



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

FINAL PLAT APPLICATION

PROPERTY INFORMATION			
Project/Property Address: Buckles Court North		Proposed Subdivision Name: Crescent at Central Park Section 2	
Parcel #: 025-013773-00	Zoning: (see Map) SCPD	Acreage:	13.336

PLAT SPECIFICATIONS	
Project Description: Buckles Court North Road extension & creation of 4 lots and Reserve "B" & "C".	Preliminary Plat Application #: PP-0001-2017
	Proposed # of Lots: 4 Lots/ 2 Reserve

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Larry Canini	Applicant Address: P.O. Box 887 New Albany, Ohio 43054
Applicant E-mail: larry@caniniassociates.com	Applicant Phone: 614-296-3872
Business Name (if applicable): Canini & Associates	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Civil & Environmental Consultants, Inc. Brian Burkhart, PE	614-315-7172 bburkhart@cecinc.com
Property Owner Name: (if different from Applicant) Crescent at Central Park, LLC	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: **3/24/22**
LORETO V. CANINI

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. **FP-0109-2022**

RECEIVED: **KAW**
DATE: **3-25-22**

PAID: **700.00**
DATE: **3-25-22**

Updated
Jan 2022



FINAL PLAT APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter 1105 (visit www.municode.com)
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 1193.01
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>a. IDENTIFICATION</p> <ol style="list-style-type: none"> 1. Name of proposed subdivision 2. Key map showing location of subdivision (with date & north arrow) 3. Names & addresses of land owners, developers, and design professionals involved with subdivision <p>b. SURVEY AND ENGINEERING DATA</p> <ol style="list-style-type: none"> 1. Boundary of plat on an accurate traverse with angular and lineal dimensions 2. True angle and distance to the nearest street intersection, accurately described on the plat 3. Radii, internal angles, points of curvature, tangent bearings and lengths of all short dimensions 4. All lot numbers and lines with accurate dimensions in feet and hundredths and bearings in degrees and minutes 5. Accurate location of permanent monuments marking each boundary corner of the subdivision 6. Accurate location, width and name of all streets and other public ways 7. Minimum building setback lines along all streets and other public ways 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 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 10. Any restrictions and covenants which are to be included as part of the deed to any lot within the subdivision plat <p>c. CERTIFICATION AND APPROVAL PROVISIONS</p> <ol style="list-style-type: none"> 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 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 3. Space for approval by signature of the City Engineer 4. Proper form for the approval of Planning Commission with space for the signature of the Chair 5. Space for approval by signature of the Mayor 6. Proper form for approval of the final plat by Council showing ordinance number and provision for signature by the Clerk of Council 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 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
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 913.10
8. Application fee (in accordance with the Building & Zoning Fee Schedule)
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.

Crescent at Central Park, LLC, Andre M. Buckles, Manager

(property owner name printed)

By:

Andre M. Buckles
(property owner signature)

3-9-2020

(date)

Subscribed and sworn to before me on this 9 day of March, 20 20.

State of Arizona County of Maricopa

Notary Public Signature: Duncan Miller



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.

Loreto V. Canini

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Notary Public Signature: _____

Stamp or Seal

March 24, 2022

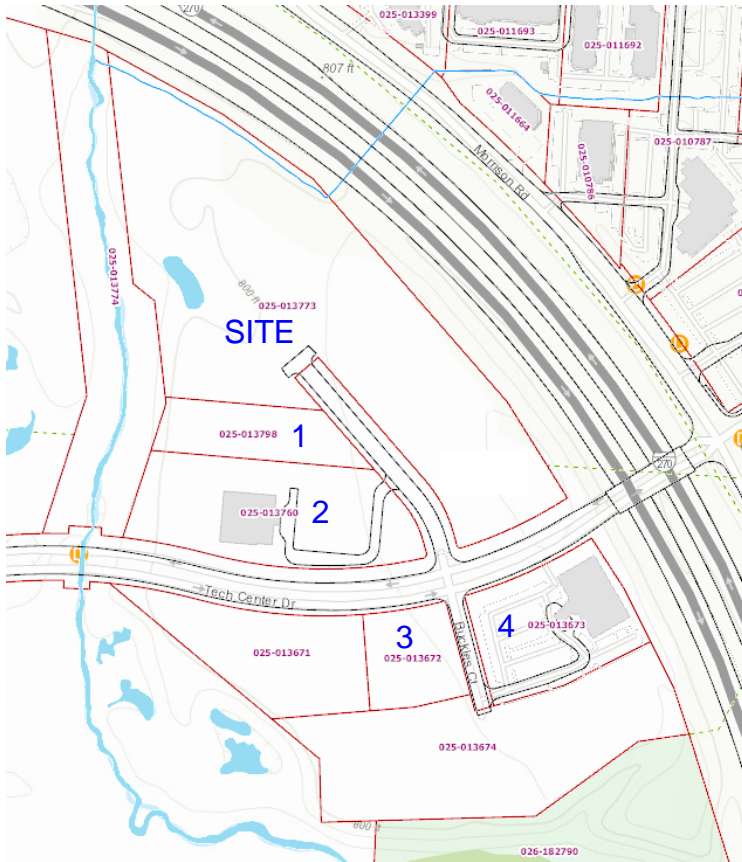
John Moorehead
City Engineer
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43203

Re: Crescent at Central Park- Section 2, Buckles Court North

Per Gahanna's code (Chapter 1193.05), we are requesting a waiver from stormwater quantity control since this projects discharge directly into Big Walnut Creek. The project site is eligible for this waiver based on a previously executed development agreement between Buckles and the City.

Sincerely,

Larry Canini
Crescent at Central Park LLC representative



1
WALNUT CREEK MOB II LLC
65 HIDDEN RAVINES DR STE 100
POWELL OH 43065

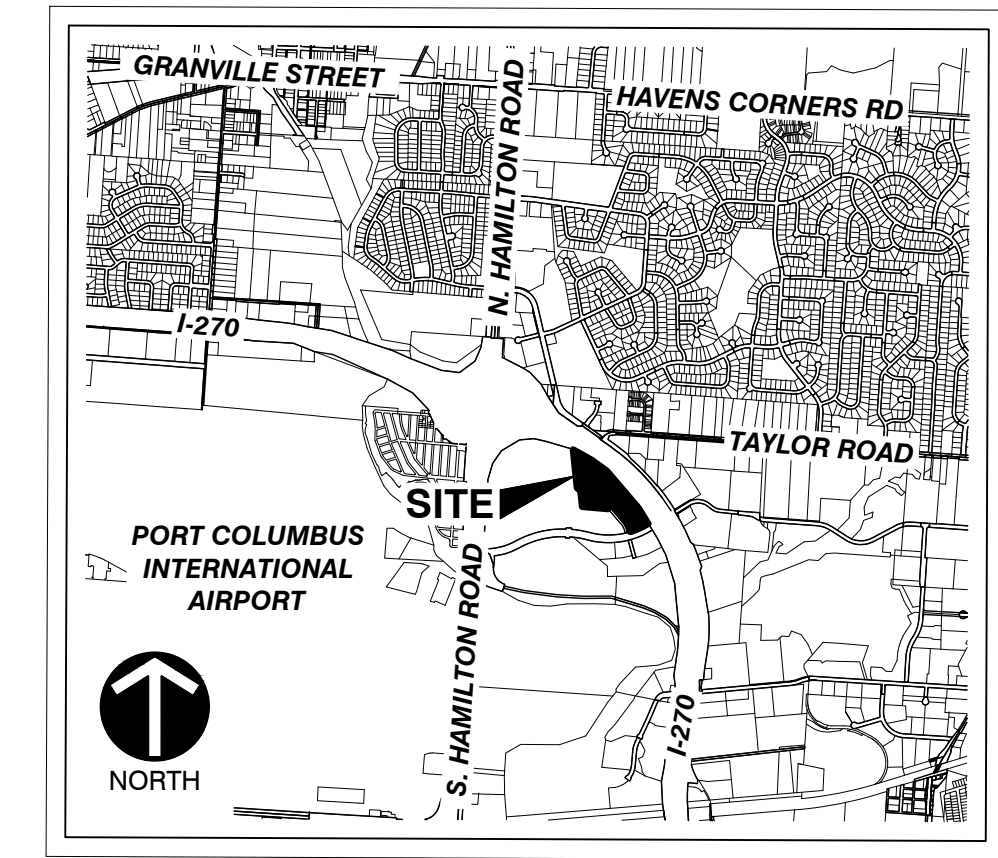
2
WALNUT CREEK MOB II LLC
65 HIDDEN RAVINES DR STE 100
POWELL OH 43065

3
CRESCENT AT CENTRAL PARK LLC
132 PRESTON RD
COLUMBUS OH 43209

4
MMAC HT II GAHANNA OH LLC
495 E RINCON ST #208
CORONA CA 92879

CRESCENT AT CENTRAL PARK SECTION 2

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



VICINITY MAP
SCALE: 1" = 3000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, BEING PART OF LOT 1 OF CRESCENT AT CENTRAL PARK SECTION 1 OF RECORD IN PLAT BOOK 125, PAGE 25, AND BEING PART OF AN ORIGINAL 61.962 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRESCENT AT CENTRAL PARK, LLC OF RECORD IN INSTRUMENT NUMBER 201711280167556, ALL RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, CRESCENT AT CENTRAL PARK, LLC, BY ANDRE BUCKLES, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "CRESCENT AT CENTRAL PARK SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED 1-4 INCLUSIVE, AND RESERVES "B" & "C", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BUCKLES COURT NORTH SHOWN HEREON AND NOT HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE 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 AND FROM STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT", AND ON THIS PLAT AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORMWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF GAHANNA.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN THE ORIGINAL 61.962 ACRE TRACT OF LAND OWNED BY CRESCENT AT CENTRAL PARK, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 201711280167556 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF CRESCENT AT CENTRAL PARK, LLC, ANDRE BUCKLES, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.
THIS ____ DAY OF _____, 2022

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: CRESCENT AT CENTRAL PARK, LLC

BY: _____ ANDRE BUCKLES PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ PRESIDENT OF SAID CRESCENT AT CENTRAL PARK, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CRESCENT AT CENTRAL PARK, LLC, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS
____ DAY OF _____, 2022

MY COMMISSION EXPIRES _____

CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DARRELL B. PLUMMER DATE
PROFESSIONAL LAND SURVEYOR NO. 7595

CITY OF GAHANNA, OHIO:

APPROVED THIS ____ DAY OF _____, 2022

CHAIRMAN, PLANNING COMMISSION,
CITY OF GAHANNA, OHIO

APPROVED THIS ____ DAY OF _____, 2022

DIRECTOR OF ENGINEERING,
CITY OF GAHANNA, OHIO

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2022 BY ORDINANCE NO. _____ WHEREIN BUCKLES COURT NORTH HEREON IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF GAHANNA, OHIO BY COUNCIL FOR THE CITY OF GAHANNA, OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS ____ DAY OF _____, 2022

MAYOR, CITY OF GAHANNA, OHIO

CITY CLERK, CITY OF GAHANNA, OHIO

FRANKLIN COUNTY AUDITOR:

TRANSFERRED THIS ____ DAY OF _____, 2022

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FRANKLIN COUNTY RECORDER:

FILED FOR RECORD THIS ____ DAY OF _____, 2022

AT _____ M.

FEE \$ _____

FILE NO. _____

RECORDED THIS _____ DAY OF _____, 2022

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____ PAGES _____

OWNER:
CRESCENT AT CENTRAL PARK, LLC
132 PRESTON ROAD
COLUMBUS, OHIO 43209
PHONE: (614) 253-1094
CONTACT: ANDRE BUCKLES

SURVEYOR:
DARRELL B. PLUMMER, STATE OF OHIO
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 W. OLD WILSON BRIDGE ROAD
WORTHINGTON, OHIO 43085

ACREAGE BREAKDOWN:

TOTAL ACREAGE:	13.336 ACRES
ACREAGE IN LOTS 1-4:	11.905 ACRES
ACREAGE IN R/W:	0.429 ACRES
ACREAGE IN RESERVES "B" & "C":	1.002 ACRES
ACREAGE IN P.I.D. 025-013773:	13.336 ACRES

NOTE "A": AT THE TIME OF PLATTING, ELECTRIC, CABLE, AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "CRESCENT AT CENTRAL PARK, SECTION 1" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "B": RESERVES "A" & "B", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED BY CRESCENT AT CENTRAL PARK LLC AND MAINTAINED BY AN ASSOCIATION OF FEE SIMPLE OWNERS OF THE CRESCENT AT CENTRAL PARK. THE ASSOCIATION TO PROVIDE AGREEMENTS, PROVISIONS, AND/OR COVENANTS WHICH GOVERN THE USE, MAINTENANCE AND PROTECTION OF THE COMMON OPEN RESERVE AREAS.

NOTE "C": RESERVE "C", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY CRESCENT AT CENTRAL PARK LLC.

NOTE "D": IN ACCORDANCE WITH GAHANNA CODIFIED ORDINANCE 1193.05, THE LANDS WITHIN THE CRESCENT AT CENTRAL PARK SECTION 2 HAVE BEEN GRANTED A WAIVER FROM THE STORMWATER QUANTITY CONTROL REQUIREMENTS OF GAHANNA CODIFIED ORDINANCE 1193.06(a) AND 1193.06(b).

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 40°35'42" WEST, AS DETERMINED FOR THE CENTERLINE OF BUCKLES COURT NORTH, OF RECORD IN PLAT BOOK 125, PAGE 25, BASED IN FIELD OBSERVATIONS PERFORMED IN DECEMBER, 2020 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (NSRS 2011 ADJUSTMENT).

SOURCE DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

FLOODPLAIN DESIGNATION:

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "CRESCENT AT CENTRAL PARK SECTION 2", ARE IN THE FOLLOWING FLOOD ZONES: ZONE "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0213K AND 39049C0351K WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

ZONE "X"

(AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% 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).

THIS AREA AFFECTS RESERVE "B".

ZONE "X"

(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)
THIS AREA AFFECTS THE REMAINING PORTIONS OF SAID "CRESCENT AT CENTRAL PARK SECTION 2"

ZONE "A" (SHOWN FOR REFERENCE ONLY)

(THE 1% ANNUAL CHANCE FLOOD "100 YEAR FLOOD", WITH NO BASE FLOOD ELEVATION DETERMINED)

ZONE "AE" (SHOWN FOR REFERENCE ONLY)

(THE 1% ANNUAL CHANCE FLOOD "100 YEAR FLOOD", WITH BASE FLOOD ELEVATIONS DETERMINED)

REVISION RECORD
DESCRIPTION
DATE
NO.

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

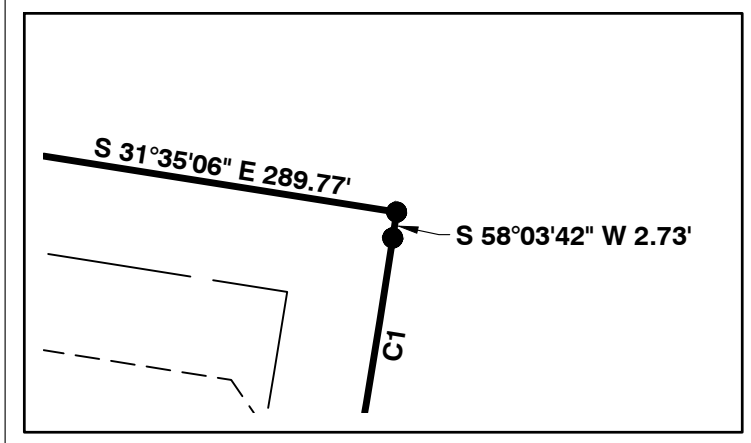
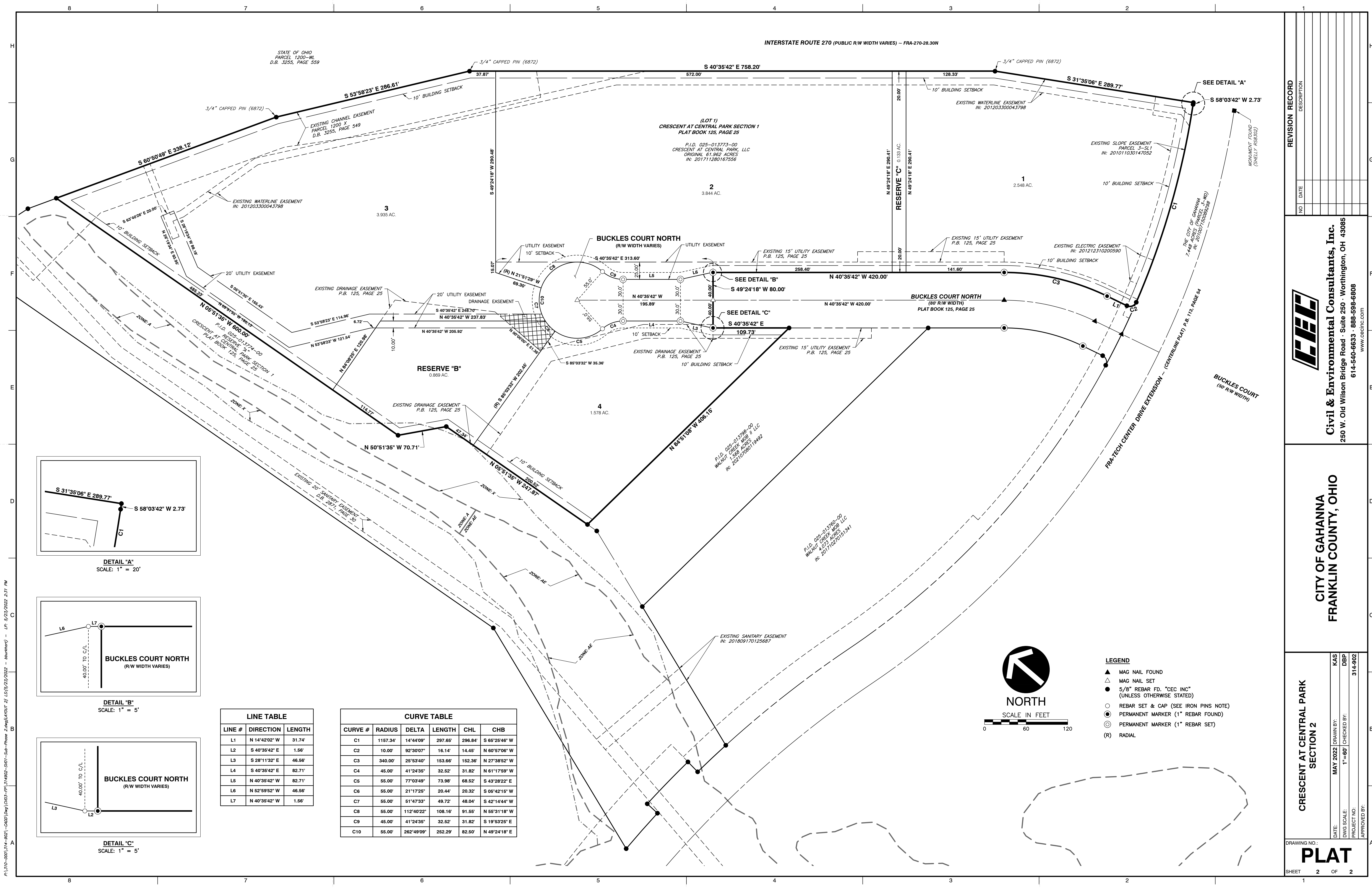
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

CRESCENT AT CENTRAL PARK
SECTION 2

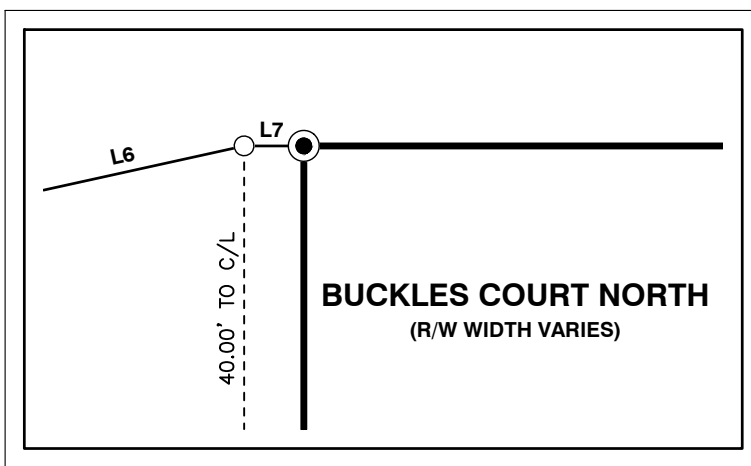
DRAWING NO.:

PLAT

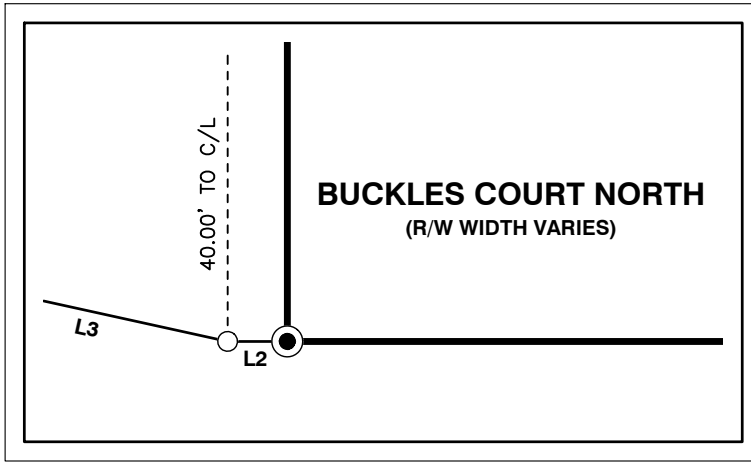
SHEET 1 OF 2



DETAIL "A"
SCALE: 1" = 20'



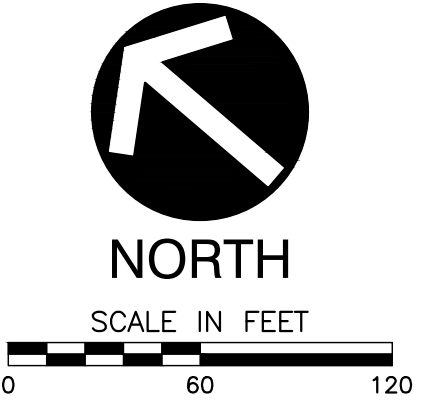
DETAIL "B"
SCALE: 1" = 5'



DETAIL "C"
SCALE: 1" = 5'

LINE #	DIRECTION	LENGTH
L1	N 14°42'02" W	31.74'
L2	S 40°35'42" E	1.56'
L3	S 28°11'32" E	46.56'
L4	S 40°35'42" E	82.71'
L5	N 40°35'42" E	82.71'
L6	N 52°59'52" W	46.56'
L7	N 40°35'42" W	1.56'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1157.34'	14°44'09"	297.65'	296.84'	S 65°25'46" W
C2	10.00'	92°30'07"	16.14'	14.45'	N 60°57'06" W
C3	340.00'	25°53'40"	153.66'	152.36'	N 27°38'52" W
C4	45.00'	41°24'35"	32.52'	31.82'	N 61°17'59" W
C5	55.00'	77°03'49"	73.98'	68.52'	S 43°28'22" E
C6	55.00'	21°17'25"	20.44'	20.32'	S 05°42'15" W
C7	55.00'	51°47'33"	49.72'	48.04'	S 42°14'44" W
C8	55.00'	112°40'22"	108.16'	91.55'	N 55°31'18" W
C9	45.00'	41°24'35"	32.52'	31.82'	S 19°53'25" E
C10	55.00'	262°49'09"	252.29'	82.50'	N 49°24'18" E



- LEGEND**
- ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
 - REBAR SET & CAP (SEE IRON PINS NOTE)
 - ◎ PERMANENT MARKER (1" REBAR FOUND)
 - ⊙ PERMANENT MARKER (1" REBAR SET)
 - (R) RADIAL

NO.	DATE	DESCRIPTION

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

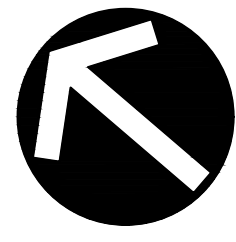
**CITY OF GAHANNA
FRANKLIN COUNTY, OHIO**

**CRESCENT AT CENTRAL PARK
SECTION 2**

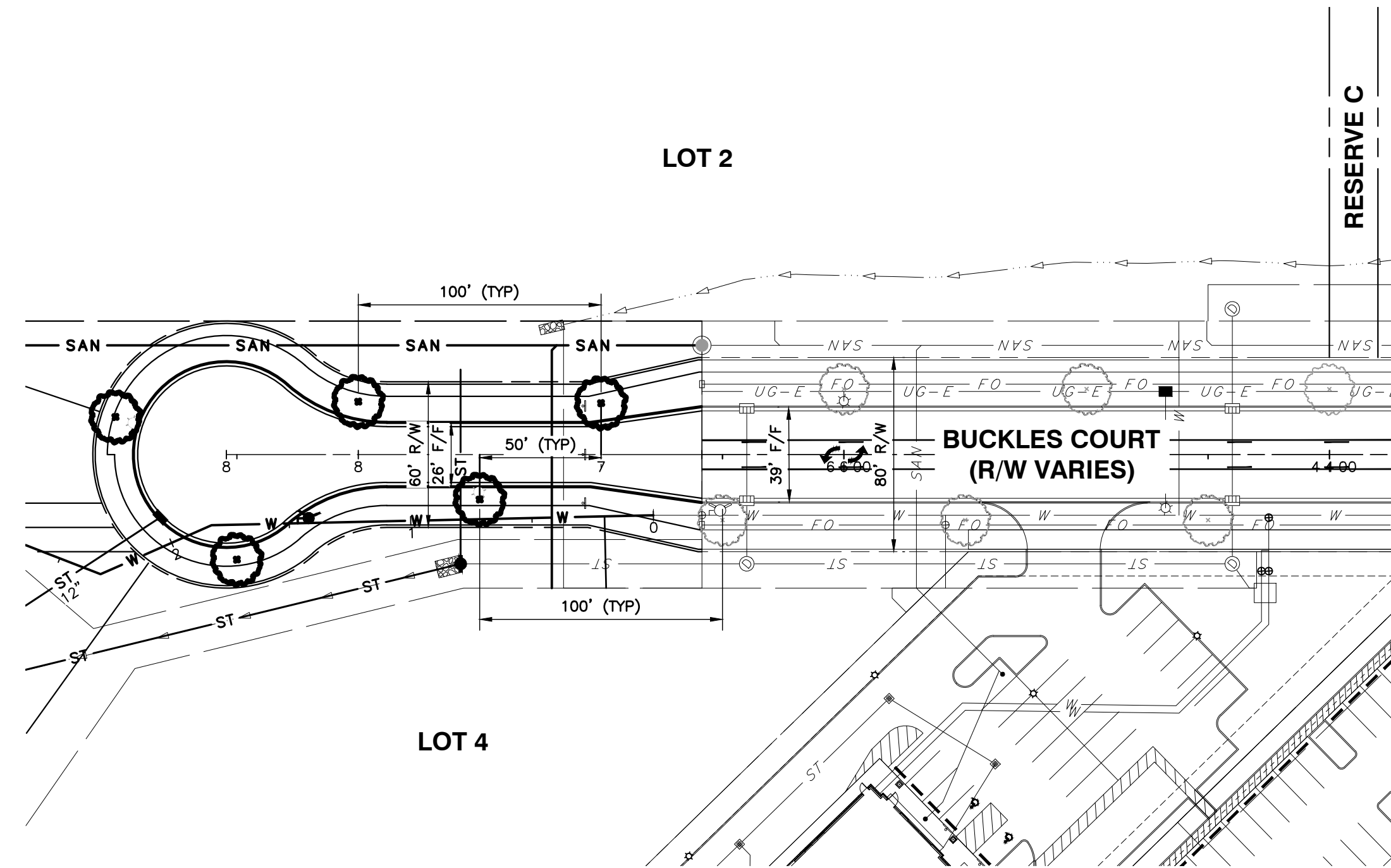
DRAWING NO.: **PLAT**
SHEET 2 OF 2

DATE: MAY 2022
DRAWN BY: KAS
DWG SCALE: 1"=60'
PROJECT NO.: 314-902
CHECKED BY: DBP
APPROVED BY: 314-902

P:\310-000\314-902-CAD\DWG\314-902-FRANKLIN-COUNTY-PLAT-2.dwg - Scale: 1"=60' - Date: 5/23/2022 2:31 PM



NORTH
SCALE IN FEET
0 50 100

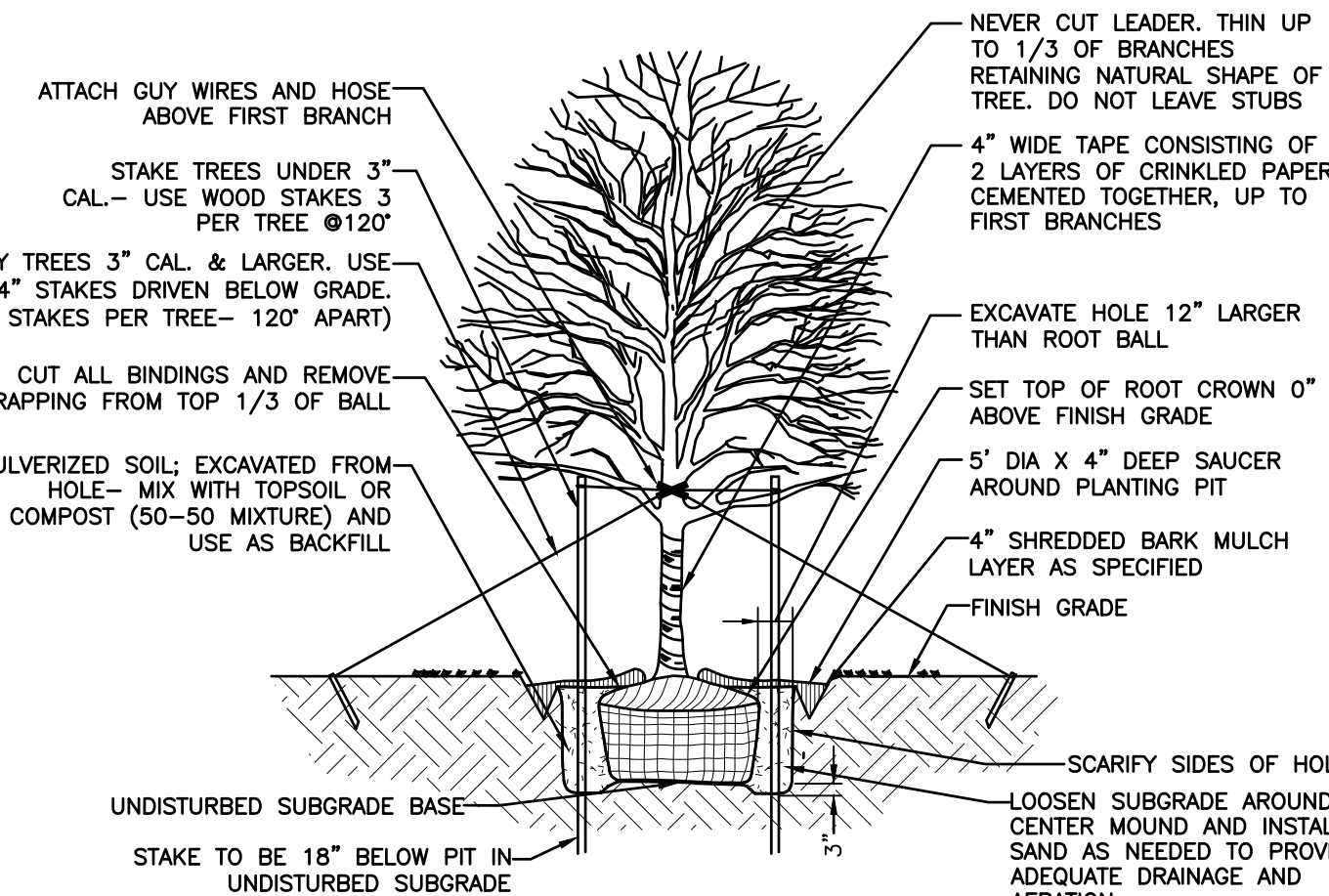


GENERAL LANDSCAPE NOTES:

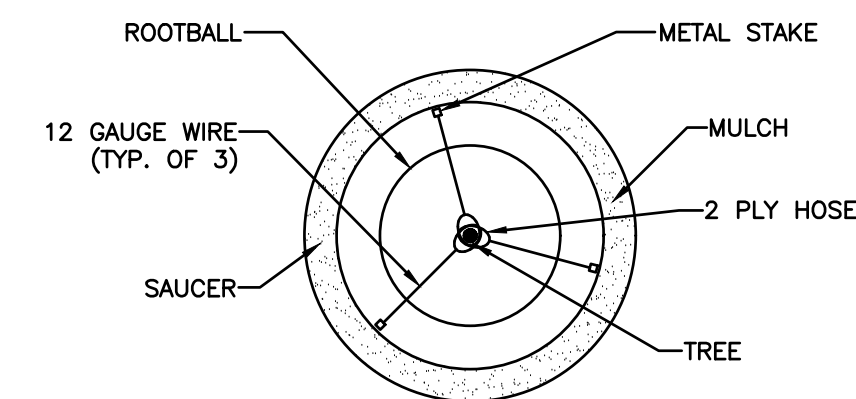
1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-1996", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL. ALL TREES PLANTED ON BERM SHALL BE PLANTED AT EXISTING GRADE.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. REMOVE TO TOP WIRE FROM TREE BASKET TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
14. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
15. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
16. STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
17. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
18. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

TREE PLAN NOTES:

1. TREES TO BE PLANTED AT 100' SPACING ON EACH SIDE OF BUCKLES COURT.
2. TREES SHALL BE DECIDUOUS, 1-1/2" CALIPER AT 12" ABOVE THE PLANTING LINE, BALLED AND BURLAP. SPECIES SHALL BE QUERCUS SP. PREFERRED RED OAK, BLACK OAK OR SIMILAR BUT SHALL MEET THE GAHANNA TREE COMMISSION SPECIFICATIONS FOR "LARGE TREES" FROM THE PERMITTED LIST.
3. DEPTHS OF UTILITIES SHALL ACCOUNT FOR TREE PLACEMENT AND ROOT DEPTHS.



DETAIL 701 - SHADE TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 700 - TREE STAKING DETAIL
NOT TO SCALE

P:\310-000\314-902-CAD00\DWG\C500 - Street Plan\314902-C500 Landscape Plan.dwg (Landscape) - LRF - 5/21/2022 3:08 PM

NO	DATE	DESCRIPTION

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

CRESCENT AT CENTRAL PARK LLC
CRESCENT AT
CENTRAL PARK- SECTION 2
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

STREET TREE PLAN

DATE:	MAY 2022	DRAWN BY:	HKS
DWG SCALE:	1"=50'	CHECKED BY:	DUH
PROJECT NO:	314-902	APPROVED BY:	
			DRAFT

DRAWING NO.: **C500**
SHEET 8 OF 13



May 23, 2022

Mrs. Kelly Wicker
City of Gahanna- Planning & Zoning
200 S. Hamilton Rd.
Gahanna, OH 43230

Dear Mrs. Wicker,

Subject: Crescent at Central Park Section 2 Final Plat
City of Gahanna, Franklin County, Ohio
CEC Project 314-902

CEC received comments from the City of Gahanna dated 5-18-2022. Please see our responses in Red.

Planning

1. Note B on the plat states that reserves A and B will be owned by the City. Reserve A doesn't appear to be land included in this plat. Reserve A was included in the 2018 final plat and was to be owned by the property owner and maintained as open space. The City has discussed, and we are not interested in ownership of the reserve areas. Please revise accordingly.

Note B updated to remove ownership by the City.

2. CH 1150.10(c) requires a development schedule to be submitted with the plat indicating details about the project. Please review this section and provide necessary details. This is a unique requirement of the zoning and is not required of plats in most other zoning designations. Also, it appears the development schedule is informational only. It does not appear to lock the developer into a specific schedule.

Development Schedule: Road Extension Qtr 3 of 2022.

3. CH 1150.10(d) requires agreements, provisions, and/or covenants which govern the use, maintenance and protection of the planned development and any of the common open areas. Please provide.

Note "B" revised.

Fire District

4. The fire division has no objections to the Buckles Court North Final Plat.

OK as noted.

Parks

5. I believe street tree plans need to be reviewed by the Landscape Board. Tree spacing should be within the guidelines set by code 913. Planting details need to be adjusted to show root flare even with finished grade instead of top of root crown 4" above finish grade. Mulch should be pulled away from the trunks of trees. Top 1/3 of burlap and metal basket should be removed from the root ball at a minimum.

Street tree plan updated and attached for review.

Engineering

6. Please correct the "Floodplain Designation" note to indicate that only Flood Zone X is located on this subdivision, rather than "Flood Zones: Zone "X" and "X"".

The Floodplain designation has been updated.

7. Add a label indicating that the area northeast of the cul-de-sac bulb is a utility easement.

Label has been added.

8. Any overland flood routing of drainage that exceeds the capacity of storm sewers between the public right of way into Reserve B must occur within a drainage easement. Where does that overland routing occur? Add any easements necessary to contain it.

A drainage easement has been added within the utility easement.

9. Add a Note "D" to the Plat to the effect of "In accordance with Gahanna Codified Ordinance 1193.05, The lands within the Crescent at Central Park Section 2 have been granted a waiver from the stormwater quantity control requirements of Gahanna Codified Ordinance 1193.06(a) and 1193.06(b)."

Note has been added.

Mrs. Wickler- COG
CEC Project 314-902
Page 3
May 23, 2022

10. Note that the proposed cul-de-sac geometry does not meet City of Columbus standard drawing 2156, but is acceptable as shown. (Informational Comment)

OK as noted.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian A. Burkhardt, PE
Senior Project Manager

Enclosures: Final Plat
Street Tree Plan



June 9, 2022

Canini & Associates
430 Beecher Rd
Gahanna, OH 43230

RE: Project Buckles Court North Final Plat

Dear Canini & Associates:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Fire District

1. The fire division has no objections to the Buckles Court North Final Plat

Parks

2. I believe street tree plans need to be reviewed by the Landscape Board. Tree spacing should be within the guidelines set by code 913. Planting details need to be adjusted to show root flare even with finished grade instead of top of root crown 4" above finish grade. Mulch should be pulled away from the trunks of trees. Top 1/3 of burlap and metal basket should be removed from the root ball at a minimum.
3. Species of tree does not appear to be included in the included street tree plans. This information should be included.

Development Engineer

4. Note that the proposed cul-de-sac geometry does not meet City of Columbus standard drawing 2156, but is acceptable as shown. *(Informational Comment)*

Planning

5. 6/2/22 - Informational Comment - As was stated on the related applications, no permits/approvals authorizing construction are permitted until the final plat is approved by city council. The FDP, DR, and variance may be heard and approved by planning commission concurrently with the final plat. *(Informational Comment)*

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

This is a request to plat 13 acres of property on the north side of Tech Center Dr and east of the ditch that bisects the Crescent at Central Park property. Portions of the property, road and reserve area, were platted in 2018. Property must be platted prior to development of the land unless the request meets the conditions of Chapter 1106, subdivision without plat. Subdivision without plat is permitted in limited circumstances. In this case, a subdivision without plat isn't an option as too many lots are/were created, and a road is being extended.

Four new lots and two reserve areas are being created along with an extension of Buckles CT. Two lots were previously created via the subdivision without plat process. Those lots are developed with medical uses. Reserve "B" is for stormwater retention. Reserve "C" is an easement for signage.

A waiver to stormwater quantity control has been requested. The waiver requires a recommendation by the City Engineer and Planning Commission. The City Engineer has been in conversations with the applicant for months and supports the waiver request. Additionally, there was a previous agreement between the land owner and the City which permitted the waiver request. The waiver is being requested because stormwater is directly discharged into Big Walnut Creek.

Final Plat

Planning Commission shall recommend the final plat for approval by Council provided:

- The final plat as submitted is consistent and in conformity with the preliminary plat for the proposed development as approved under the provisions of Section 1105.03.
- The final plat as submitted is in full compliance with all provisions or requirements under Title Eleven of the Codified Ordinances of the City unless a variance for nonconformance with specified portions of the Codified Ordinances has been properly granted under the provisions of Chapters 1103 or 1131.
- The final plat as submitted is in full compliance with all conditions and contingencies specified by Planning Commission at time of the preliminary plat approval unless one or more such conditions or contingencies is rescinded by majority vote of Planning Commission in an official meeting.

Staff Comments

Staff recommends approval of the request as submitted. The final plat is in conformance with all zoning regulations, including minimum lot size and lot width of the SCPD zone district. The final plat is also consistent with the previously approved preliminary and final plat for the Crescent at Central Park.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning