

**FINAL PLAT APPLICATION**

PROPERTY INFORMATION			
Project/Property Address: <b>0 Hamilton Road</b>		Proposed Subdivision Name: <b>Crescent Woods</b>	
Parcel #: <b>025-014173 025-014172 025-013767</b>	Zoning: (see <a href="#">Map</a> ) <b>Select One</b>	<b>L-</b> MFPRD SCPD	Acreage: <b>40.807</b>

PLAT SPECIFICATIONS	
Project Description: <b>The Applicant proposed developing the site with three lots and a mix of residential, office, and commercial uses. The plat also incorporates new public right-of-way.</b>	Preliminary Plat Application #: <b>PP-0001-2023</b>
	Proposed # of Lots: <b>3</b>

APPLICANT INFORMATION	
Applicant Name (Primary Contact): <b>Griffin Caldwell</b>	Applicant Address: <b>250 Civic Center Drive, Columbus, Ohio 43215</b>
Applicant E-mail: <b>gcaldwell@castoinfo.com</b>	Applicant Phone: <b>614.227.3465</b>
Business Name (if applicable): <b>CP Crescent LLC</b>	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
<b>Aaron Underhill, Underhill and Hodge, LLC (Attorney)</b> <b>Griffin Caldwell, Casto (Developer)</b> <b>Matthew Latham, Sullivan and Bruck (Architect)</b> <b>Chris Post, EP Ferris (Civil)</b>	<b>aaron@uhlawfirm.com, 614.335.9320</b> <b>gcaldwell@castoinfo.com, 614.227.3468</b> <b>matthewl@sbarch.com, 614.464.9800</b> <b>cpost@epferris.com, 567.644.9672</b>
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED**

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 4.11.2024

**ADDITIONAL INFORMATION ON NEXT PAGE....**

INTERNAL USE

Zoning File No. FP-0001-2024

RECEIVED: KAW  
DATE: 01-03-2024

PAID: \$700.00  
DATE: 01-03-2024

**Updated  
Apr 2022**

## FINAL PLAT APPLICATION - SUBMISSION REQUIREMENTS

### TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter <a href="#">1105</a> (visit <a href="http://www.municode.com">www.municode.com</a> )
2. Preliminary Plat Approval (within the last 12 months) – Record of Action letter from Planning Commission
3. Certificate of ability for stormwater management compliance issued by City Engineer under Gahanna Code Chapter <a href="#">1193.01</a>
4. Final Plat drawing (18"x24" or 24"x36" size on mylar film with minimum scale at 1" = 100 ft) with the following information:
<p><b>a. IDENTIFICATION</b></p> <ol style="list-style-type: none"> <li>1. Name of proposed subdivision</li> <li>2. Key map showing location of subdivision (with date &amp; north arrow)</li> <li>3. Names &amp; addresses of land owners, developers, and design professionals involved with subdivision</li> </ol> <p><b>b. SURVEY AND ENGINEERING DATA</b></p> <ol style="list-style-type: none"> <li>1. Boundary of plat on an accurate traverse with angular and lineal dimensions</li> <li>2. True angle and distance to the nearest street intersection, accurately described on the plat</li> <li>3. Radii, internal angles, points of curvature, tangent bearings and lengths of all short dimensions</li> <li>4. All lot numbers and lines with accurate dimensions in feet and hundredths and bearings in degrees and minutes</li> <li>5. Accurate location of permanent monuments marking each boundary corner of the subdivision</li> <li>6. Accurate location, width and name of all streets and other public ways</li> <li>7. Minimum building setback lines along all streets and other public ways</li> <li>8. Accurate outlines and delineation of all drainage easements, floodway routing, flood hazard areas and other watercourses contained within or contiguous to the plat boundaries</li> <li>9. Accurate outlines and delineation of any areas to be dedicated or reserved for public use, with purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners</li> <li>10. Any restrictions and covenants which are to be included as part of the deed to any lot within the subdivision plat</li> </ol> <p><b>c. CERTIFICATION AND APPROVAL PROVISIONS</b></p> <ol style="list-style-type: none"> <li>1. Certification by an Ohio registered surveyor that the plat represents a survey made by the surveyor or under the surveyor's direction and that the monuments shown exist as designated or will be set following construction and that all dimensional and geodetic details are correct</li> <li>2. Notarized certification by the land owner as to adoption of the plat and the dedication to public use of the streets and other public ways shown on the plat. No private property shall extend into the dedicated right of way for any street or public way</li> <li>3. Space for approval by signature of the City Engineer</li> <li>4. Proper form for the approval of Planning Commission with space for the signature of the Chair</li> <li>5. Space for approval by signature of the Mayor</li> <li>6. Proper form for approval of the final plat by Council showing ordinance number and provision for signature by the Clerk of Council</li> <li>7. Proper form for acceptance by Council of the dedication to public use of the streets and other public ways and provision for signature by the Clerk of Council</li> <li>8. Space for transfer by the County Auditor and recording by the County Recorder with a statement indicating the expiration date of any or all approvals granted by the City relating to the final plat</li> </ol>
5. List of contiguous property owners & their mailing address
6. Two sets of pre-printed mailing labels for all contiguous property owners
7. Street Tree Plan in accordance with Gahanna Code Chapter <a href="#">913.10</a>
8. Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
9. Application & all supporting documents submitted in digital format
10. Application & all supporting documents submitted in hardcopy format
11. Authorization Consent Form Complete & Notarized (see page 3)

### PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

## AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

**PROPERTY OWNER**

**IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION**

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

\_\_\_\_\_ (property owner name printed)

\_\_\_\_\_ (property owner signature) \_\_\_\_\_ (date)

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

State of \_\_\_\_\_ County of \_\_\_\_\_

Stamp or Seal

Notary Public Signature: \_\_\_\_\_

**Applicant/Property Owner/Representative**

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Griffin Caldwell (Authorized rep)  
\_\_\_\_\_ (applicant/representative/property owner name printed)

\_\_\_\_\_ (applicant/representative/property owner signature) \_\_\_\_\_ 12-27-23 (date)

Subscribed and sworn to before me on this 29 day of December, 2023.

State of Ohio County of Franklin

Notary Public Signature: Lara K Ford



**LARA K FORD**  
Notary Public, State of Ohio  
My Commission Expires 5-28-2028

Stamp or Seal

**APPLICANT:**

CP Crescent LLC  
250 Civic Center Drive, Suite 500  
Columbus, Ohio 43215

**PROPERTY OWNER:**

CP Crescent LLC  
250 Civic Center Drive, Suite 500  
Columbus, Ohio 43215

**ATTORNEY:**

Aaron L. Underhill  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**SURROUNDING PROPERTY OWNERS:**

Walnut Creek Mob LLC  
P.O. Box 887  
New Albany, Ohio 43054

Crescent at Central Park LLC  
132 Preston Road  
Columbus, OH 43209

Columbus Regional Airport  
Authority (City of Columbus)  
4600 International Gateway  
Columbus, OH 43219

City of Gahanna  
200 North Hamilton  
Gahanna, Ohio 43230



March 4, 2024

CP Crescent LLC  
132 Preston Rd  
Columbus, OH 43209-1653

RE: Project Tech Center Dr Crescent Woods Final Plat

Dear CP Crescent LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

**Parks (614) 342-4261**

1. Street tree plans were reviewed by Landscape Board on May 10, 2023. If there have been any changes to plans since this date, street tree plans must be resubmitted to Landscape Board. I'd like to see tree install after most of the construction is completed. Heavy machinery traffic will negatively impact young trees. **Noted. Updated plan is included in final plat submission.**

**Planning (614) 342-4025**

2. Application submittal requirements include a "...certificate of ability for stormwater management...". Please submit.

2/20/24 - Response to comments noted. Please be aware that the application isn't "complete" until the certificate is submitted and therefore isn't able to proceed to public hearing at this time. **Waiting on division of engineer to issue the certificate**

**Utilities Engineer (614) 342-4057**

3. No comments

**Engineering Project Administrator (614) 342-4056**

4. Any necessary modifications to the metes and bounds of the easements or right-of-way illustrated within this plat resulting from final engineering and construction shall be amended and properly recorded with the County Recorder. *(Future Consideration)*
5. The recorded final plat will need to be shared with the City.

**Noted.**

**Transportation & Mobility Engineer (614) 342-4050**

6. Easements shown on the plat will need to be recorded.

**Noted.**

**Page 2 of 2**

**March 4, 2024**

**Re: Project Tech Center Dr Crescent Woods  
Tech Center Dr Crescent Woods**

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator

## STORMWATER COMPLIANCE CERTIFICATE

I hereby certify the Crescent Place Plat shall be in full compliance with the design requirements of Gahanna Codified Ordinances, section 1193.



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Tom Komlanc, PE

Director of Engineering

April 15th, 2024

Cc: Clerk & Members of Planning Commission

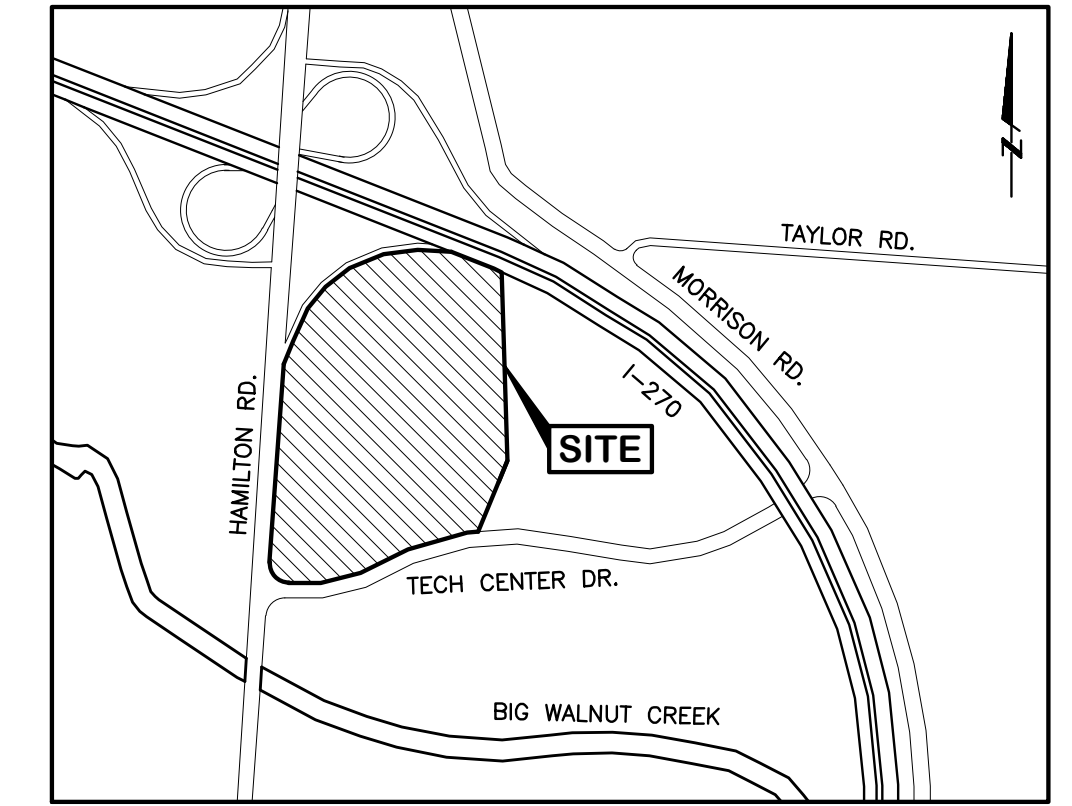
Director of Planning

Project file



# FINAL PLAT CRESCENT WOODS

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,  
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS



LOCATION MAP  
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, within Lots 5 and 6 of David Taylor's Subdivision originally recorded in Plat Book 1, Page 10 (Destroyed by fire), reconstituted in Plat Book 1, Page 10A, and being a resubdivision of all of a 16.666 acre tract as conveyed to Crescent Woods, LLC in Instrument Number 202309060091662, being all of a 9.132 acre tract as conveyed to CP Crescent Holdings LLC in Instrument Number 202309220090497, being all the remainder of a 40.807 acre tract as conveyed to CP Crescent LLC in Instrument Number 202301230007433.

The undersigned, Crescent Woods, LLC, an Ohio Limited Liability Company; CP Crescent Holdings LLC, an Ohio Limited Liability Company; CP Crescent, LLC, an Ohio Limited Liability Company, by Brent Sobczak, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "CRESCENT WOODS", a subdivision containing lots 1-3, inclusive, and does hereby accept this plat the same and dedicated to public use, as such, all parts of Crescent Place shown hereon and not therefore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "EASEMENT", for the construction, operation, and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation, and maintenance of the service connections to all adjacent lots and lands. No permanent structures or plantings will be permitted in said easement areas.

Easements are hereby reserved in, over and under areas designated on this plat as "DRAINAGE EASEMENT", for the construction, operation, and maintenance of major storm water runoff swales and/or storm water runoff drains, and facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within drainage easement areas as delineated on this plat unless approved by the City of Gahanna.

Easements are hereby reserved in, over, and under areas designated on this plat as "PEDESTRIAN ACCESS EASEMENT", for the construction, operation, and maintenance of a pedestrian use path. No permanent structures or plantings will be permitted in said easement areas.

In witness whereof, Brent Sobczak, President of Crescent Woods, LLC, an Ohio Limited Liability Company; CP Crescent Holdings LLC, an Ohio Limited Liability Company; CP Crescent, LLC, an Ohio Limited Liability Company, has caused this plat to be executed by this duly authorized office.

This \_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF: CRESCENT WOODS, LLC, AN OHIO LIMITED LIABILITY COMPANY;  
CP CRESCENT HOLDINGS LLC, AN OHIO LIMITED LIABILITY COMPANY;  
CP CRESCENT LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
BRENT SOBCZAK  
PRESIDENT

STATE OF OHIO  
COUNTY OF FRANKLIN:  
Before me, a notary public in and for said state, personally appeared \_\_\_\_\_, of said Crescent Woods, LLC, an Ohio Limited Liability Company; CP Crescent Holdings LLC, an Ohio Limited Liability Company; CP Crescent, LLC, an Ohio Limited Liability Company, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed of said Crescent Woods, LLC, an Ohio Limited Liability Company; CP Crescent Holdings LLC, an Ohio Limited Liability Company; CP Crescent, LLC, an Ohio Limited Liability Company, for uses and purposes expressed therein.

In witness whereof I have hereunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My commission expires \_\_\_\_\_, \_\_\_\_\_  
Notary Public, State of Ohio

CITY OF GAHANNA, OHIO:

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Chairman, Planning Commission, Gahanna, Ohio

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Director of Engineering, Gahanna, Ohio

Approved and Accepted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Ordinance No. \_\_\_\_\_, wherein Crescent Place is hereby dedicated and accepted as such by the council of the City of Gahanna, Ohio.

In witness thereof I have hereunto set my hand and affixed my seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Mayor, Gahanna, Ohio

FRANKLIN COUNTY AUDITOR:

Transferred this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Auditor, Franklin County, Ohio

\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

FRANKLIN COUNTY RECORDER:

Filed for Record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Recorder, Franklin County, Ohio

At \_\_\_\_\_,  
Fee: \$ \_\_\_\_\_.

File No. \_\_\_\_\_

Recorded this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

OWNERS

PID: 025-014713 Crescent Woods, LLC  
250 Civic Center Drive, Suite 500  
Columbus, Ohio 43215

PID: 025-014712 CP Crescent Holdings LLC  
250 Civic Center Drive, Suite 500  
Columbus, Ohio 43215

PID: 025-013767 CP Crescent, LLC  
250 Civic Center Drive, Suite 500  
Columbus, Ohio 43215

ACREAGE BREAKDOWN

Total Acreage: 40.807 Ac.  
Acreage in Public R/W: 1.586 Ac.  
Acreage in Lots 1-3 (Inclusive): 39.221 Ac.

PARCEL BREAKDOWN

PID: 025-014173 - 16.666 Ac.  
PID: 025-014172 - 9.132 Ac.  
PID: 025-013767 - 15.009 Ac.

BASIS OF BEARINGS

The bearings shown hereon are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), with the centerline of Hamilton Road bearing N 04°09'11" E.

SOURCES OF DATA

Recorder's Office, Franklin County Ohio

MONUMENTS

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker, both with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 1" rebar, 30" long with an aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

FLOOD ZONE

At the time of platting, part of the subject property is located in Zone X (areas determined to be outside of the 0.2% chance annual floodplain) and Zone X (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) of Flood Insurance Rate Map (FIRM) Map Number 39049C0213K (June 17, 2008) and 39049C0351K (June 17, 2008). The remainder is located in Zone AE (the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance flood can be carried without substantial increases in flood heights.)

CERTIFICATION

All measurements are in feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of Crescent Woods, as surveyed in August 2022 and January 2023.

Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

E. P. FERRIS  
AND  
ASSOCIATES  
INC

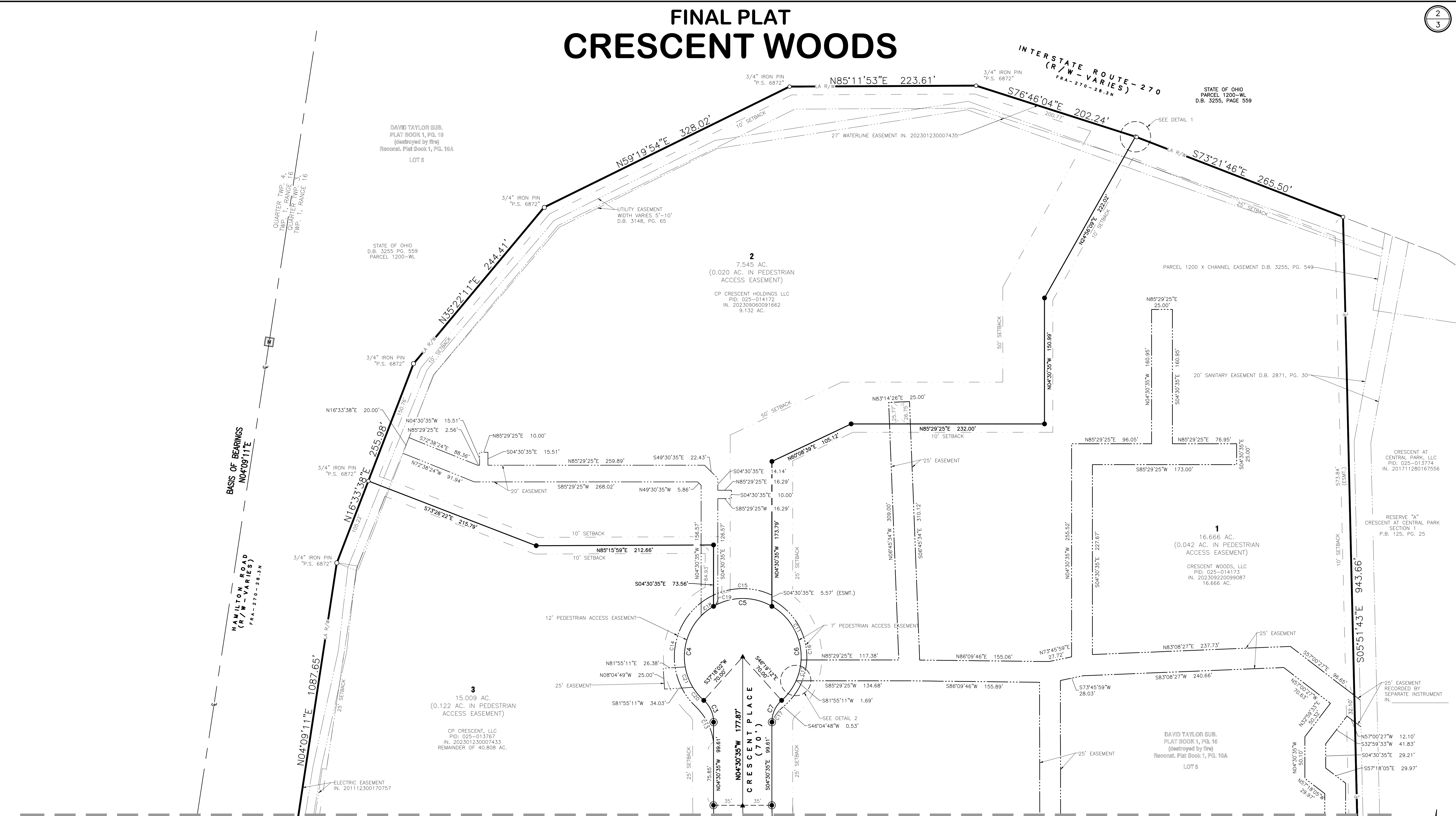
2130 QUARRY TRAILS DR.  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

Drawing: MA 23011\_CrescentWoodsFinalPlat.dwg Saved on: 04-07-24 08:49 Revised by: jay -L:travis: 1 -Plat: scale: 1=1 MSJ/FS



# FINAL PLAT CRESCENT WOODS



**RIGHT-OF-WAY CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	29.44'	35.00'	048°11'23"	N28°36'16"W	28.58'
C4	132.18'	70.00'	108°11'23"	N01°23'44"E	113.40'
C5	73.30'	70.00'	060°00'00"	N85°29'25"E	70.00'
C6	132.18'	70.00'	108°11'23"	S10°24'53"E	113.40'
C7	29.44'	35.00'	048°11'23"	S19°35'07"W	28.58'

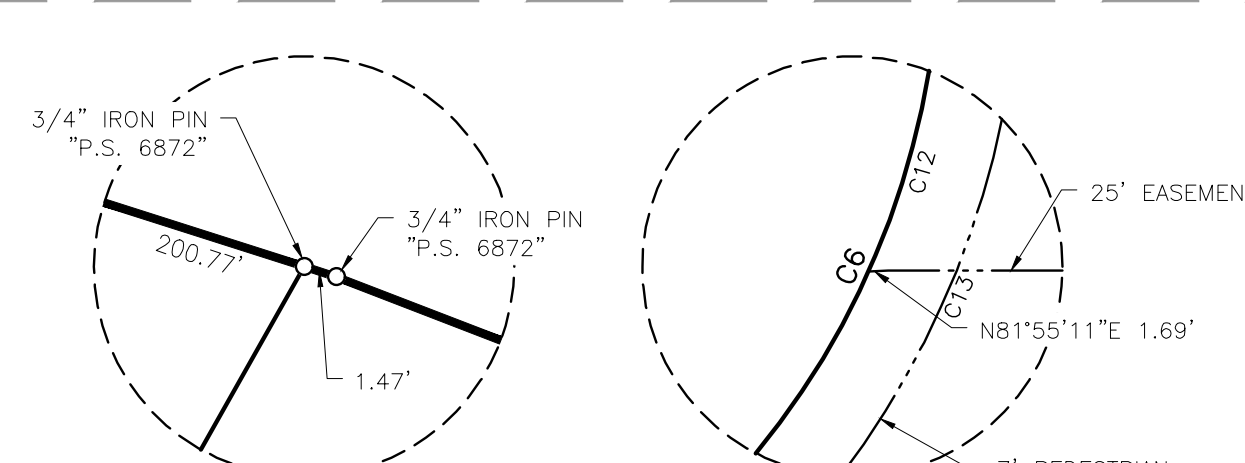
**EASEMENT CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	76.90'	70.00'	062°56'33"	S33°02'18"E	73.09'
C12	25.98'	70.00'	021°15'41"	N09°03'49"E	25.83'
C13	48.52'	70.00'	039°42'55"	N31°13'10"W	47.56'
C14	159.29'	82.00'	111°18'03"	N04°34'24"E	135.40'
C15	72.32'	82.00'	050°31'59"	N85°29'25"E	70.00'
C16	152.34'	77.00'	113°21'31"	S10°47'41"E	128.68'
C17	24.10'	44.00'	031°22'41"	S30°35'11"W	23.80'
C18	18.71'	70.00'	015°18'59"	S47°48'21"W	18.66'

**EASEMENT CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C19	5.91'	70.00'	004°50'13"	S57°52'57"W	5.91'
C20	20.58'	70.00'	016°50'40"	N44°16'38"W	20.51'
C21	26.30'	70.00'	021°31'32"	S25°05'32"E	26.14'

MATCHLINE - SEE SHEET 3



**LEGEND**

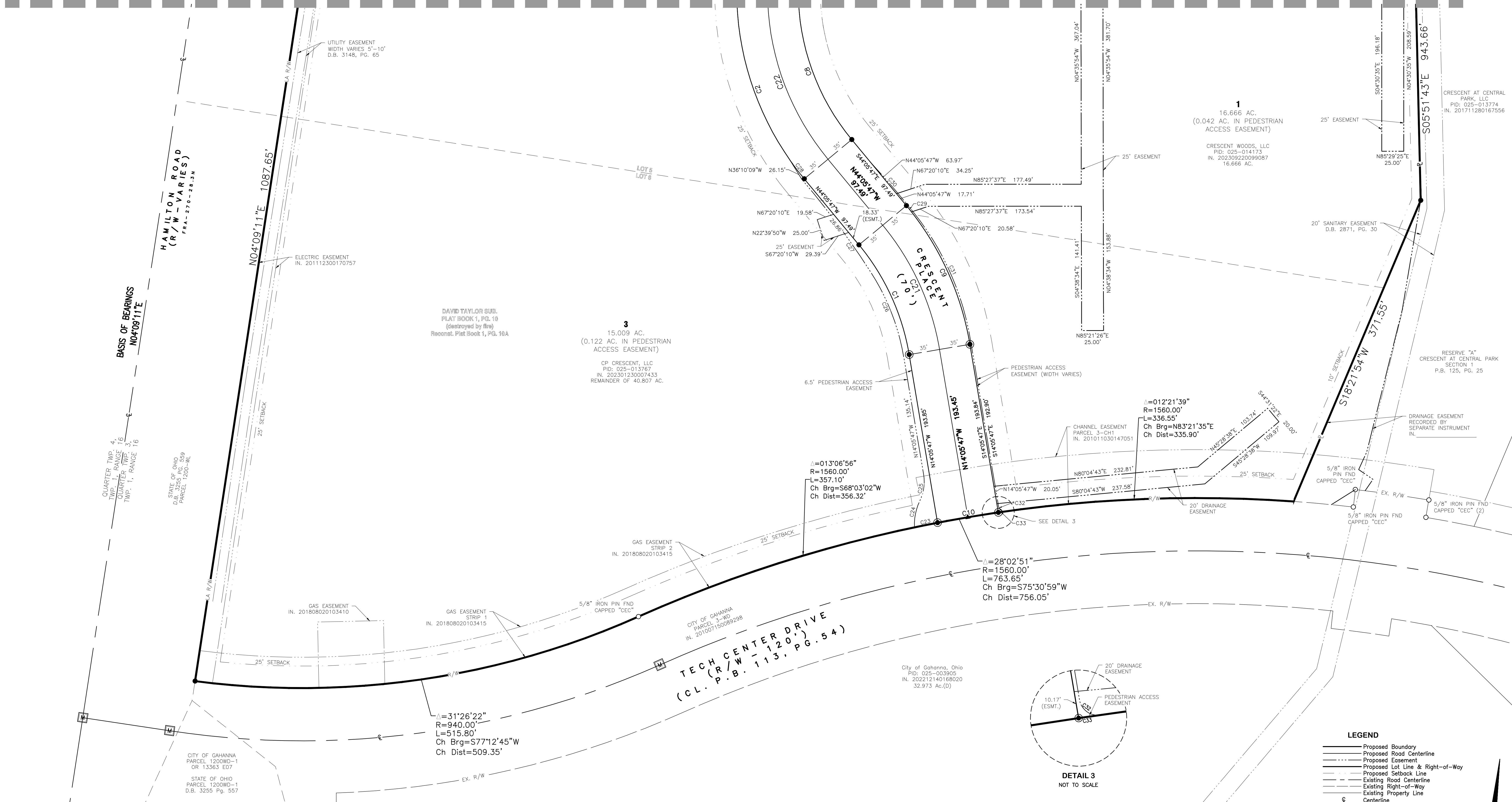
- Proposed Boundary
- Proposed Road Centerline
- Proposed Easement
- Proposed Lot Line & Right-of-Way
- Proposed Setback Line
- Existing Road Centerline
- Existing Right-of-Way
- Existing Property Line
- Centerline
- Property Line
- Right-of-Way
- Limited Access Right-of-Way
- Iron Pin Found (IPF)
- Mag Nail Found
- Mag Nail Set
- Permanent Marker Set
- Centerline Monument Box

SCALE IN FEET  
0 50 100

DRWN BY JAR CHK BY GGB DATE 2024-04-10

# FINAL PLAT CRESCENT WOODS

MATCHLINE - SEE SHEET 2

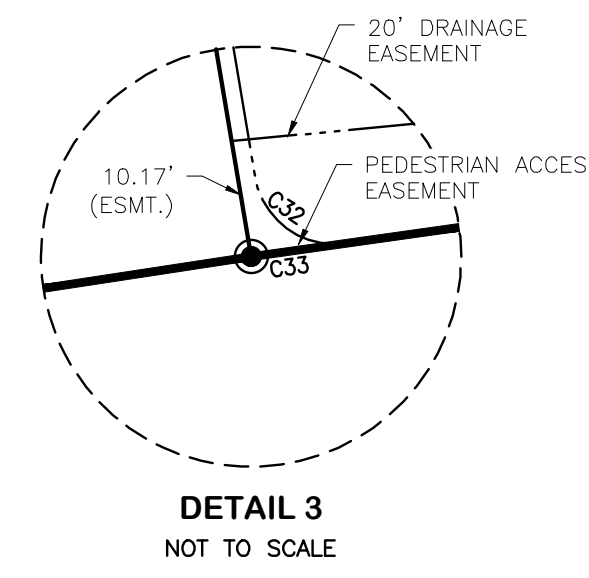


RIGHT-OF-WAY CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	138.75'	265.00'	030°00'00"	N29°05'47"W	137.17'
C2	231.46'	335.00'	039°35'13"	N24°18'11"W	226.88'
C8	183.09'	265.00'	039°35'13"	S24°18'11"E	179.47'
C9	175.41'	335.00'	030°00'00"	S29°05'47"E	173.41'
C10	70.01'	1560.00'	002°34'16"	S75°53'38"W	70.00'

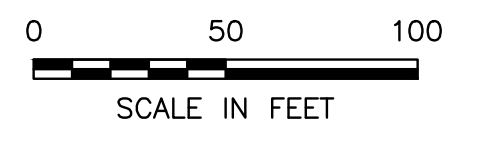
CENTERLINE CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	157.08'	300.00'	030°00'00"	N29°05'47"W	155.29'
C22	207.28'	300.00'	039°35'13"	N24°18'11"W	203.18'

EASEMENT CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C23	26.70'	1560.00'	000°58'50"	S74°07'04"W	26.70'
C24	31.25'	61.00'	029°21'04"	N06°49'02"E	30.91'
C25	30.44'	49.00'	035°35'22"	N03°41'54"E	29.95'
C26	104.41'	258.50'	023°08'32"	N25°40'03"W	103.70'
C27	131.61'	980.50'	007°41'26"	N41°05'02"W	131.51'
C28	27.03'	335.00'	004°37'23"	S41°47'06"E	27.02'

EASEMENT CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C29	9.10'	335.00'	001°33'23"	N43°19'06"W	9.10'
C30	75.78'	1014.50'	004°16'47"	S45°10'21"E	75.76'
C31	158.83'	314.50'	028°56'11"	S28°33'53"E	157.15'
C32	10.81'	7.00'	088°29'42"	S58°20'11"E	9.77'
C33	8.31'	1560.00'	000°18'18"	S77°19'56"W	8.31'



- LEGEND**
- Proposed Boundary
  - Proposed Road Centerline
  - Proposed Easement
  - Proposed Lot Line & Right-of-Way
  - Proposed Setback Line
  - Existing Road Centerline
  - Existing Right-of-Way
  - Existing Property Line
  - Centerline
  - PL Property Line
  - R/W Right-of-Way
  - LA R/W Limited Access Right-of-Way
  - Iron Pin Found (IPF)
  - Iron Pin Set
  - Mag Nail Found
  - Mag Nail Set
  - Permanent Marker Set
  - Centerline Monument



Drawing: MA 240011\_CrescentWoodsFinalPlat.dwg Saved on: 04-07-16 08:49 Revised by: jay -Lts: 1 -Plat scale 1=1 MS/FS



**NOTES**

- A STREET TREE SHALL BE PLANTED ONE-HALF THE DISTANCE BETWEEN THE CURB AND THE SIDEWALK, WITH A MINIMUM DISTANCE OF 4 FEET FROM THE FACE OF CURB TO THE FLAIR OF THE TREE TRUNK.
- THE STREET TREE LOCATION IS TO BE AT LEAST 20 FEET FROM DRIVEWAYS AND STREET INTERSECTIONS AND 10 FEET FROM FIRE HYDRANTS AND UTILITY POLES.
- ANY PORTION OF A TREE EXTENDING OVER A SIDEWALK SHALL BE TRIMMED TO SUCH AN EXTENT THAT NO PORTION OF THE SAME SHALL BE LESS THAN EIGHT FEET ABOVE THE SIDEWALKS. ANY PORTION OF A TREE EXTENDING OVER STREETS SHALL BE TRIMMED TO A MINIMUM OF 15 FEET SO AS NOT TO INTERFERE WITH THE NORMAL FLOW OF TRAFFIC. WITHIN THE SIGHT TRIANGLE, TREES SHALL BE PERMITTED AS LONG AS, EXCEPT DURING EARLY GROWTH STAGES, ONLY THE TREE TRUNK IS VISIBLE BETWEEN THE GROUND AND EIGHT FEET ABOVE THE GROUND.
- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED WITH SMOOTH/CONTINUOUS SHOVEL/DUG EDGE WHEN NOT BOUND BY PAVEMENT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
- ALL DIMENSIONS FOR THE TREE LAWN ARE FOR REFERENCE ONLY AND NOT MEANT FOR CONSTRUCTION. DIMENSIONS ARE TAKEN FROM THE CIVIL ENGINEER'S CONSTRUCTION PLANS. TREE LAWN WIDTHS VARY BETWEEN A MINIMUM DISTANCE OF 8'-0" AND MAXIMUM DISTANCE OF 20'-6".

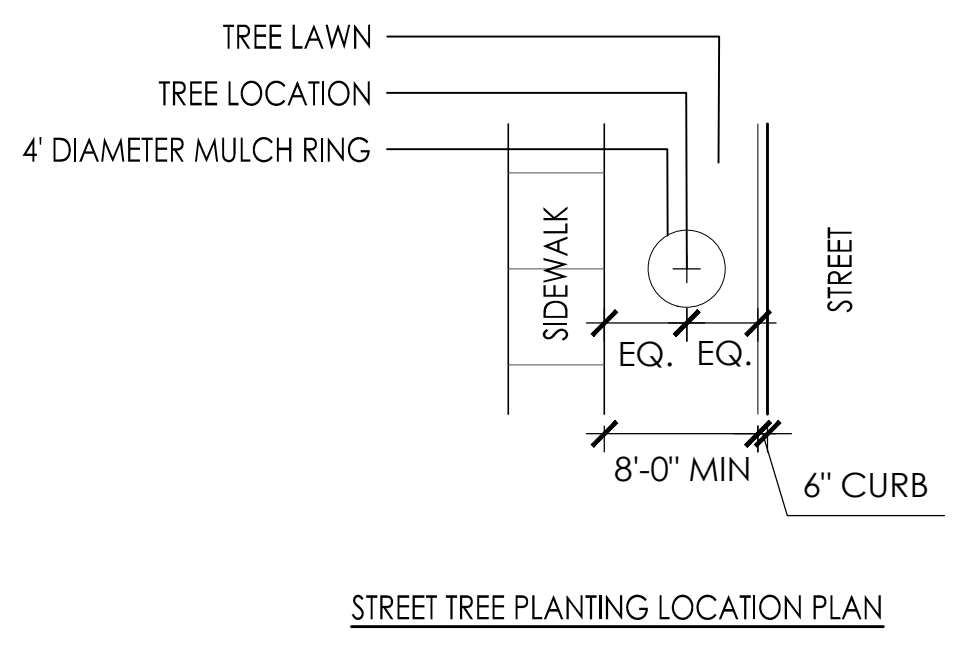
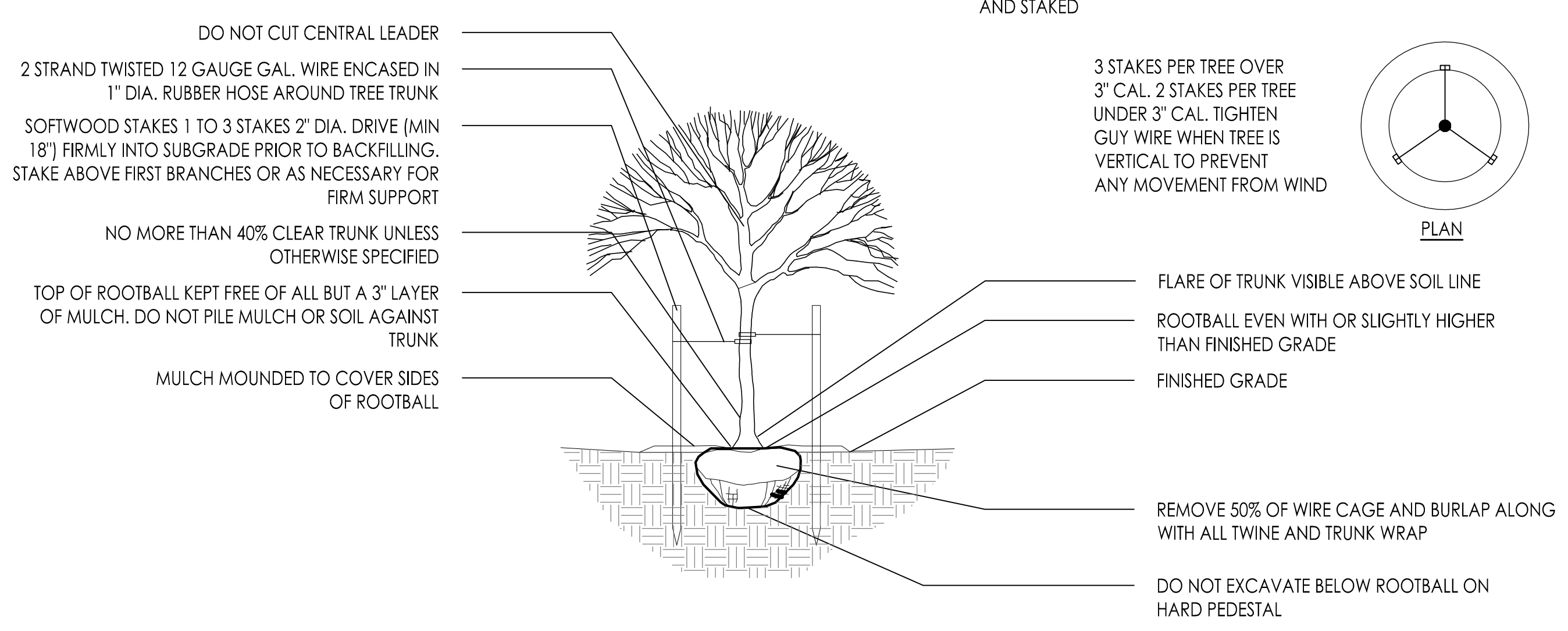
**LEGEND**

- BG - BLACK GUM (*Nyssa sylvatica*)
- FE - FRONTIER ELM (*Ulmus 'Frontier'*)
- GV - GREEN VASE ZELKOVA (*Zelkova serrata 'Green Vase'*)
- IS - IVORY SILK JAPANESE TREE LILAC (*Syringa reticulata 'Ivory Silk'*)
- GL - GRO-LOW FRAGRANT SUMAC (*Rhus aromatica 'Gro-Low'*)
- PROPOSED STREET SIGN LOCATION
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED STREET LIGHT LOCATION

**PLANT LIST**

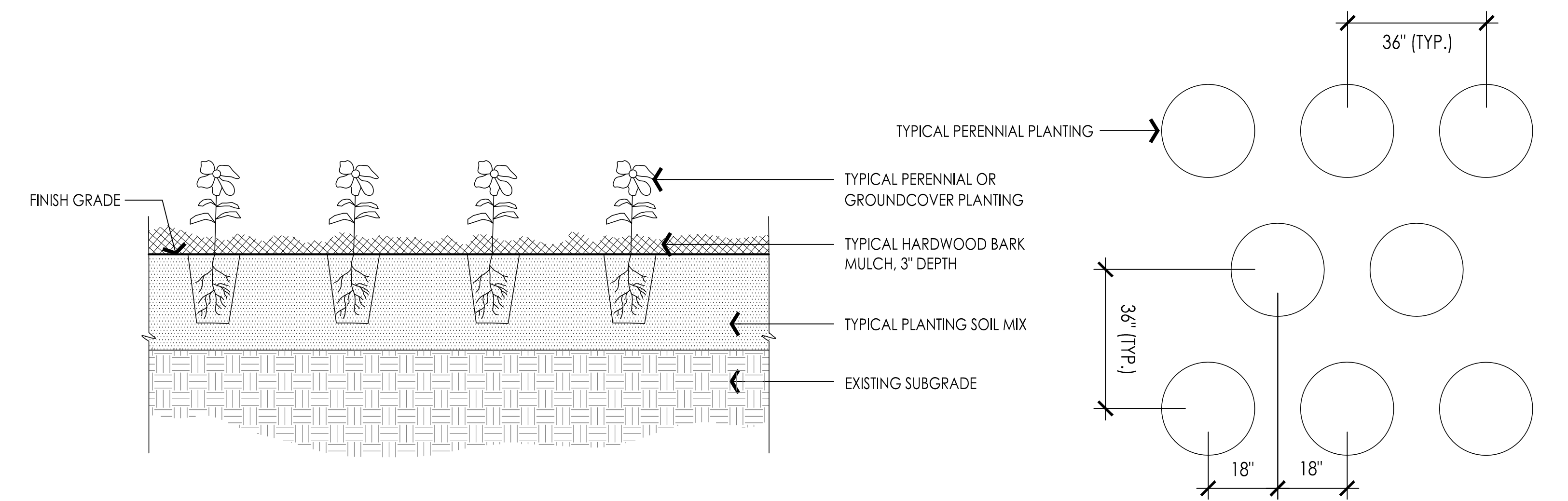
ITEM NO.	ESTIMATE QUANTITIES	KEY	UNIT	DESCRIPTION	SIZE	TREE CLASS AND MINIMUM SPACING	COMMENTS
PLANTING							
661	19	BG	EA	Nyssa sylvatica, BLACK GUM	2.5' Cal.	LARGE TREE, 45' MIN. O.C.	B&B, MATCH FORM
661	14	FE	EA	Ulmus 'Frontier', FRONTIER ELM	2.5' Cal.	LARGE TREE, 45' MIN. O.C.	B&B, MATCH FORM
661	8	GV	EA	Zelkova serrata 'Green Vase', GREEN VASE ZELKOVA	2.5' Cal.	LARGE TREE, 45' MIN. O.C.	B&B, MATCH FORM
661	4	IS	EA	Syringa reticulata 'Ivory Silk', IVORY SILK JAPANESE TREE LILAC	2.5' Cal.	SMALL TREE, 25' MIN. O.C.	B&B, MATCH FORM
661	153	GL	EA	Rhus aromatica 'Gro-Low', GRO-LOW FRAGRANT SUMAC	24" Sprd.		CONT. PLANT 3' O.C.
662	1,125		GAL.	LANDSCAPE WATERING (25 GAL./TREE)			

- NOTES:**
- STAKING SHALL BE PROVIDED FOR THE FIRST YEAR AFTER PLANTING
  - MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
  - AFTER ONE YEAR, TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLUMBED AT WHICH TIME THEY MAY BE REPLANTED ONCE AND STAKED



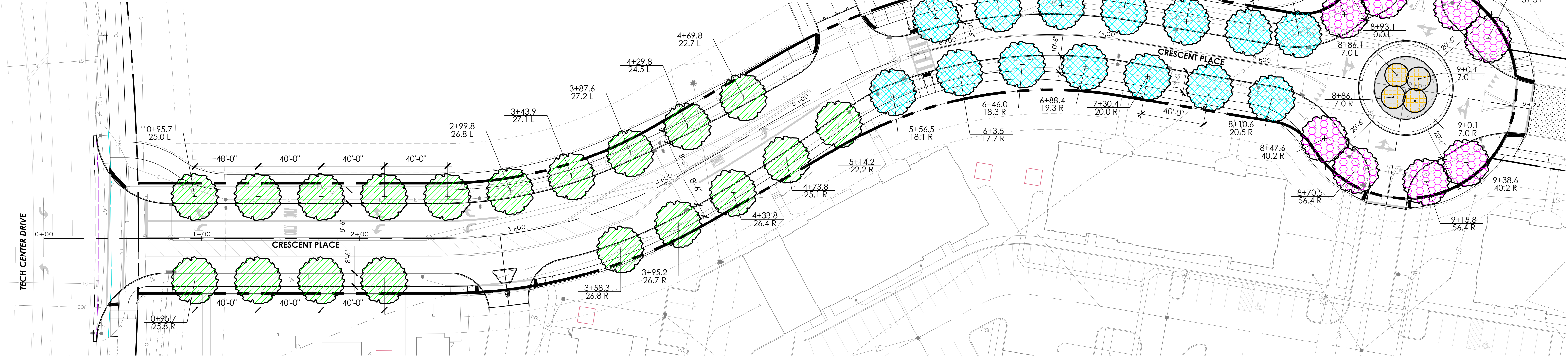
**TREE PLANTING DETAIL**

N.T.S.



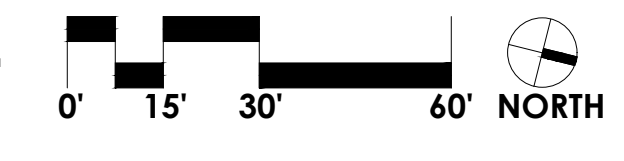
**GRO-LOW FRAGRANT SUMAC PLANTING DETAIL**

N.T.S.



**CRESCENT PLACE - STA. 0+00 TO STA 9+74**

SCALE: 1" = 30'





## PLANNING COMMISSION STAFF REPORT

### Project Summary – Crescent Woods

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- Meeting Date:** April 24, 2024
- Zoning:** SCPD and L-MFRD
- Application Type(s):** Final Plat
- Staff Representative:** Michael Blackford, AICP  
Director of Planning
- Recommendation:** Staff recommends approval as submitted

**Location Map:**



## Staff Review

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### Overview

Request to plat 40 acres of land zoned Multifamily Residential (L-MFRD) and Select Commercial Planned District (SCPD). Three lots and a road, Crescent Place, are to be created by the plat. Lot size, access, roadway location, etc are the same as the preliminary plat, which Planning Commission approved in 2023. Lot 2 is approved for medical office uses while lot 1 is approved for multifamily. Lot 3 is undeveloped. Future applications and approvals are required prior to development occurring on lot 3.

The requested lot sizes range from 7.5 acres to 16.6 acres. Proposed lot sizes far exceed code requirements as MFRD requires a minimum lot size of 8,000 square feet and SCPD requires no minimum lot size. Each lot has frontage/access on a public right-of-way.

### Review Criteria

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A final plat may not be submitted unless a preliminary plat has been approved by Planning Commission. Planning Commission approved a preliminary plat on August 9, 2023. The submitted final plat is consistent with the previously approved preliminary plat.

Planning Commission shall recommend approval of the final plat to Council provided the following are met:

- (1) The final plat as submitted is consistent and in conformity with the preliminary plat.
- (2) The final plat as submitted is in full compliance with all provisions or requirements under Title Eleven of the Codified Ordinances of the City of Gahanna.
- (3) The final plat as submitted is in full compliance with all conditions and contingencies specified by Planning Commission at time of preliminary plat approval.

Council shall approve an application for final plat unless it is determined that one or any of the following conditions exist:

- (1) Granting the application shall adversely affect the health and safety of persons living or working within the area of the proposed plat.
- (2) Granting the application shall be detrimental to the public welfare or injurious to property or improvements with the general area of the plat.
- (3) Granting the application shall be contradictory to existing City development standards, zoning ordinances or development plans of the City.

### Recommendation

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Staff recommends approval of the plat as submitted. The plat is consistent with the approved preliminary plat, zoning code and land use plan.