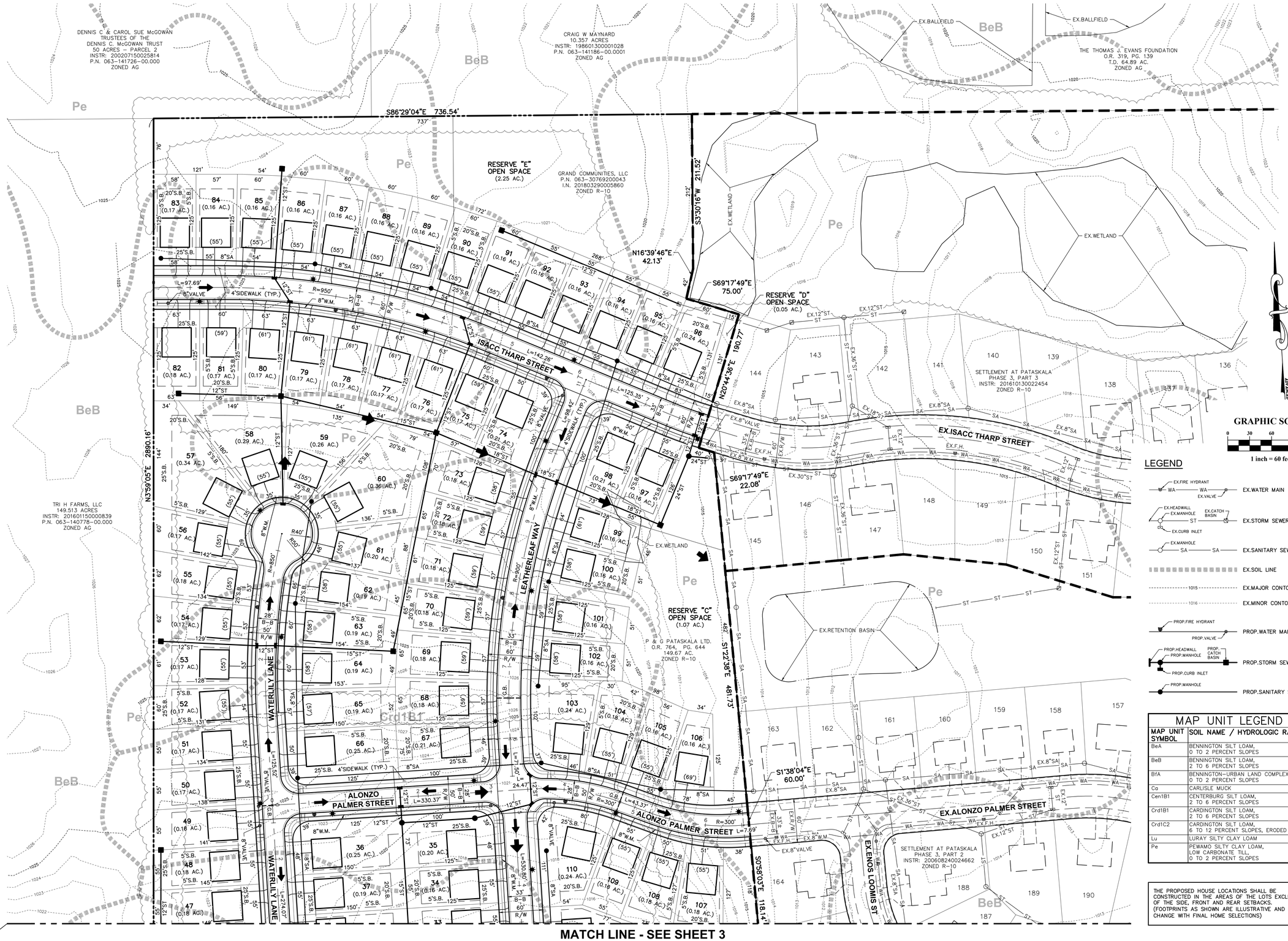

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BeA	BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB	BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
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THE PROPOSED HOUSE LOCATIONS SHALL BE CONSTRUCTED IN THE AREAS OF THE LOTS EXCLUSIVE OF THE SIDE, FRONT AND REAR SETBACKS. (FOOTPRINTS AS SHOWN ARE ILLUSTRATIVE AND WILL CHANGE WITH FINAL HOME SELECTIONS)

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CITY OF PATASKALA, LICKING COUNTY, OHIO

REZONING PLAN
FOR
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No.	Revision	Date	Approved

Date: 11/09/2018
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Drawn By:	Checked By:
JRS	DDD

Project Number:
18–0005–644

Drawing Number:
4 / 4

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53373

QUIT-CLAIM DEED

644

Know All By These Presents

That J. Gilbert Reese and Louella H. Reese, Husband and Wife, and John D. Lewis and Phoebe R. Lewis, Husband and Wife, for valuable consideration paid, do Remise, Release and Forever Quit-Claim to **P & G Pataskala, Ltd., an Ohio Limited Liability Company** the following real property:

Situated in the State of Ohio, County of Licking and Township of Lima:

Being part of the 4th Quarter of the 1st Township, 15th Range, U.S. Military Lands, being part of the William Hollar and Eva L. Hollar tracts as described in two deeds of record in Deed Book 456, pages 505 and 507, in the Licking County Recorder's Office, and being more particularly described as follows:

Beginning at a point in the southeasterly corner of the said William Hollar and Eva L. Hollar tract of land, the southwesterly corner of the Nellie S. Gilchrist tract of land as described in Deed Book 478, page 566, Licking County Recorder's Office, said point being also in the centerline of State Route 16; thence S. 78 degrees 09' W. and with the said centerline of State Route 16, the southerly line of the said Hollar tract, a distance of 299.47 feet to a point (PK nail); thence N. 11 degrees 51' W. leaving the centerline of said State Route 16, a distance of 208.71 feet to an iron pin; thence S. 78 degrees 09' W. a distance of 208.71 feet to an iron pin; thence S. 11 degrees 51' E. a distance of 208.71 feet to a spike in the centerline of said State Route 16, the southerly line of the said Hollar tract; thence S. 78 degrees 09' W. with the centerline of said State Route 16, the southerly line of the said Hollar tract, a distance of 2592.10 feet to an angle point in the centerline of said State Route 16; thence S. 78 degrees 04'30" W. continuing with the centerline of said State Route 16, the southerly line of the said Hollar tract of land, a distance of 215.67 feet to a point (PK nail) in the southwesterly corner of said William Hollar and Eva L. Hollar tract of land; thence N. 4 degrees 04'30" E. with the westerly line of the said Hollar tract, a distance of 3347.82 feet to an iron pin in the northwesterly corner of said Hollar tract; thence S. 86 degrees 24'15" E. with the northerly line of the said Hollar tract of land, a distance of 2180.05 feet to an iron pin in the northeasterly corner of said Hollar tract, the northwesterly corner of said Nellie S. Gilchrist tract of land, passing an iron pin at 907.49 feet on the northerly line of said Hollar tract; thence S. 18 degrees 55'45" E. with the easterly line of the said Hollar tract, the westerly line of said Gilchrist tract, a distance of 1309.89 feet to an iron pin in an angle point in the said easterly line of the Hollar tract; thence S. 17 degrees 35'45" E. continuing with the easterly line of said Hollar tract, a distance of 1345.00 feet to the place of beginning and containing 183.658 acres of land, more or less.

EXCEPTING THEREFROM the following described real estate:

Situated in the State of Ohio, County of Licking and Village of Pataskala:

Beginning at a point in the centerline of State Route No. 16, said point being South 78 degrees 09'00" West 198.87 feet from the southwest corner of the James M. Kennedy property, (Deed References: Deed Book 665, Page 501 and Deed Book 810, Page 481 of the Licking County Deed Records); thence, continuing along the said centerline of State Route No. 16, South 78 degrees 09'00" W., 150.00 feet to a point; thence, leaving the said centerline of State Route No. 16, North 11 degrees 51'00" West, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at 41.51 feet, a total distance of 215.19 feet to an iron pin set; thence, North 78 degrees 09'00" East, 150.00 feet to an iron pin set; thence, South 11 degrees 51'00" East, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at a distance of 170.00 feet, a total distance of 215.19 feet to the point of beginning. Containing 0.74 acres of land, more or less, of which the present road occupies 0.15 of an acre.

Being the same premises conveyed to **Grantor(s)** by documents recorded in Deed Volume 769 at page 765 and Official Record Volume 140 at page 383, Licking County Recorder's Office.

IN WITNESS WHEREOF, the grantor who releases all right and expectancy of dower in said premises has executed this instrument this 13th day of December, in the year Nineteen Hundred and Ninety-five.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Joyce H. McCreary
witness signature (As to 1 and 2)
JOYCE H. MCCREARY
print witness name

Margaret A. Hallam
witness signature (As to 1 and 2)
Margaret A Hallam
print witness name

J. Gilbert Reese
1. J. Gilbert Reese

Louella H. Reese
2. Louella H. Reese

SEC.319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER
TAX MAP DRAWING NO.
APPROVED BY:

TRANSFERRED
Date January 2 19 96
George D Buchanan
Licking County Auditor

THIS INSTRUMENT PREPARED BY
LAW OFFICES
REESE, PYLE, DRAKE & MEYER
36 NORTH SECOND STREET — P.O. BOX 919
NEWARK, OHIO 43058-0919

Judeth K. Hestoft
witness signature (As to 3 and 4)
Judith K. Hestoft
print witness name

Nicole Gardner
witness signature (As to 3 and 4)
NICOLE GARDNER
print witness name

3. John D. Lewis

4. Phoebe R. Lewis

STATE OF OHIO, COUNTY OF LICKING: SS:

The foregoing instrument was acknowledged before me this 13th day of December, 1995, by J. Gilbert Reese and Louella H. Reese.

Joyce H. McCreary
Notary Public
JOYCE H. McCREARY
Notary Public, State of Ohio
My Commission Exp. 9-27-97

STATE OF Wisconsin **, COUNTY OF** Milwaukee **: SS:**

The foregoing instrument was acknowledged before me this 15 day of December, 1995, by John D. Lewis and Phoebe R. Lewis.

Notary Public

RECEIVED FOR RECORD AND RECORDED
Jan 3 1996
at 3:05 o'clock P M
In Official Record
Vol. 744 Page 644
Licking County, Ohio
Robert E. Zekis
Recorder Fee 19.00

53373

4.85+/- ACRES REZONING DESCRIPTION

Situated in the State of Ohio, County of Licking, City of Pataskala, being in Lot 12, 4th Quarter, Township 1, Range 15, United States Military District and being in the remainder of a 183.658 acre tract as conveyed to P & G Pataskala, Ltd. In Official Record 764, Page 644 as further described as follows;

Commencing at the southwest corner of the remainder of said 183.658 acre tract, the southeast corner of a 149.513 acre tract as conveyed to Tri H Farms, LLC in Instrument Number 201601150000839 and being in the center line of Broad Street (S.R. 16 ~ R/W Varies, ODOT R/W Plan LIC-16-0.00-3.60);

Thence leaving said centerline crossing the northerly right of way line of Broad Street (S.R. 16) with the west line of the remainder of said 183.658 acre tract and the east line of said 149.513 acre tract, **N 03° 59' 05" E, 457.86+/- feet** to the **TRUE POINT OF BEGINNING** for land herein described as follows;

Thence continuing with the west line of the remainder of said 183.658 acre tract and the east line of said 149.513 acre tract, **N 03° 59' 05" E, 569.95+/- feet** to the existing southerly line of the R-10 (High Density Residential) zoning designation and the existing northerly line of the GB (General Business) zoning designation as both are depicted on the City of Pataskala Zoning Map dated June 27, 2017;

Thence with the southerly line of said existing R-10 zoning designation line and the northerly line of said GB zoning designation line crossing the remainder of said 183.658 acre tract, **N 78° 04' 00" E, 382.42+/- feet;**

Thence the following three (3) courses crossing the remainder of said 183.658 acre tract:

1. **S 18° 53' 17" W, 169.78+/- feet;**
2. **S 11° 56' 07" E, 402.21+/- feet;**
3. **S 78° 03' 21" W, 451.76+/- feet** to the **TRUE POINT OF BEGINNING**, containing approximately **4.85+/- acres**, more or less.

The above description was written by Advanced Civil Design and a drawing of the above description has been prepared and is a part hereof.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of Broad Street (S.R. 16) having a bearing of N78°03'21"E.

All references used in this description can be found at the Recorder's Office Licking County, Ohio.

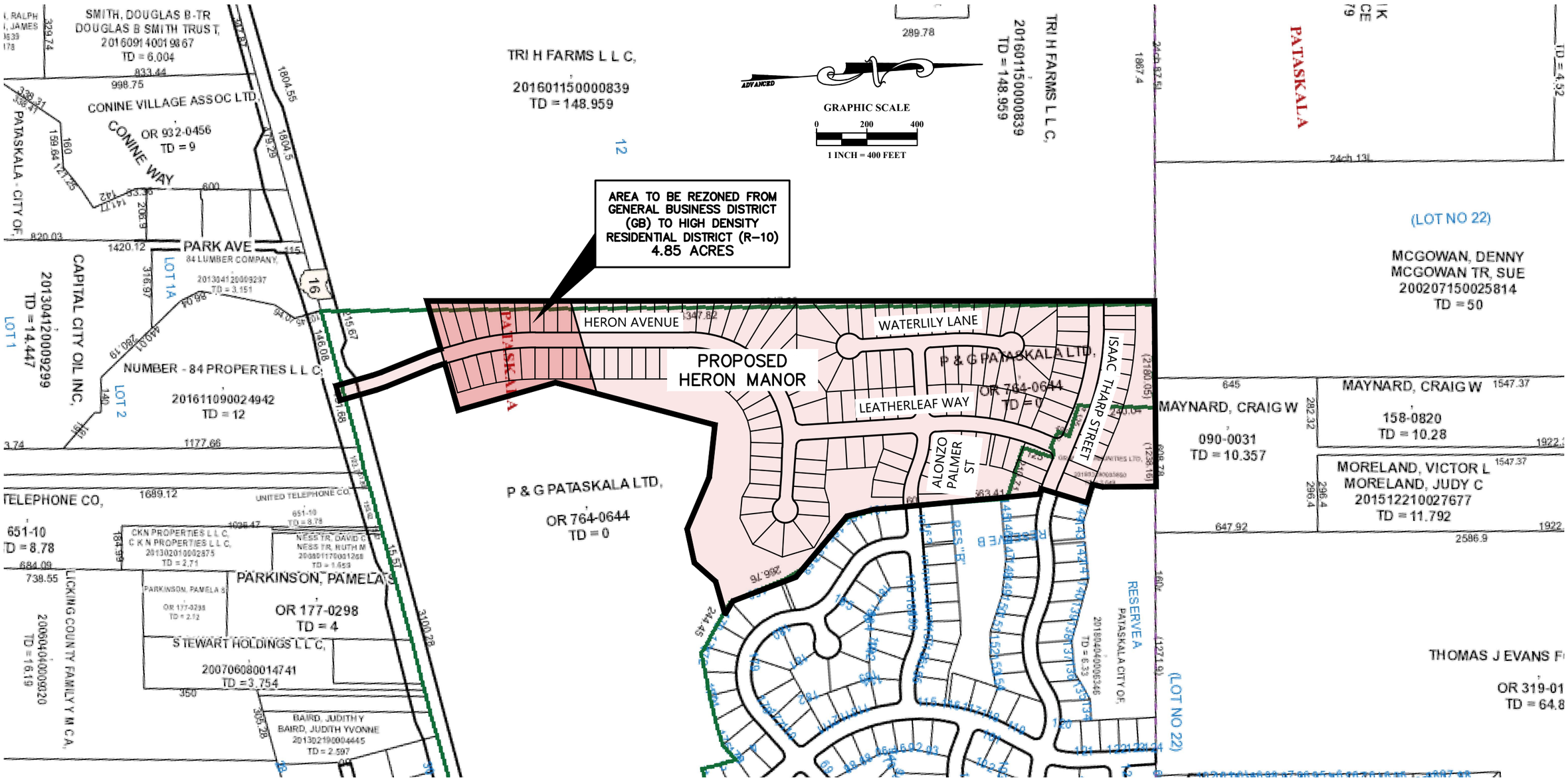
This description was written for zoning purposes only and was not intended to be used for the transfer of land.

ADVANCED CIVIL DESIGN INC.

11/8/18

Jonathan E. Phelps, PS
Registration No. 8241

Z:\18-0005-644\SURVEY\4.85+/-acres.docx



CITY OF PATASKALA, LICKING COUNTY, OHIO

REZONING AREA MAP
FOR
HERON MANOR

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 400'
DATE: NOVEMBER 9, 2018

SHEET 1 / 1

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