

PRELIMINARY PLAT APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: North and South of Tech Center Drive		Proposed Name of Subdivision: Crescent at Central Park	
Parcel ID No.(s): 025-003905	Current Zoning: SCPD	Total Acreage: 96.83	
Detailed description of the location: West of U.S. 270, East of S Hamilton Road, and both North and South of Tech Center Drive.			Proposed No. of Lots: 6 Lots 1 Reserve 1 Roadway Reserve Reserve A
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Larry Canini		Applicant Address: P.O. Box 887, New Albany, OH 43054	
Applicant E-mail: lcanini@aol.com		Applicant Phone No.: (614) 296-3872	
BUSINESS Name (if applicable): Canini & Associates, LTD.			
ATTORNEY/AGENT Name: Agent- Brian Burkhart, PE		Attorney/Agent Address: 250 Old Wilson Bridge Worthington, OH 43085	
Attorney/Agent E-Mail: bburkhart@cecinc.com		Attorney/Agent Phone No.: 614-315-7172	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Developer Same as applicant Architect		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) Andre M. Buckles		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

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: 8-15-17

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. 17080023
PC Meeting Date: _____
PC File No. _____

RECEIVED: AW
DATE: 8-17-17

PAID: \$968.30
DATE: 8-17-17
CHECK#: 1754



PRELIMINARY PLAT APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1105 (visit www.municode.com)	✓			
	2. Pre-application conference with staff (present a sketch site plan)	✓		✓	
PRELIMINARY PLAT containing the following:					
	3. Scale: Minimum – one inch equals 100 feet	✓		✓	
	4. The proposed name of the subdivision	✓		✓	
	5. Key map showing location within the Municipality	✓		✓	
	6. Names and addresses of owners, developers and the surveyor who made the plat	✓		✓	
	7. Date	✓		✓	
	8. North arrow	✓		✓	
THE FOLLOWING EXISTING CONDITIONS SHALL BE SHOWN:					
	9. Boundary lines and approximate acreage included	✓		✓	
	10. Locations, widths and names of all existing or prior platted streets or alleys, railroad and utility rights of way, parks and public open spaces, permanent buildings and structures, all section and corporation lines within or adjacent to the tract	✓		✓	
	11. Existing sewers, water mains, culverts and other underground facilities within the tract, indicating pipe sizes, elevations, grades and locations	✓		✓	
	12. Names of adjacent subdivisions and owners of adjoining parcels of unsubdivided land with deed book and page number	✓			
	13. Boundary lines of adjacent tracts of unsubdivided and subdivided land	✓		✓	
	14. Existing zoning restrictions	✓		✓	
	15. Existing contours, with intervals of five feet where the slope is greater than 10 percent, and not more than two feet where the slope is less than 10 percent. Elevations to be based on sea level datum	✓		✓	
	16. Drainage channels, wooded areas, watercourses and other significant physical features	✓		✓	
	17. All easements	✓		✓	
THE FOLLOWING PROPOSED CONDITIONS SHALL BE SHOWN:					
	18. Layout of streets and right-of-way widths	✓		✓	
	19. All public easements	✓		✓	
	20. Layout, numbers, dimensions and square footage of lots	✓		✓	
	21. Parcels of land intended to be dedicated or temporarily reserved for public use, and proposed method of maintenance and control of same	✓		✓	
	22. Building setback lines shown graphically, with dimensions	✓			
	23. Indication of any lot on which a use other than residential is proposed by the owner	✓		✓	
	24. Names of new streets shall not duplicate names of any existing dedicated street within Franklin County and/or its incorporated areas		✓		
	25. New streets which are extensions of or in alignment with existing streets shall bear the names of the existing streets of which they are extensions or with which they are in alignment	✓		✓	

CONTINUE ON PAGE 3



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

ZONING DIVISION
 200 S. Hamilton Road
 Gahanna, Ohio 43230
 614-342-4025
 zoning@gahanna.gov
 www.gahanna.gov

26. All new streets shall be subject to the approval of the Planning Commission and shall be named in the following manner:	General Direction	Over 1,000' in Length	Under 1,000' in Length	✓	✓
	North and south	Streets	Places		
	East and west	Avenues	Courts		
	Diagonal	Roads	Ways		
	Curving	Drives	Circles		
27. A written statement from the developer including: <ul style="list-style-type: none"> - The impact, if any, of the proposed development on area drainage and other lands at lower elevations in the vicinity. ✓ - Postulated impact of the proposed development on area traffic loads and fire protection capability All current and proposed deed covenants, deeds of right of way and deeds of easement. - All soil and water management measures necessary to prevent excessive soil erosion and sedimentation during and after development shall be presented. Such measures shall be presented in accordance with a detailed plan for control of erosion and sedimentation unless there has been a prior determination by the City Engineer that such measures are not necessary. ✓ 			✓		
28. An environmental plan as prescribed in Gahanna Code Section 1109.12			✓	✓	
29. Pre-printed mailing labels for all contiguous & directly across the street from property owners			✓	✓	
30. Application fee (in accordance with the Building & Zoning Fee Schedule)			✓	✓	
31. Application & all supporting documents submitted in digital format			✓	✓	
32. Application & all supporting documents submitted in hardcopy format			✓	✓	
33. Authorization Consent Form Complete & Notarized (see page 4)			✓	✓	

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: Bonnie Mark Date: 8/29/17

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, ANDRE M. BUCKLES, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Brian Burkhart / Shital Galani to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: _____ Date: _____

AUTHORIZATION TO VISIT THE PROPERTY

I, [Signature], the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice *(if applicable)* on the property as described in this application.

Property Owner Signature: ANDRE M. BUCKLES Date: 8/9/17

NOTARY

Subscribed and sworn to before me on this 9th day of AUGUST, 2017
 State of OHIO County of Franklin

Notary Public Signature: [Signature]



LORETO V CANINI
 NOTARY PUBLIC - OHIO
 MY COMMISSION EXPIRES NOV. 19, 2017

AGREEMENT TO COMPLY AS APPROVED

I, [Signature] ANDRE BUCKLES, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 8/9/17

NOTARY

Subscribed and sworn to before me on this 9th day of AUGUST
 State of OHIO County of Franklin

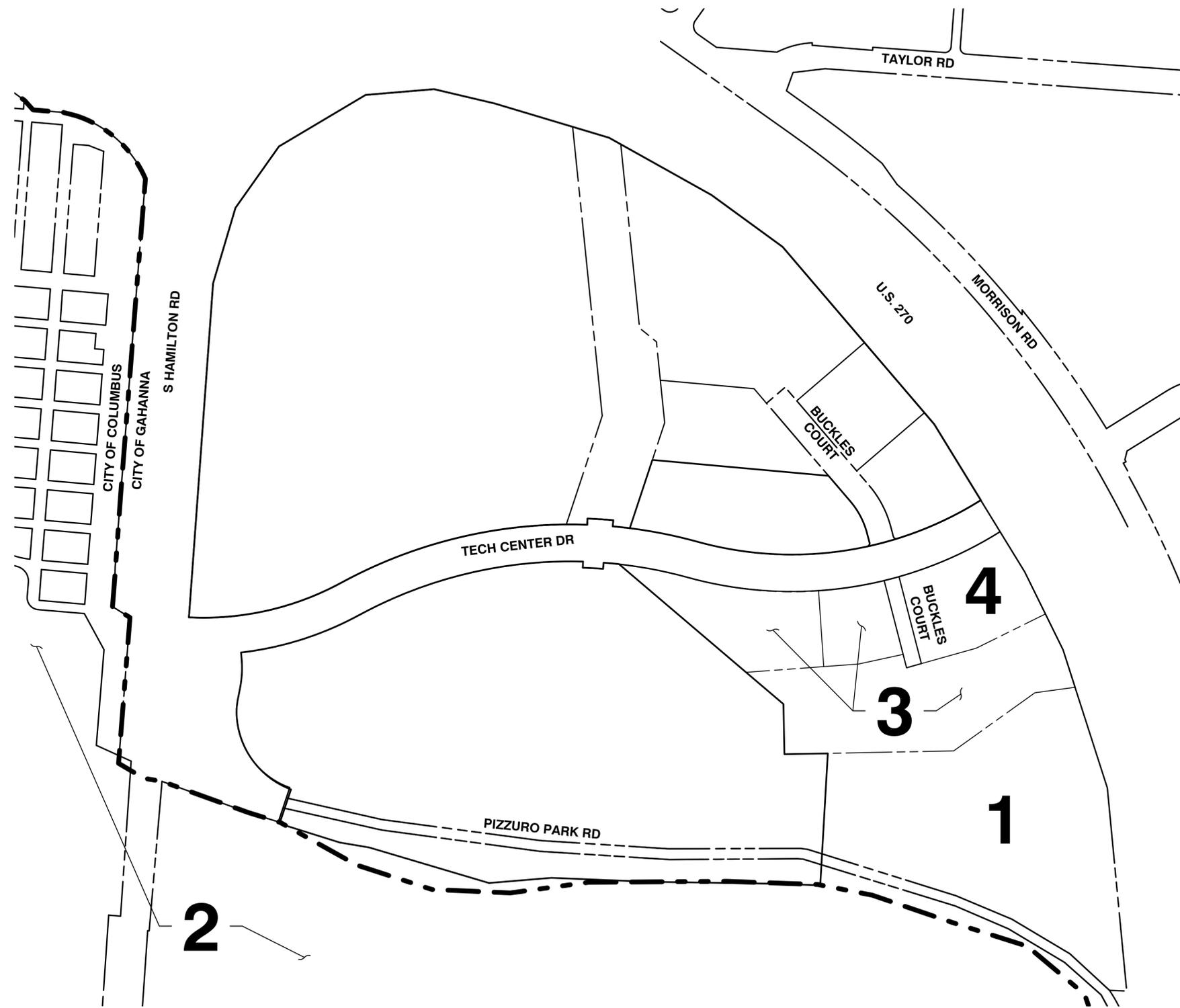
Notary Public Signature: [Signature]



LORETO V CANINI
 NOTARY PUBLIC - OHIO
 MY COMMISSION EXPIRES NOV. 19, 2017



1. CITY OF GAHANNA
200 S HAMILTON RD
GAHANNA, OH 43230
2. COLUMBUS REGIONAL AIRPORT AUTHORITY
4600 INTERNATIONAL GTWY
COLUMBUS, OH 43219
3. CRESCENT AT CENTRAL PARK LLC
132 PRESTON RD
COLUMBUS, OH 43209
4. EASTSIDE UROLOGIC CENTER OF EXCELLENCE LLC
3100 PLAZA PROPERTIES BLVD
COLUMBUS, OH 43219



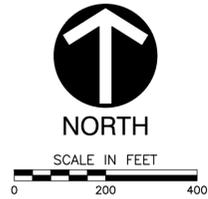
RECEIVED
By KAW at 12:45 pm, Sep 12, 2017

PRELIMINARY PLAT

CRESCENT AT CENTRAL PARK

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

SEPTEMBER 2017



OWNER
ANDRE M. BUCKLES
132 PRESTON RD
COLUMBUS, OH 43209
CONTACT: ANDRE BUCKLES

DEVELOPER
CANINI & ASSOCIATES, LTD.
P.O. BOX 887
NEW ALBANY, OHIO 43054
PHONE: (614) 296-3872
CONTACT: LARRY CANINI
EMAIL: LCANINI@AOL.COM

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: BRIAN BURKHART
EMAIL: BBURKHART@CECINC.COM

BENCHMARKS (NAVD88)

SOURCE: BM (NAVD 88)
FGCS W18RRES1, BRASS DISK SET IN THE TOP OF THE WEST END OF THE SOUTH CONCRETE ABUTMENT OF THE HAMILTON ROAD BRIDGE FRA 317-1668 OVER BIG WALNUT CREEK, 0.1 MILE NORTH OF SAWYER ROAD, 18.5 FEET NORTH OF THE SOUTH END OF THE WEST CONCRETE BARRIER WALL, 1.85 FEET EAST OF THE BASE F THE WEST CONCRETE BARRIER WALL, 0.5 FEET SOUTH OF A STEEL EXPANSION JOINT, LEVEL WITH THE CONCRETE.
ELEV=799.396

BENCHMARK 1
NORTH BOLT OF THE HYDRANT, LOCATED 2'± NORTH OF THE EDGE OF PAVEMENT OF TECH CENTER DRIVE AND BEING THE FIRST HYDRANT, 235'± EAST OF THE CENTERLINE INTERSECTION OF BUCKLES COURT AND TECH CENTER DRIVE.
ELEV=817.70

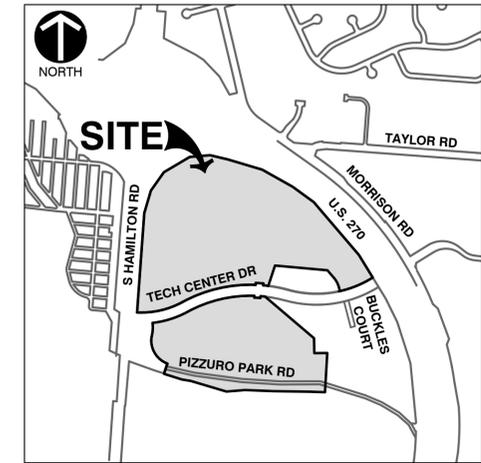
BENCHMARK 2
NORTH BOLT OF THE HYDRANT, LOCATED 4'± NORTH OF THE EDGE OF PAVEMENT OF TECH CENTER DRIVE AND BEING THE FIRST HYDRANT, 216'± WEST OF THE CENTERLINE INTERSECTION OF BUCKLES COURT AND TECH CENTER DRIVE.
ELEV=803.35

BENCHMARK 3
NORTH BOLT OF THE HYDRANT, LOCATED 4'± NORTH OF THE EDGE OF PAVEMENT OF TECH CENTER DRIVE AND BEING THE SECOND HYDRANT, 645'± WEST OF THE CENTERLINE INTERSECTION OF BUCKLES COURT AND TECH CENTER DRIVE.
ELEV=794.73



REFERENCES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 1/6/2017.
- EXISTING UTILITY INFORMATION PER RECORDS.
- FRANKLIN COUNTY AUDITORS INFORMATION.
- AERIAL PHOTOGRAPHY PROVIDED BY USCS EARTHSTAR GEOGRAPHICS SIO COPYRIGHT 2017 MICROSOFT CORPORATION, IMAGE DATE AUGUST 2014



KEY MAP
SCALE: 1"= 1,000'

DRAWING INDEX

SHEET	DRAWING NO.	SHEET TITLE
1	C000	COVER SHEET
2	C200	SITE PLAN
3	C201	SITE PLAN
4	C202	ENVIRONMENTAL PLAN
5	C203	ENVIRONMENTAL PLAN
6	C900	EROSION & SEDIMENT CONTROL PLAN

SITE DATA

TOTAL ACREAGE - 96.83 AC
ZONE - SELECT COMMERCIAL PLANNED DISTRICT (SCPD)
MINIMUM LOT AREA - NONE
MINIMUM LOT WIDTH - 150 FT
BUILDING SETBACKS
ADJACENT TO NON-RESIDENTIAL 10 FT
ADJACENT TO RESIDENTIAL 50 FT
PARKING SETBACKS*
ADJACENT TO NON-RESIDENTIAL 10 FT
ADJACENT TO RESIDENTIAL 25 FT

*FOR COMMERCIAL LOTS, OPEN PARKING SHALL BE PERMITTED TO EXTEND TOWARD THE STREET RIGHT-OF-WAY FROM THE ESTABLISHED BUILDING LINE A DISTANCE EQUAL TO 40 PERCENT OF THE REQUIRED SETBACK DISTANCE.

INDEX MAP
SCALE: 1"= 200'

NO.	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

ANDRE M. BUCKLES
PRELIMINARY PLAT
CRESCENT AT CENTRAL PARK
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

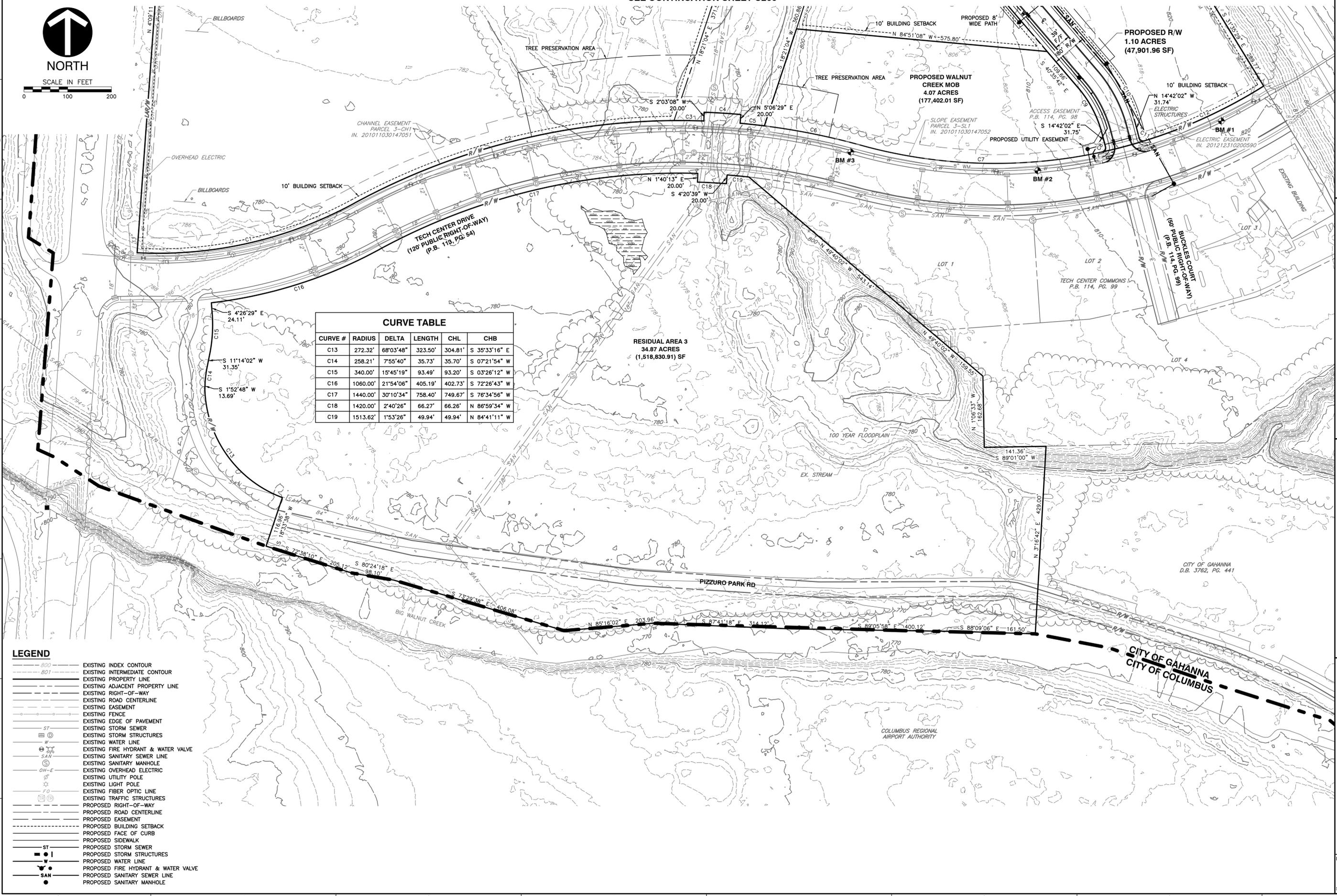
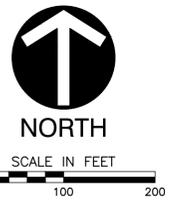
COVER SHEET

DATE: SEPTEMBER 2017 DRAWN BY: MDC
DWS SCALE: AS NOTED CHECKED BY: CLL
PROJECT NO: 164-707
APPROVED BY: [Signature]

DRAWING NO.: **C000**
SHEET 1 OF 6

P:\2016\164-707\164-707-C000-Dwg\164-707-C000-Preliminary Plat.dwg | COVER SHEET | LS(9/1/2017 - msp) - LP: 9/1/2017 10:59 AM

SEE CONTINUATION SHEET C200



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C13	272.32'	68°03'48"	323.50'	304.81'	S 35°33'16" E
C14	258.21'	7°55'40"	35.73'	35.70'	S 07°21'54" W
C15	340.00'	15°45'19"	93.49'	93.20'	S 03°26'12" W
C16	1060.00'	21°54'06"	405.19'	402.73'	S 72°26'43" W
C17	1440.00'	30°10'34"	758.40'	749.67'	S 76°34'56" W
C18	1420.00'	2°40'26"	66.27'	66.26'	N 86°59'34" W
C19	1513.62'	1°53'26"	49.94'	49.94'	N 84°41'11" W

- LEGEND**
- 800 --- EXISTING INDEX CONTOUR
 - 801 --- EXISTING INTERMEDIATE CONTOUR
 - --- EXISTING PROPERTY LINE
 - --- EXISTING ADJACENT PROPERTY LINE
 - --- EXISTING RIGHT-OF-WAY
 - --- EXISTING ROAD CENTERLINE
 - --- EXISTING EASEMENT
 - --- EXISTING FENCE
 - --- EXISTING EDGE OF PAVEMENT
 - --- EXISTING STORM SEWER
 - --- EXISTING STORM STRUCTURES
 - --- EXISTING WATER LINE
 - --- EXISTING FIRE HYDRANT & WATER VALVE
 - --- EXISTING SANITARY SEWER LINE
 - --- EXISTING SANITARY MANHOLE
 - --- EXISTING OVERHEAD ELECTRIC
 - --- EXISTING UTILITY POLE
 - --- EXISTING LIGHT POLE
 - --- EXISTING FIBER OPTIC LINE
 - --- EXISTING TRAFFIC STRUCTURES
 - --- PROPOSED RIGHT-OF-WAY
 - --- PROPOSED ROAD CENTERLINE
 - --- PROPOSED EASEMENT
 - --- PROPOSED BUILDING SETBACK
 - --- PROPOSED FACE OF CURB
 - --- PROPOSED SIDEWALK
 - --- PROPOSED STORM SEWER
 - --- PROPOSED STORM STRUCTURES
 - --- PROPOSED WATER LINE
 - --- PROPOSED FIRE HYDRANT & WATER VALVE
 - --- PROPOSED SANITARY SEWER LINE
 - --- PROPOSED SANITARY MANHOLE

NO	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.ceinc.com

ANDRE M. BUCKLES
PRELIMINARY PLAT
CRESCENT AT CENTRAL PARK
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

SITE PLAN	
DATE: SEPTEMBER 2017	DRAWN BY: MDC
DWG SCALE: 1"=100'	CHECKED BY: CLL
PROJECT NO: 164-707	APPROVED BY: [Signature]



NORTH

SCALE IN FEET
0 100 200

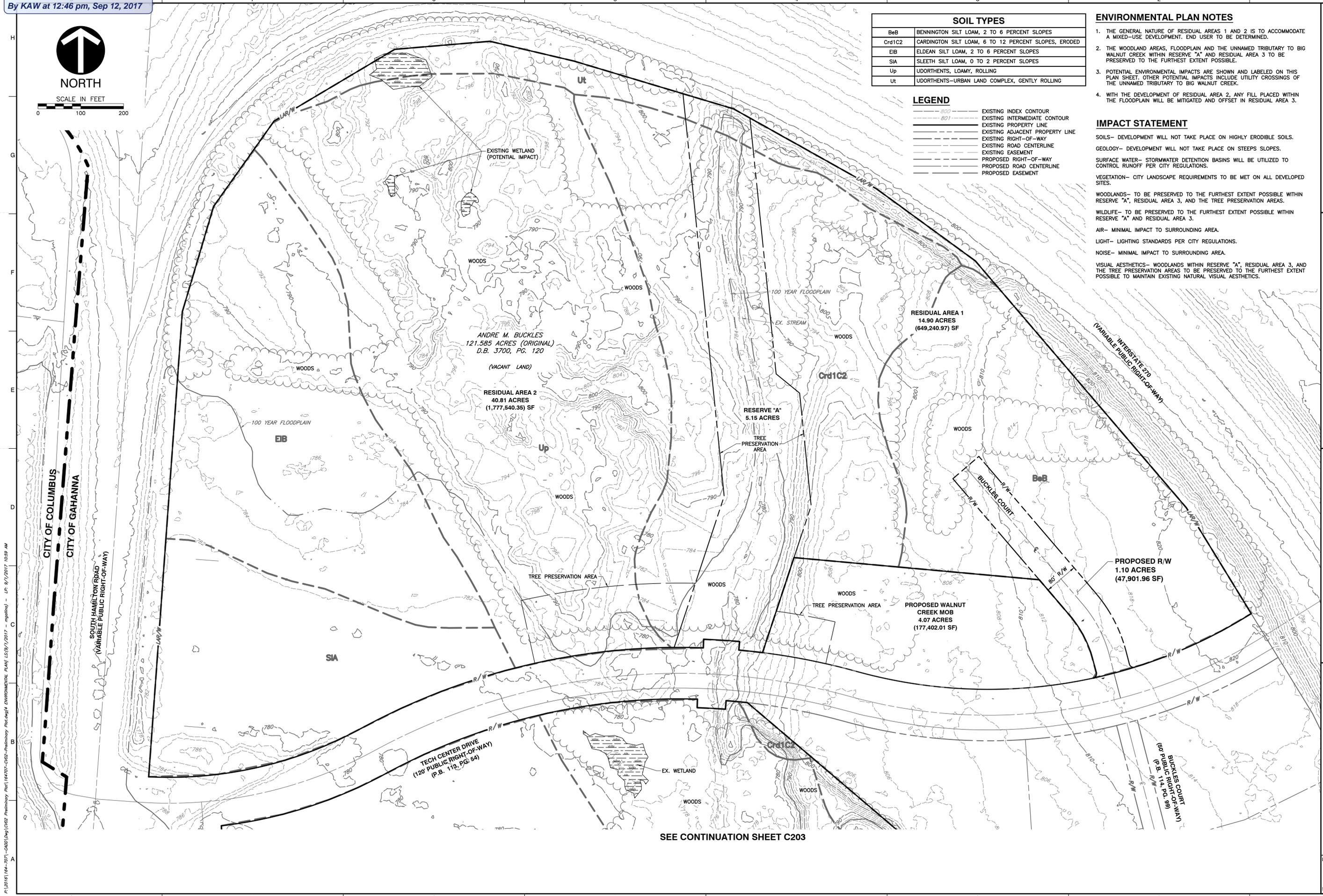
SOIL TYPES	
BeB	BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
Crd1C2	CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
EIB	ELDEAN SILT LOAM, 2 TO 6 PERCENT SLOPES
SIA	SLEETH SILT LOAM, 0 TO 2 PERCENT SLOPES
Up	UDORTHENTS, LOAMY, ROLLING
Ut	UDORTHENTS-URBAN LAND COMPLEX, GENTLY ROLLING

- ENVIRONMENTAL PLAN NOTES**
1. THE GENERAL NATURE OF RESIDUAL AREAS 1 AND 2 IS TO ACCOMMODATE A MIXED-USE DEVELOPMENT. END USER TO BE DETERMINED.
 2. THE WOODLAND AREAS, FLOODPLAIN AND THE UNNAMED TRIBUTARY TO BIG WALNUT CREEK WITHIN RESERVE "A" AND RESIDUAL AREA 3 TO BE PRESERVED TO THE FURTHEST EXTENT POSSIBLE.
 3. POTENTIAL ENVIRONMENTAL IMPACTS ARE SHOWN AND LABELED ON THIS PLAN SHEET. OTHER POTENTIAL IMPACTS INCLUDE UTILITY CROSSINGS OF THE UNNAMED TRIBUTARY TO BIG WALNUT CREEK.
 4. WITH THE DEVELOPMENT OF RESIDUAL AREA 2, ANY FILL PLACED WITHIN THE FLOODPLAIN WILL BE MITIGATED AND OFFSET IN RESIDUAL AREA 3.

LEGEND

	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT

- IMPACT STATEMENT**
- SOILS- DEVELOPMENT WILL NOT TAKE PLACE ON HIGHLY ERODIBLE SOILS.
- GEOLOGY- DEVELOPMENT WILL NOT TAKE PLACE ON STEEPS SLOPES.
- SURFACE WATER- STORMWATER DETENTION BASINS WILL BE UTILIZED TO CONTROL RUNOFF PER CITY REGULATIONS.
- VEGETATION- CITY LANDSCAPE REQUIREMENTS TO BE MET ON ALL DEVELOPED SITES.
- WOODLANDS- TO BE PRESERVED TO THE FURTHEST EXTENT POSSIBLE WITHIN RESERVE "A", RESIDUAL AREA 3, AND THE TREE PRESERVATION AREAS.
- WILDLIFE- TO BE PRESERVED TO THE FURTHEST EXTENT POSSIBLE WITHIN RESERVE "A" AND RESIDUAL AREA 3.
- AIR- MINIMAL IMPACT TO SURROUNDING AREA.
- LIGHT- LIGHTING STANDARDS PER CITY REGULATIONS.
- NOISE- MINIMAL IMPACT TO SURROUNDING AREA.
- VISUAL AESTHETICS- WOODLANDS WITHIN RESERVE "A", RESIDUAL AREA 3, AND THE TREE PRESERVATION AREAS TO BE PRESERVED TO THE FURTHEST EXTENT POSSIBLE TO MAINTAIN EXISTING NATURAL VISUAL AESTHETICS.



SEE CONTINUATION SHEET C203

REVISION RECORD

NO.	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.ceinc.com

**ANDRE M. BUCKLES
PRELIMINARY PLAT
CRESCENT AT CENTRAL PARK
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO**

ENVIRONMENTAL PLAN

DATE:	SEPTEMBER 2017	DRAWN BY:	MDG
DWG SCALE:	1"=100'	CHECKED BY:	CLL
PROJECT NO.:	164-707	APPROVED BY:	

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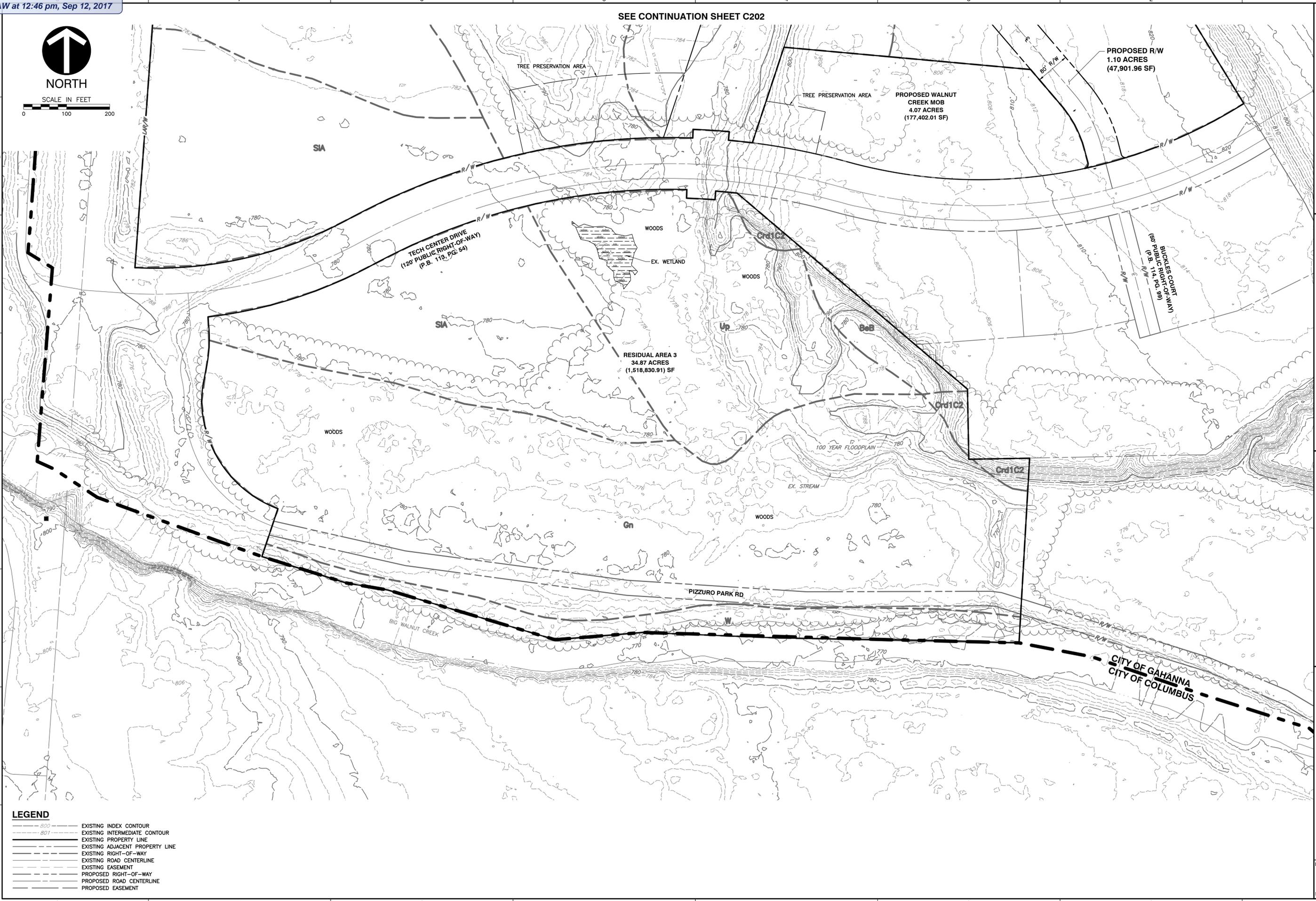
SEE CONTINUATION SHEET C202



NORTH

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0 100 200

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LEGEND

	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT

NO.	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

ANDRE M. BUCKLES
PRELIMINARY PLAT
CRESCENT AT CENTRAL PARK
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

ENVIRONMENTAL PLAN	
DATE:	SEPTEMBER 2017
DWG SCALE:	1" = 100'
PROJECT NO.:	164-707
APPROVED BY:	MDG
	CLL
	164-707
	4/4
DRAWING NO. C203	
SHEET 5 OF 6	



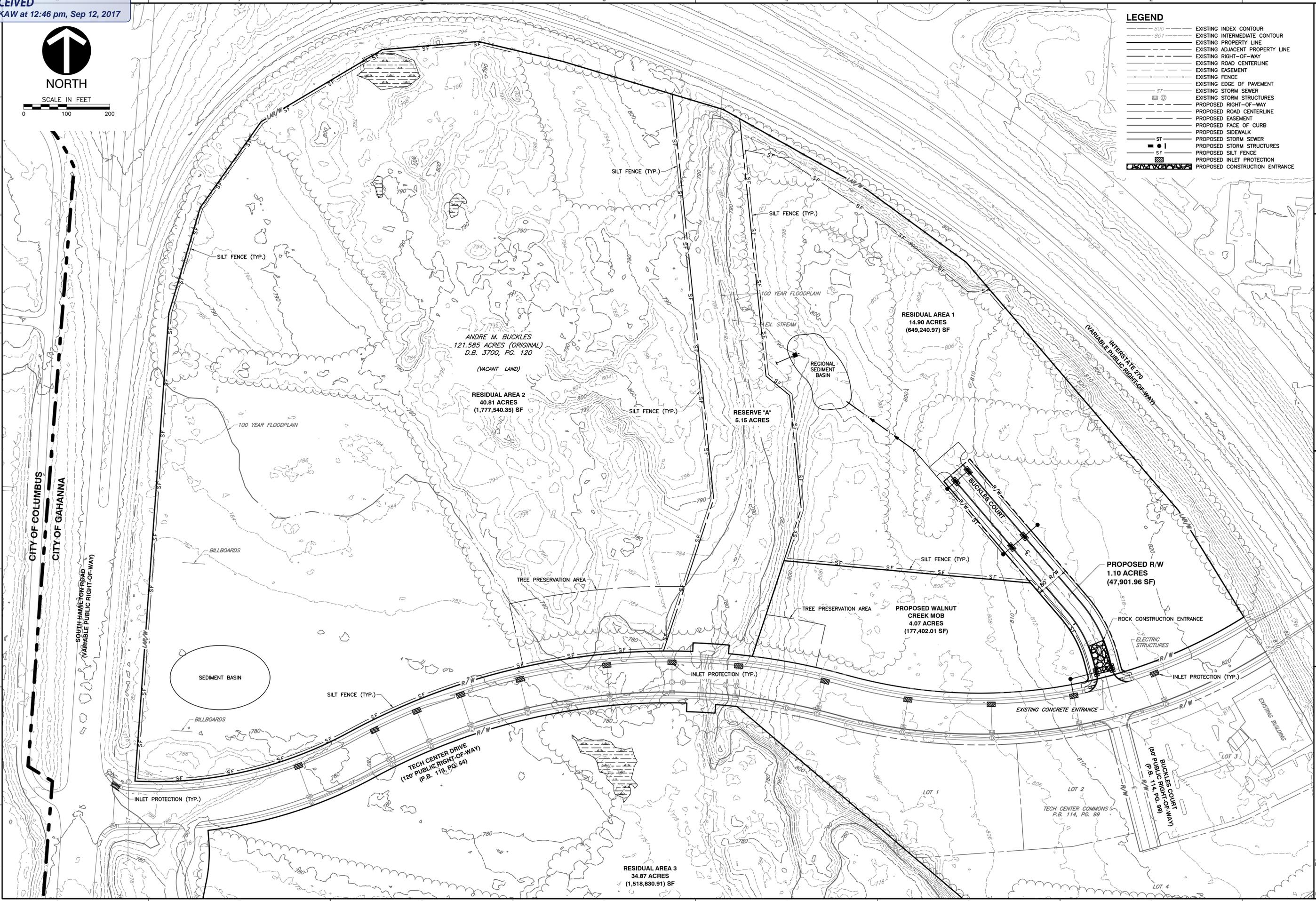
NORTH

SCALE IN FEET
0 100 200

LEGEND

	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING PROPERTY LINE
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	EXISTING RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURES
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED CONSTRUCTION ENTRANCE

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REVISION RECORD

NO.	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

ANDRE M. BUCKLES
PRELIMINARY PLAT
CRESCENT AT CENTRAL PARK
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

EROSION & SEDIMENT CONTROL PLAN

DATE:	SEPTEMBER 2017	DRAWN BY:	MDG
DWG SCALE:	1"=100'	CHECKED BY:	CLL
PROJECT NO.:	164-707	APPROVED BY:	4/4
DRAWING NO.:	C900		

SHEET 6 OF 6



September 1, 2017

Bonnie Gard
City of Gahanna
200 S. Hamilton Road
Gahanna, Ohio 43230

Dear Ms. Gard:

Subject: Crescent at Central Park- Preliminary Plat
City of Gahanna, Franklin County, Ohio
CEC Project 164-707

Civil & Environmental Consultants, Inc. (CEC) has received comments prepared by the City, dated August 30, 2017, for the Crescent at Central Park and has prepared the responses below.

Planning and Development

- No comments

Public Service and Engineering

1. Please ensure that the roadway label for Tech Center Drive is shown in all exhibits.
The roadway labels are shown on all exhibits.
2. The building setbacks shall be shown on the preliminary plat.
The building setback lines have been shown.
3. The bearing as well as the distance for each property line shall be provided.
The bearings have been added to the property lines.
4. Is the lot frontage of Lot 2 adequate per code?
Lot lines on the east side of the site have been removed, per discussions with Bonnie G.
5. Strong consideration needs to be given to the permanent terminus of the Buckles Court extension, as it could impact Lot 2.
The permanent terminus will be designed when the north half of the site is developed.
6. Ensure that all existing utilities are shown with the size and type.
All known utilities are shown on the plan.

Bonnie Gard
CEC 164-707
September 1, 2017
Page 2

Service

1. Postulated impact of the proposed development on area traffic loads and fire protection capability.
Refer to notes 6 and 7 on sheet C200.
2. All current and proposed deed covenants, deeds of right-of-way and deeds of easement.
Please see the CD for current deed of easements and right of way on the site.
3. Building setback lines shown graphically, with dimensions.
The building setback lines have been shown.

Fire Department

- No comments

Building Division

- No comments

Please review the updated preliminary plat and let me know if any additional changes are required.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian Burkhardt, PE, PS, CPESC, CPSWQ, LEED AP ND
Project Manager
bburkhart@cecinc.com
614-315-7172

Attachments: Preliminary Plat (2)
CD

APPLICATION STAFF COMMENTS

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: _____

Project Name/Business Name: Crescent at Central Park

SUBMITTED BY:

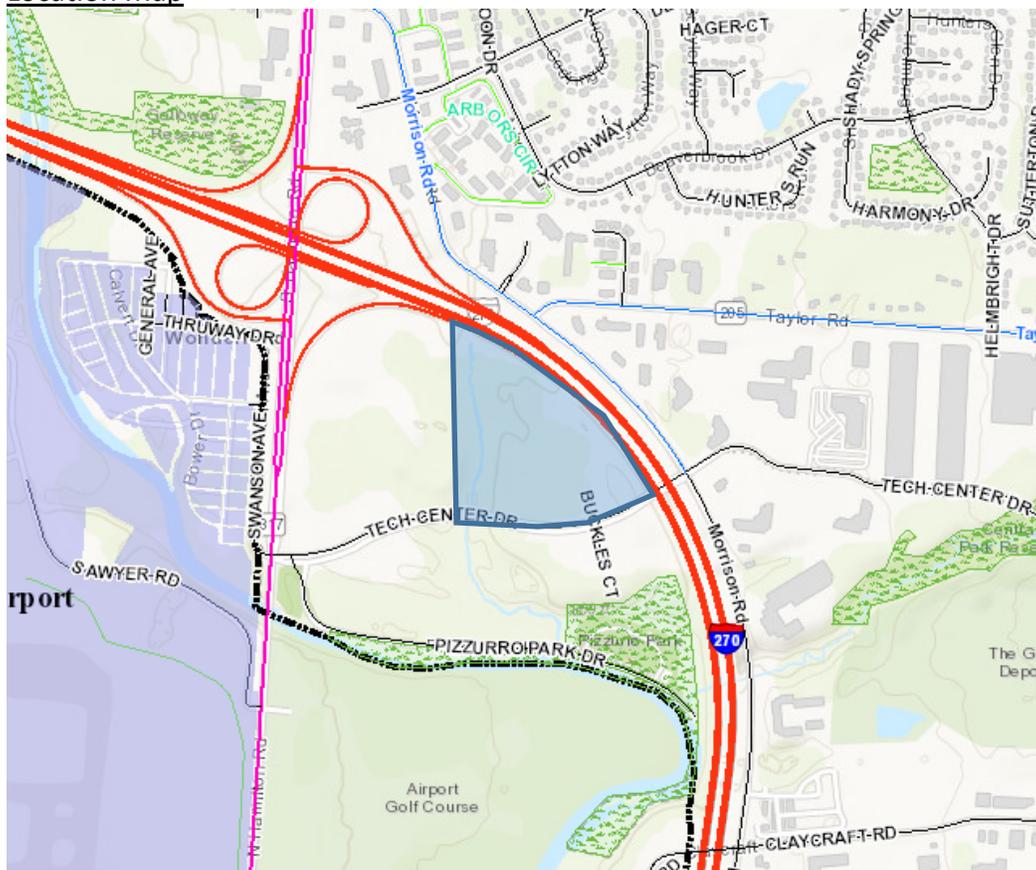
Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

Preliminary Plat

Planning and Development staff support the approval of the requested preliminary plat. City staff has worked with the applicant on development scenarios of the subject property. The layout of the property maximizes its development potential while preserving naturally significant areas. A stream and a significant strand of trees are located in Reserve "A". The reserve will protect the environmentally sensitive area from encroaching development. We believe the proposed site layout optimizes the development potential of the site while protecting environmentally sensitive area and therefore recommend approval of the request.

Location Map





Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Development Plan Review Response 2017082903

Applicant Crescent at Central Park
Gahanna, OH 43230

The roadway and temporary turnaround are adequate for fire department access. The developer is installing a fire hydrant by the temporary turnaround. The fire division has no objections with the development plans.

Additional requirements and comments could follow after plans are submitted and the review process starts

August 29, 2017

Date

A handwritten signature in black ink, appearing to read "Steve Welsh".

Steve Welsh, Captain, Fire Marshal

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: North and South of Techcenter Drive

Project Name/Business Name: Crescent at Central Park

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

Preliminary Plat Application

1. Strong consideration needs to be given to the permanent terminus of the Buckles Court extension, as it could impact final lot configuration.

Kelly Wicker

From: Ken Fultz
Sent: Wednesday, September 13, 2017 8:46 AM
To: Kelly Wicker
Subject: Updated Plans for Crescent at Central Park

The Building Division has no comments on the project since the project does not involve any building construction for the preliminary plat.

Ken

KENNETH W. FULTZ, P.E.

Chief Building Official
Department of Public Service and Engineering



CITY OF GAHANNA
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4010
614.342.4113(fax)
ken.fultz@gahanna.gov
www.gahanna.gov



From: Kelly Wicker
Sent: Tuesday, September 12, 2017 1:27 PM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Updated Plans for Crescent at Central Park

Staff,
Please see the attached application for Crescent at Central Park, the plans have been updated to address the first round of comments. Please review and update comments accordingly. New comments will be due Tuesday September 19, 2017 at 12:00pm.

Thank you,

KELLY WICKER

Zoning Clerk
Department of Public Service
Division of Building and Zoning



CITY OF GAHANNA
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4025

Kelly Wicker

From: Matt Kissel
Sent: Monday, September 18, 2017 9:21 AM
To: Sheila Murphy; Kelly Wicker
Subject: RE: Updated Plans for Crescent at Central Park

Kelly,

I don't see any concerns for traffic or parking at this time.

Sgt. Kissel

From: Sheila Murphy
Sent: Wednesday, September 13, 2017 11:21 AM
To: Matt Kissel <Matt.Kissel@gahanna.gov>
Subject: FW: Updated Plans for Crescent at Central Park

Sgt. K
When you get a chance can you review and comment to Kelly please.
Thanks
S

From: Kelly Wicker
Sent: Tuesday, September 12, 2017 1:27 PM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Updated Plans for Crescent at Central Park

Staff,
Please see the attached application for Crescent at Central Park, the plans have been updated to address the first round of comments. Please review and update comments accordingly. New comments will be due Tuesday September 19, 2017 at 12:00pm.

Thank you,

KELLY WICKER
Zoning Clerk
Department of Public Service
Division of Building and Zoning



200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4025
614.342.4111(fax)
kelly.wicker@gahanna.gov
www.Gahanna.gov
Twitter @CityOfGahanna

APPLICATION STAFF COMMENTS

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME"
to: T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Crescent at Central Park

Project Name/Business Name: Larry Canini

SUBMITTED BY:

Name: Bonnie Gard **Title:** Planning and Zoning Administrator

Department: Service

- Revised plans request platting of roadway and Reserve A only
- Platting of lots will be submitted at a future time, as building needs are anticipated

Kelly Wicker

From: Rob Wendling
Sent: Tuesday, September 19, 2017 12:04 PM
To: Kelly Wicker
Subject: RE: Staff Comments Reminder

After reviewing the application the only thing that I have concerns with is addressing City Ordinance 914. And maybe that get addressed later. I will check with Bonnie Gard on when we need to see that info.

From: Kelly Wicker
Sent: Monday, September 18, 2017 11:18 AM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Staff Comments Reminder

Staff,
This is a reminder that updated staff comments are due for the Preliminary Plat for Crescent at Central Park by tomorrow at 12:00pm.

Thank you,

KELLY WICKER
Zoning Clerk
Department of Public Service
Division of Building and Zoning



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