


FINAL 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 of Tech Center Drive		Proposed Name of Subdivision: Crescent at Central Park Section 1	
Parcel ID No.(s): 025-003905	Current Zoning: SCPD	Total Acreage: 21.156	
Detailed description of the location: West of U.S. 270, East of S Hamilton Road, and North of Tech Center Drive.			Proposed No. of Lots: 1-lot 1-reserve
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):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
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: 1-23-18

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

INTERNAL USE

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

RECEIVED: _____
DATE: _____

PAID: _____
DATE: _____
CHECK#: _____

FINAL PLAT APPLICATION – SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <u>Section 1105</u> (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 <u>Section 1193.01</u>	✓			
	4. Final Plat drawing (18"x24" or 24"x36" size on mylar film with minimum scale at 1" = 100 ft)	✓			
	5. Key map showing location (with date & north arrow)	✓			
	SURVEY AND ENGINEERING DATA				
	6. Boundary of plat based on an accurate traverse with angular and lineal dimensions	✓			
	7. True angle and distance to the nearest street intersection, accurately described on the plat.	✓			
	8. Radii, internal angles, points of curvature, tangent bearings and lengths of all short dimensions.	✓			
	9. All lot numbers and lines with accurate dimensions in feet and hundredths and bearings in degrees and minutes.	✓			
	10. Accurate location of permanent monuments marking each boundary corner of the subdivision.	✓			
	11. Accurate location, width and name of all streets and other public ways.	✓			
	12. Minimum building setback lines along all streets and other public ways.	✓			
	13. Accurate outlines and delineation of all drainage easements, floodway routing, flood hazard areas and other watercourses contained within or contiguous to the plat boundaries.	✓			
	14. 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.	✓			
	15. Any restrictions and covenants which are to be included as part of the deed to any lot within the subdivision plat or planned development.	✓			
	CERTIFICATION AND APPROVAL PROVISIONS				
	16. 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.	✓			
	17. 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.	✓			
	18. Space for approval by signature of the City Engineer.	✓			
	19. Proper form for the approval of Planning Commission with space for the signature of the Chair.	✓			
	20. Space for approval by signature of the Mayor.	✓			
	21. Proper form for approval of the final plat by Council showing ordinance number and provision for signature by the Clerk of Council.	✓			
CONTINUE TO PAGE 3					

22. 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.	✓			
23. 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.	✓			
24. Subdivision Entry Sign. If an entry sign is planned for the subdivision, the developer is required to submit a plan and design in conformance with Gahanna Code <u>Chapter 1165</u>		✓		
25. List of contiguous & directly across the street from property owners	✓			
26. Two (2) sets of pre-printed mailing labels for all contiguous & directly across the street from property owners				
27. Street Tree Plan in accordance with Gahanna Code <u>Section 913.10</u>	✓			
28. Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)				
29. Application & all supporting documents submitted in digital format	✓			
30. Application & all supporting documents submitted in hardcopy format	✓			
31. Authorization Consent Form Complete & Notarized (see page 4)	✓			

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

APPLICATION ACCEPTANCE

INTERNAL USE

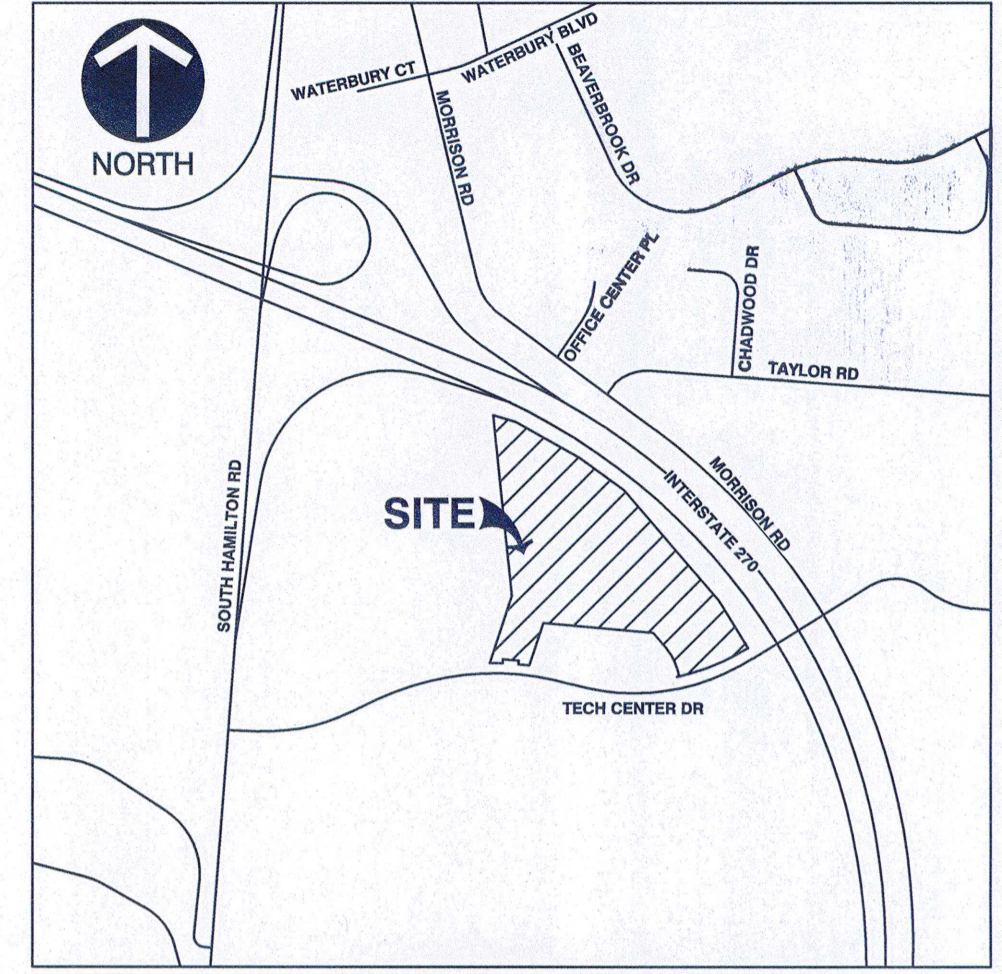
This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: *M. Stupel*

Date: 2/9/18

CRESCENT AT CENTRAL PARK SECTION 1

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



VICINITY MAP
1"=1000'
02/05/2018

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, BEING IN TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3, UNITED STATES MILITARY LANDS, CONTAINING 21.156 ACRES OF LAND, MORE OR LESS, SAID 21.156 ACRES BEING OUT OF THAT 61.962 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO CRESCENT AT CENTRAL PARK, LLC, OF RECORD IN INSTRUMENT NO. 201711280167556, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, CRESCENT AT THE 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 1", A SUBDIVISION CONTAINING LOT NUMBER 1 AND RESERVE "A", 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 NO. 201711280167556 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: CRESCENT AT THE 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 THE 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 THE 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 _____, 2018

MY COMMISSION EXPIRES _____

CITY OF GAHANNA, OHIO
APPROVED THIS ____ DAY OF _____, 2018

CHAIRMAN, PLANNING COMMISSION,
CITY OF GAHANNA, OHIO

APPROVED THIS ____ DAY OF _____, 2018

DIRECTOR OF ENGINEERING, CITY OF GAHANNA, OHIO

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2018 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 _____, 2018

MAYOR, CITY OF GAHANNA, OHIO

CITY CLERK, CITY OF GAHANNA, OHIO

FRANKLIN COUNTY AUDITOR
TRANSFERRED THIS ____ DAY OF _____, 2018

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FRANKLIN COUNTY RECORDER
FILED FOR RECORD THIS ____ DAY OF _____, 2018

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGE _____.

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

PRIOR DEED REFERENCE: INSTRUMENT NUMBER 2017711280167556, FRANKLIN COUNTY RECORDERS OFFICE. (PARCEL NUMBER 025-013767 FRANKLIN COUNTY'S AUDITOR'S OFFICE)

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

- NOTES:
- 1) RESERVE "A" TO BE DEDICATED GREEN SPACE FOR CRESCENT AT CENTRAL PARK.
 - 2) THE PLAT OF CRESCENT AT CENTRAL PARK, SECTION 1 IS CONTAINED IN ONE PROPERTY:
Parcel Number 025-013767
 - 3) THE PLAT OF CRESCENT AT CENTRAL PARK, SECTION 1 CONSIST OF THE FOLLOWING:
AREA IN LOT 1 14.904 ACRES
AREA IN RESERVE "A" 5.152 ACRES
AREA IN RIGHT-OF-WAY 1.100 ACRES
TOTAL AREA 21.156 ACRES

SURVEY DATA:
THE BEARINGS AS DESCRIBED ARE BASED ON NORTH 04°09'11" EAST AND BEING THE CENTERLINE OF HAMILTON ROAD (RIGHT OF WAY VARIES) AS SHOWN ON PLAT "FRA-TECH CENTER DRIVE EXTENSION" OF RECORD IN PLAT BOOK 113, PAGE 54 AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (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:
ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC." ARE TO BE SET UPON THE COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS:
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC". ARE TO BE SET UPON THE COMPLETION OF CONSTRUCTION.

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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

FLOODPLAIN DESIGNATION:
THE 21.156 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AND "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0213K AND 39049C0351K DATED: JUNE 17, 2008.



Robert W. Martin 2-8-18
ROBERT W. MARTIN DATE
PROFESSIONAL LAND SURVEYOR NO. 8114

REVISION RECORD

NO	DATE	DESCRIPTION

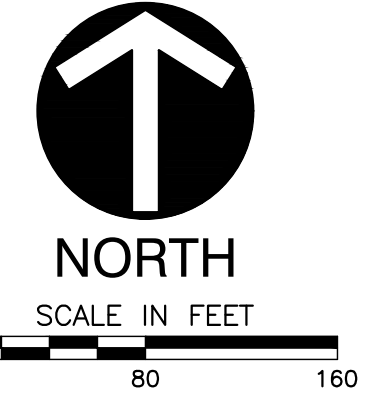
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

CRESCENT AT CENTRAL PARK SECTION 1

DATE:	FEBRUARY 2018	DRAWN BY:	ALB
DWG SCALE:	N/A	CHECKED BY:	RWM
PROJECT NO.:	164-707		
APPROVED BY:			RWM

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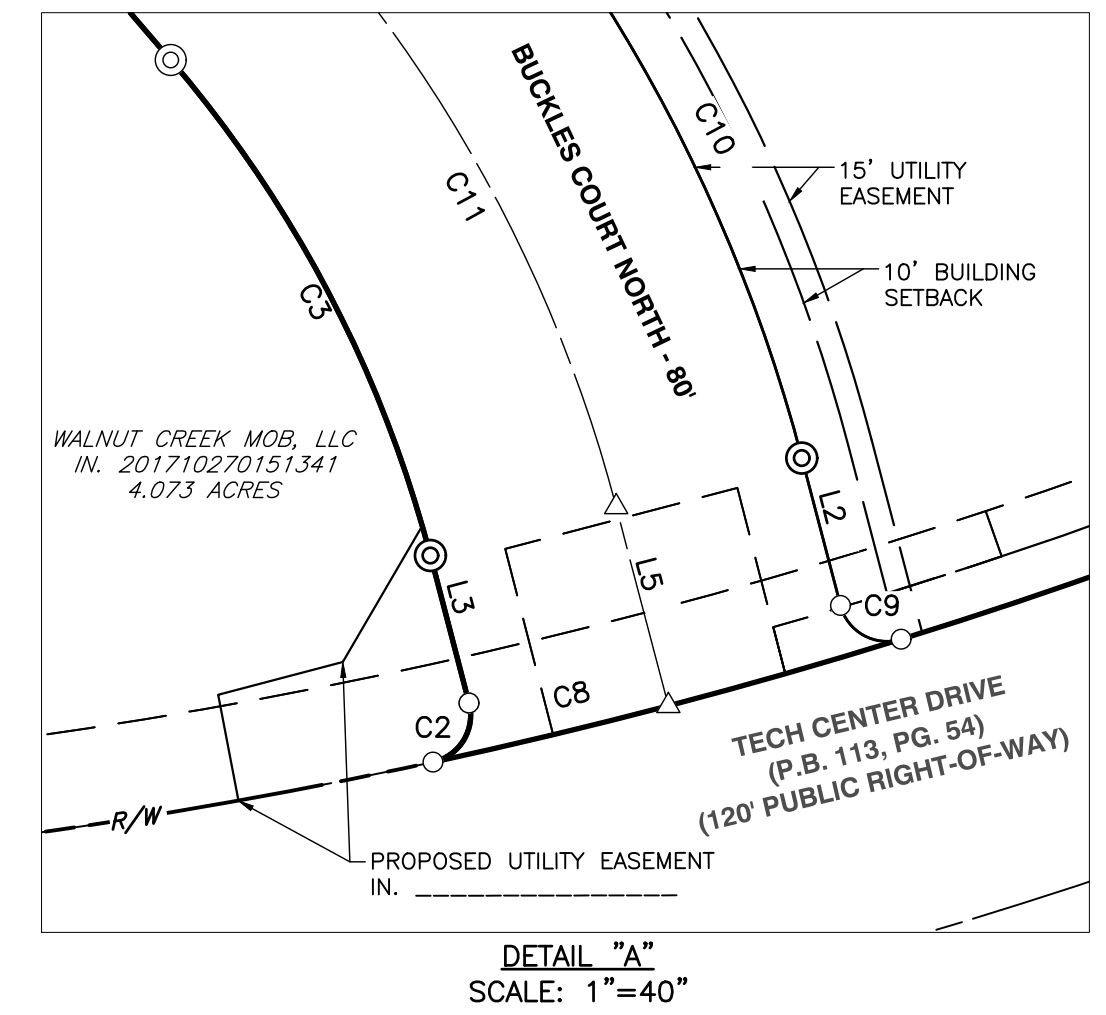
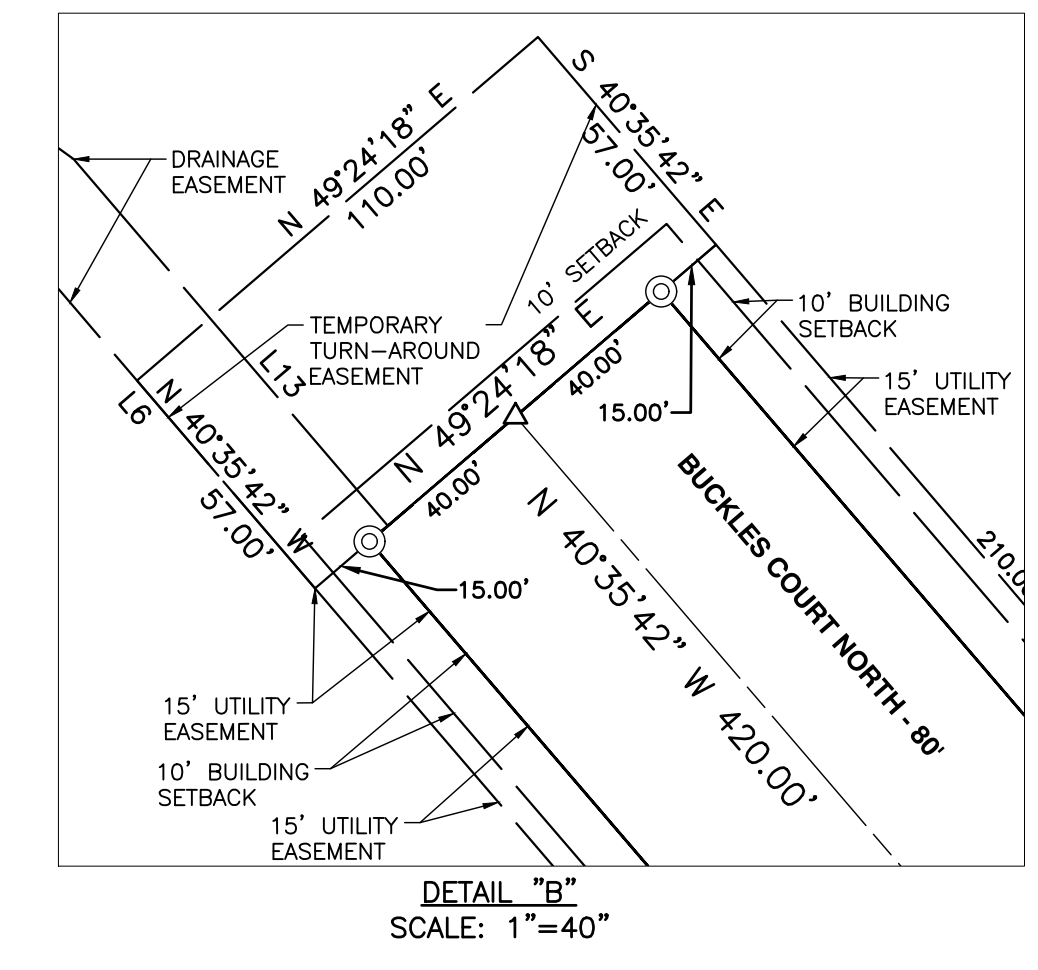
NOTE "A": THE 21.156 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AND "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0213K AND 39049C0351K DATED: JUNE 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

TOTAL ACREAGE	21.156 ACRES
ACREAGE IN LOT 1	14.904 ACRES
ACREAGE IN R/W	1.100 ACRES
ACREAGE IN RESERVE "A"	5.152 ACRES

NOTE "C": 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 "D": RESERVE "A" TO BE DEDICATED GREEN SPACE FOR CRESCENT AT CENTRAL PARK.

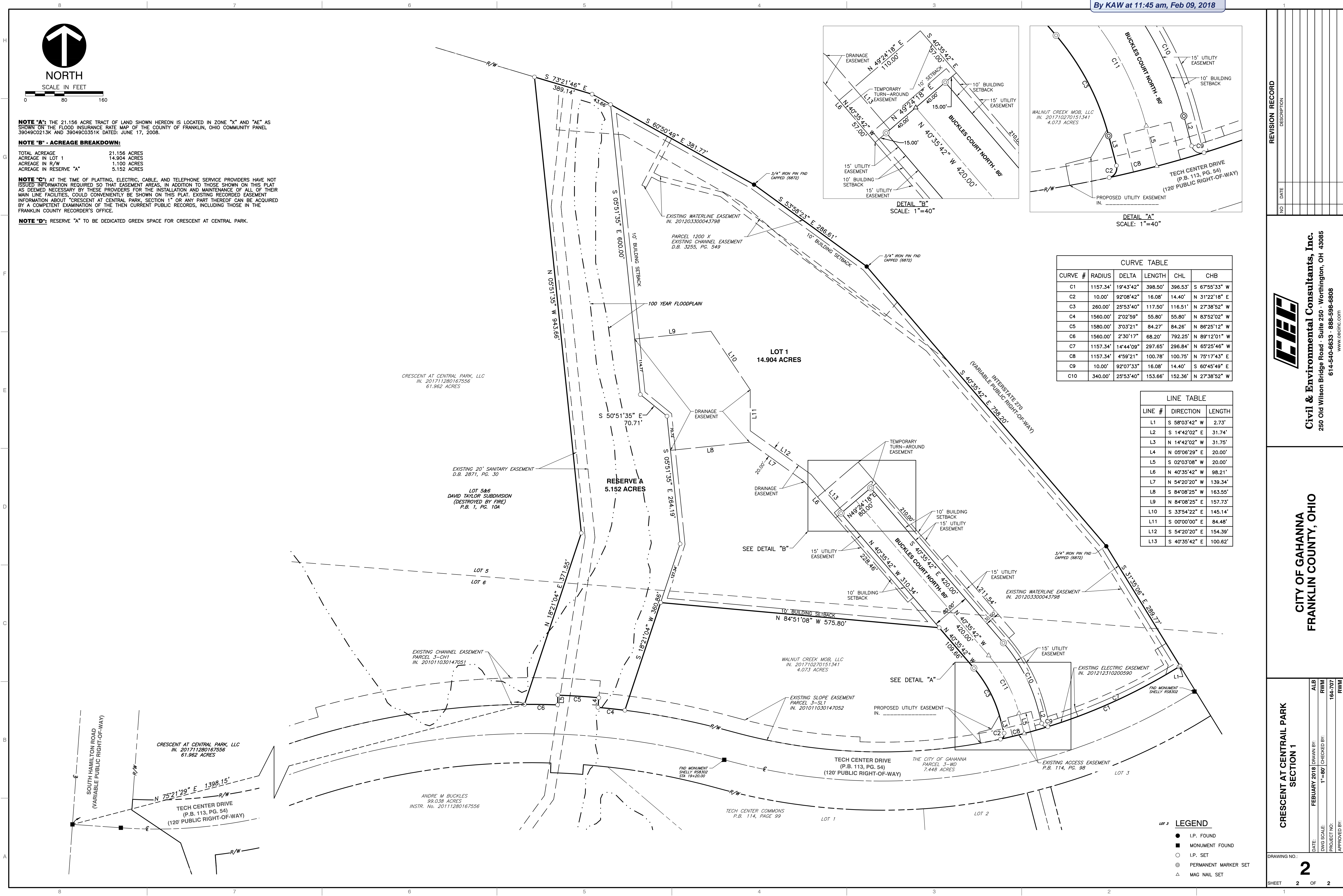


CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1157.34'	19°43'42"	398.50'	396.53'	S 67°55'33" W
C2	10.00'	92°08'42"	16.08'	14.40'	N 31°22'18" E
C3	260.00'	25°53'40"	117.50'	116.51'	N 27°38'52" W
C4	1560.00'	2°02'59"	55.80'	55.80'	N 83°52'02" W
C5	1580.00'	3°03'21"	84.27'	84.26'	N 86°25'12" W
C6	1560.00'	2°30'17"	68.20'	792.25'	N 89°12'01" W
C7	1157.34'	14°44'09"	297.65'	296.84'	N 65°25'46" W
C8	1157.34'	4°59'21"	100.78'	100.75'	N 75°17'43" E
C9	10.00'	92°07'33"	16.08'	14.40'	S 60°45'49" E
C10	340.00'	25°53'40"	153.66'	152.36'	N 27°38'52" W

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 58°03'42" W	2.73'
L2	S 14°42'02" E	31.74'
L3	N 14°42'02" W	31.75'
L4	N 05°06'29" E	20.00'
L5	S 02°03'08" W	20.00'
L6	N 40°35'42" W	98.21'
L7	N 54°20'20" W	139.34'
L8	S 84°08'25" W	163.55'
L9	N 84°08'25" E	157.73'
L10	S 33°54'22" E	145.14'
L11	S 00°00'00" E	84.48'
L12	S 54°20'20" E	154.39'
L13	S 40°35'42" E	100.62'



REVISION RECORD

NO.	DATE	DESCRIPTION

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

**CITY OF GAHANNA
FRANKLIN COUNTY, OHIO**

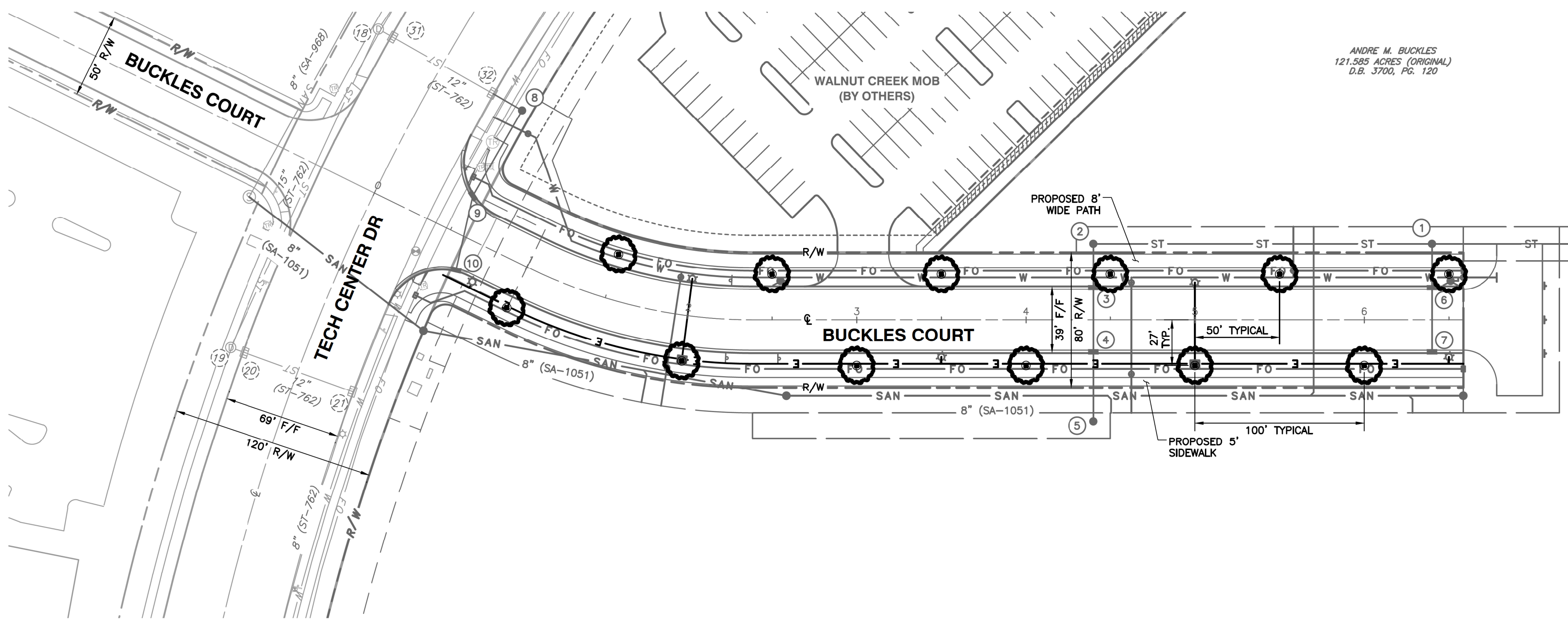
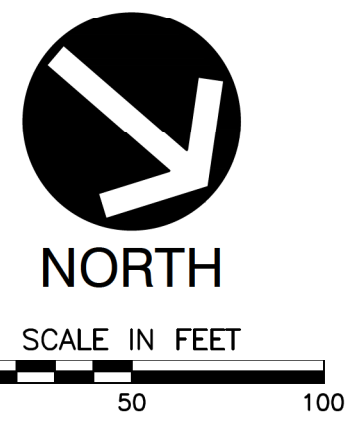
**CRESCENT AT CENTRAL PARK
SECTION 1**

DATE: FEBRUARY 2018 DRAWN BY: ALB
DWG SCALE: 1"=80' CHECKED BY: RWM
PROJECT NO.: 184-707
APPROVED BY: RWM

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RECEIVED
By KAW at 10:48 am, Feb 07, 2018

ANDRE M. BUCKLES
121.585 ACRES (ORIGINAL)
D.B. 3700, PG. 120



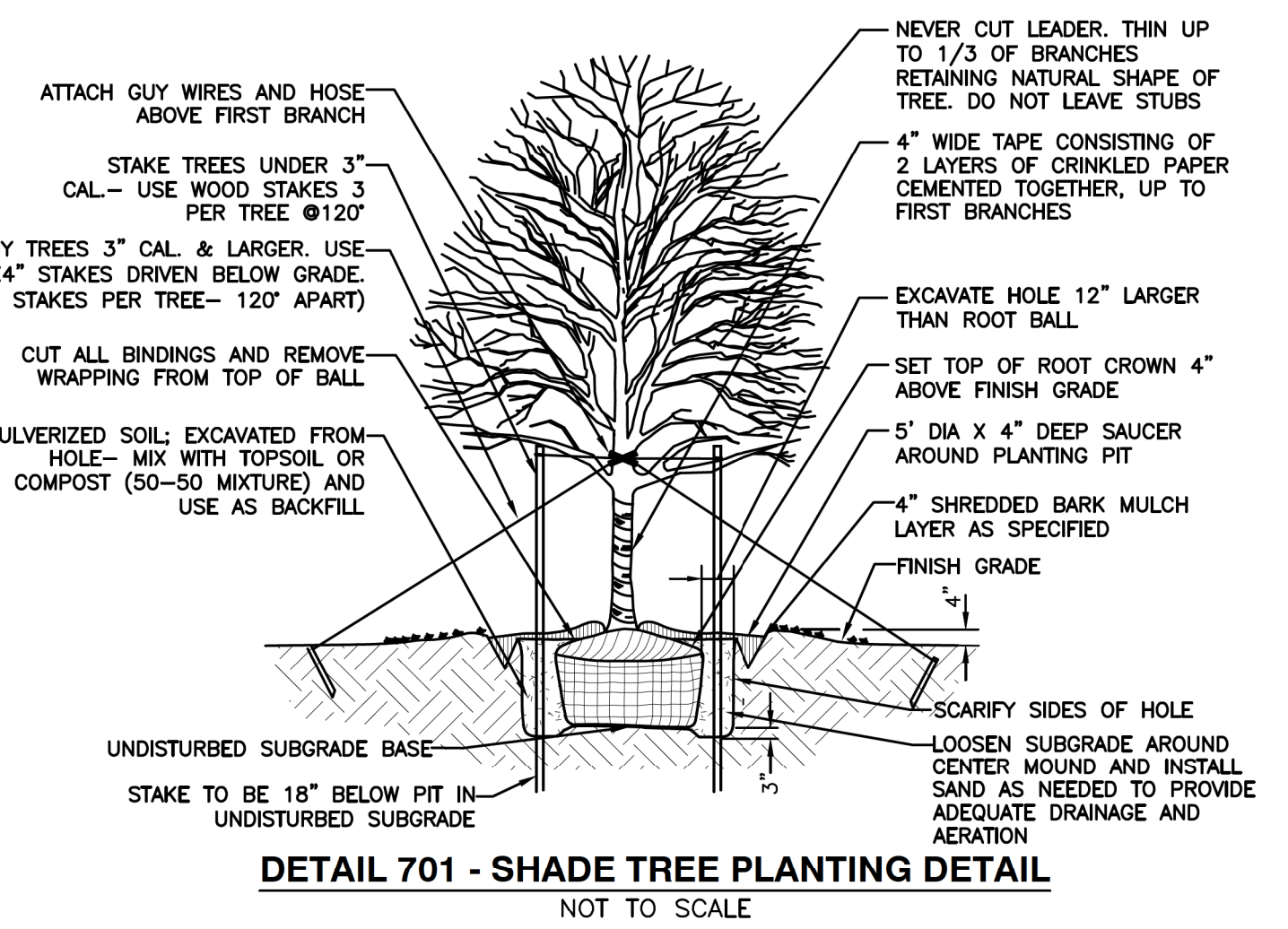
BUCKLES COURT STREET TREE PLAN
SCALE: 1" = 50'

GENERAL LANDSCAPE NOTES:

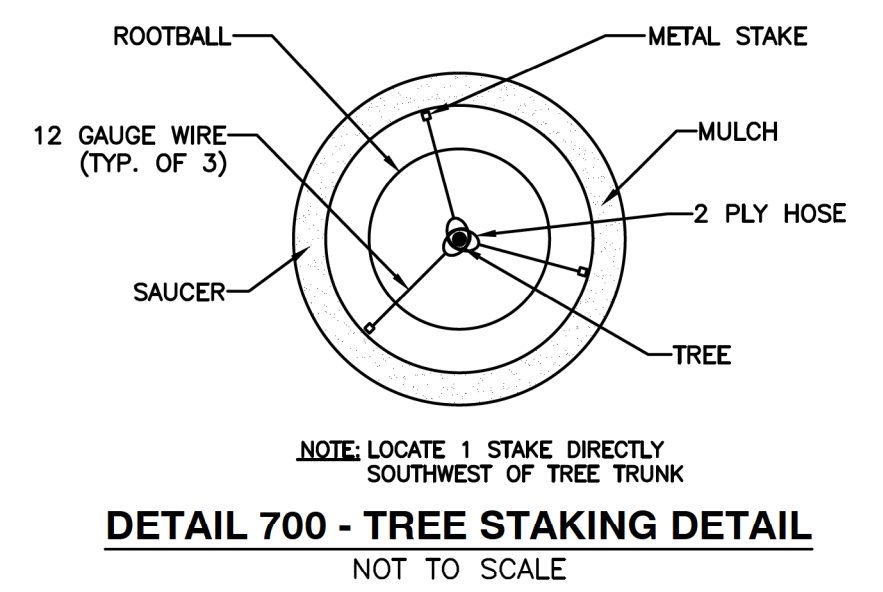
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR 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.
- 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.
- NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
- 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.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- 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.
- 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.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
- THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
- 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.
- 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:

- 12 TREES TO BE PLANTED AT 100' SPACING ON EACH SIDE OF BUCKLES COURT.
- 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.



DETAIL 701 - SHADE TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 700 - TREE STAKING DETAIL
NOT TO SCALE

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
PUBLIC ROADWAY PLAN FOR
CRESCENT AT CENTRAL PARK
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

DATE:	JAN. 2018	DRAWN BY:	MDG
DWG. SCALE:	AS NOTED	CHECKED BY:	CLL
PROJECT NO.:	164-707	APPROVED BY:	

DRAWING NO.:
C500

P:\2016\164-707\020\DWG\C500\ST-1052\ST-1052-STREET TREE PLAN.dwg (1/29/2018 2:42 PM) - LP: 1/29/2018 2:42 PM



200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

February 1, 2018

Larry Canini & Associates LLC
P O Box 887
New Albany, OH 43054

RE: Project Crescent at Central Park Final Plat
725 Tech Center Dr

Dear Larry Canini & Associates 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 disposition of comments, revised plans, and/or other information as requested for further review. The disposition of 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.

Community Development - Revisions Needed

1. The application requires a street tree plan to be submitted in accordance with Section 913.10. Please submit as required by code.

Public Safety - Complete

2. No comments or concerns from the Police Department. Per Sheila Murphy

Public Service & Engineering - Revisions Needed

3. See attached scans for comments, requirements, and examples.

Parks - Complete

4. I see no problems. Per Rob Wendling

Building - Complete

5. No Comment per Ken Fultz

Fire District - Complete

6. No Comment per Steve Welsh

Soil & Water Conservation District - Complete

7. No Comments were made

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

Sincerely,

Kelly Wicker
Administrative Assistant



February 5, 2018

Ms. Kelly Wicker
City of Gahanna
200 S. Hamilton Rd.
Gahanna, OH 43230

Dear Ms. Wicker:

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

Civil & Environmental Consultants, Inc. (CEC) has received comments prepared by the City of Gahanna, dated February 1, 2018, for the Crescent at Central Park Final Plat and has prepared the responses below.

Community Development - Revisions Needed

1. The application requires a street tree plan to be submitted in accordance with Section 913.10. Please submit as required by code.
Please see attached for the required street tree plan.

Public Safety - Complete

2. No comments or concerns from the Police Department. Per Sheila Murphy

Public Service & Engineering - Revisions Needed

3. See attached scans for comments, requirements, and examples.
 - Replaced Columbus with Gahanna
 - Added acreage breakdown
 - Added Gahanna Signature Block
 - Added floodplain designation
 - Added number of parcels the plat is part of
 - Added notes for ownership and maintenance for Reserve A
 - Added street names to vicinity map
 - Added owner information
 - Added prior deed reference
 - Added surveyor Info
 - Added certification statement
 - Added monument statement
 - Added signature and stamp of surveyor

Ms. Kelly Wicker
Crescent at Central Park
Page 2
February 5, 2018

- Centerline data has been adjusted
- IP have been shown to be set
- The r/w width has been labeled
- All lines and curves have been labeled
- Adjoining property owners have been added

Parks - Complete

4. I see no problems. Per Rob Wendling

Building - Complete

5. No Comment per Ken Fultz

Fire District - Complete

6. No Comment per Steve Welsh

Soil & Water Conservation District - Complete

7. No Comments were made

Please see attached for 1 hard copies of the project documents.

Sincerely,
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian Burkhart, PE, SI, CPESC, CPSWQ, LEED AP ND
Project Manager

Enclosure: Final Plat
Landscape Plan



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to plat a portion of the property located within the Crescent at Central Park. This request is limited in scope. It creates a 14.9 acre lot, a 5 acre reserve area to be owned by the City but maintained by the Crescent at Central Park Association, and extends Buckles Court north of Tech Center Drive.

Planning Commission recently approved a preliminary plat, final development plan (FDP), and Design Review (DR) applications for the Crescent at Central Park. The medical office building that was previously approved will utilize Buckles Court for access, as will future developments.

It is anticipated that the 14.9 acre lot 1 will be further subdivided in the future. Future development of the site will be subject to platting or subdivision without platting requirements as set forth within the zoning code.

Final Plat

A final plat may not be submitted unless a preliminary plat has been approved by Planning Commission. Planning Commission approved a preliminary plat on October 11, 2017. 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.

It is staff's opinion that the request meets all three of these conditions and therefore recommends approval.



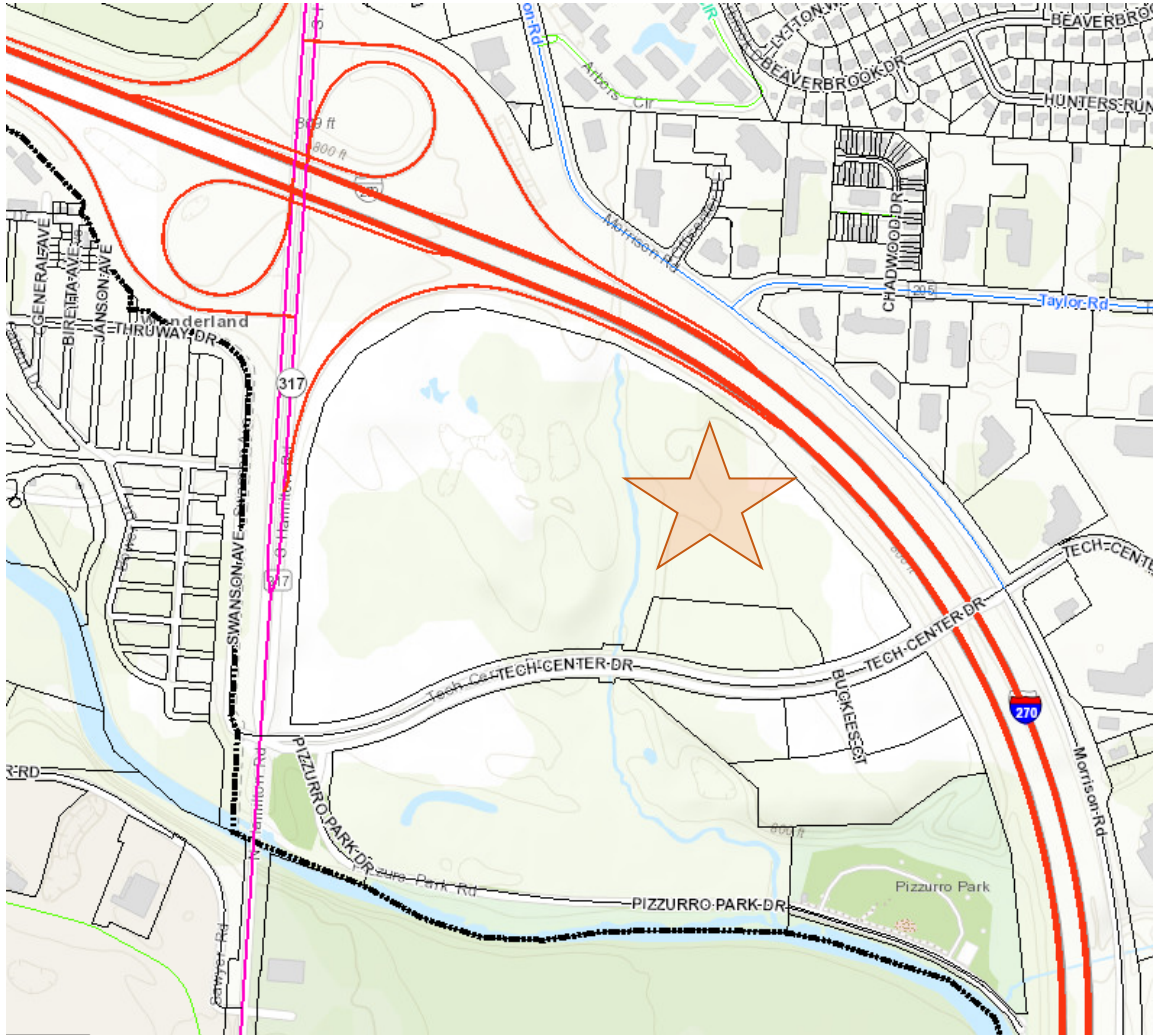
"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Location Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

