

15020008

File No. FP-1-2015
Date Received: 2-6-15
Scheduled Public Hearing Date: _____

Fee: 250.00
Initials: CAS
Check or Receipt No. 16980

APPLICATION FOR FINAL PLAT
CITY OF GAHANNA PLANNING COMMISSION

***Required Information**

*Name of Final Plat: RESUBDIVISION OF PART OF FOXWOOD SECTION 3
*Property Location: EAST OF KASON'S WAY; NORTH OF PRESERVATION WAY
*Total Acreage: 3.520 *Proposed Number of Lots: 7 *Current Zoning: _____
*Applicant Name: EMHAT - MATT KERK *Email: MKERK@EMHAT.COM
*Status: _____ Land Owner _____ Option Holder _____ Cont. Purchaser Agent
*Business Owner: EMHAT *Phone: 614-775-4131
*Business Address: 5500 NEW ALBANY ROAD *Fax: 614-775-4801
*Business City/State/Zip: COLUMBUS, OHIO, 43054
*Developer: HOMEWOOD CORPORATION *Contact: JIM LIPNOS
*Address: 2700 EAST DUBLIN GRANVILLE ROAD, SUITE 300 *Phone: 614-898-7200
*City/State/Zip: COLUMBUS, OHIO, 43231
*Landowner: SAME AS DEVELOPER Phone: _____
*Address: _____
Matt Kerk 9/4 4 FEB 15
*Applicant's Signature Date

Submission Requirements

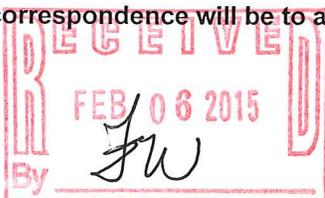
1. A plat that complies with the list of Final Plat requirements stated in Section 1105.04.
2. Eleven (11) copies of plat: Two 24 x 36 size **folded** (not rolled) to 8 1/2 X 11 inch size prior to submission, nine (9) 11x17 size.
3. Application Fee \$250.
4. A Street Tree Plan in accordance with Section 913.10 for Landscape Board Approval.
5. Reduced drawing to an 8/12 x 11 inch size.

In accordance with Section 1105 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been recommended for approval by the City of Gahanna Planning Commission on _____. A copy of the minutes is hereby attached. This application can now be forwarded to City Council for Final Approval. Any Final Plat approved by Council shall be filed and recorded with the County Recorder within six (6) months of the date of approval.

Planning & Zoning Administrator

Date

Note: All correspondence will be to applicant above unless otherwise stated.



BY: CAS CHK #16980
\$250.00

FINAL PLAT CHECKLIST CITY OF GAHANNA PLANNING COMMISSION

Developer/Applicant: HOMEWOOD CORPORATION

Address: 2700 EAST DUBLIN GRANVILLE ROAD, SUITE 300

Plat Address: EXISTING FOXWOOD SECTION 3

The final drawing shall contain and clearly show the following:

ITEM	DEVELOPER	PLANNING & ZONING ADMINISTRATOR	CITY ENGINEER
A. Identification			
1. Name of proposed subdivision	1. <u>X</u>	<u>✓</u>	<u>✓</u>
2. Key map location of proposed subdivision within the City.	2. <u>X</u>	<u>✓</u>	<u>✓</u>
3. Names and addresses of the landowners, developers and design professionals involved with the proposed subdivision. If the landowner and/or developer is a corporation or partnership, the names and addresses of the principal corporate officers and/or partners must also appear on the final plat drawing.	3. <u>X</u>	<u>✓</u>	<u>✓</u>
4. Date	4. <u>X</u>	<u>✓</u>	<u>✓</u>
5. North arrow	5. <u>X</u>	<u>✓</u>	<u>✓</u>
B. Survey and Engineering Data:			
1. Boundary of plat based on an accurate traverse with angular and lineal dimensions.	1. <u>X</u>	<u>✓</u>	<u>✓</u>
2. True angle and distance to the nearest street intersection, accurately described on the plat.	2. <u>X</u>	<u>✓</u>	<u>✓</u>
3. Radii, internal angles, points of curvature tangent bearings, and lengths of all short dimensions.	3. <u>X</u>	<u>✓</u>	<u>✓</u>
4. All lot numbers and lines with accurate dimensions, in feet and hundredths and bearings in degrees and minutes.	4. <u>X</u>	<u>✓</u>	<u>✓</u>
5. Accurate location of permanent monuments marking each boundary corner of the subdivision.	5. <u>X</u>	<u>✓</u>	<u>✓</u>
6. Accurate location, width, and name of all streets and other public ways.	6. <u>X</u>	<u>✓</u>	<u>✓</u>
7. Minimum building setback lines along all streets and other public ways.	7. <u>X</u>	<u>✓</u>	<u>✓</u>

ITEM	DEVELOPER	PLANNING & ZONING ADMINISTRATOR	CITY ENGINEER
8. Accurate outlines and delineation of all drainage easements, floodway routing, flood hazard areas and other water courses contained within or contiguous to plat boundaries.	8. <u>X</u>	<u>✓</u>	<u>✓</u>
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.	9. <u>X</u>	<u>✓</u>	<u>✓</u>
10. Any restriction and covenants which are to be included as part of the deed to any lot within the subdivision plat or planned development.	10. _____	<u>✓</u>	_____
11. Other information deemed necessary by the City Engineer or Planning Commission in order to fully describe any special conditions or circumstances affecting the proposed plat.	11. _____	_____	_____
C.) <u>Certification and Approval Provisions:</u>			
1. Certification by an Ohio registered surveyor that the plat represents a survey made by him/her or under his/her direction and that the monuments shown exist as designated or will be set following construction and that all dimensional and geodetic details are correct.	1. <u>X</u>	<u>✓</u>	<u>✓</u>
2. Notarized certification by the landowner 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.	2. <u>X</u>	<u>✓</u>	<u>✓</u>
3. Space for approval by signature of the City Engineer.	3. <u>X</u>	<u>✓</u>	<u>✓</u>
4. Proper form for the approval of Planning Commission with space for the signature of the Chairman.	4. <u>X</u>	<u>✓</u>	<u>✓</u>
5. Space for approval by signature of the Mayor.	5. <u>X</u>	<u>✓</u>	<u>✓</u>
6. Proper form for approval of the Final Plat by Council showing ordinance number and provision for signature by the Clerk of Council.	6. <u>X</u>	<u>✓</u>	<u>✓</u>

ITEM	DEVELOPER	PLANNING & ZONING ADMINISTRATOR	CITY ENGINEER
7. Proper form for acceptance by Council of the dedication to public use of the streets and other ways and provisions for signature by the Clerk of Council.	7. <input checked="" type="checkbox"/>		
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 related to the Final Plat.	8. <input checked="" type="checkbox"/>		



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor HomeWood Corp.
(Please print Contractor Name)
for Foxwood, Section 3,
(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning Commission. As the contractor, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved by Planning Commission.

Contractor Name/Representative Signature [Signature]
(Please sign)

Date 2/6/15

Bernice J. Daniels
(Signature of Notary)

2/10/2015
(Date)



BERNICE J. DANIELS
Notary Public, State of Ohio
My Commission Expires
08-27-2019

RESUBDIVISION OF PART OF FOXWOOD SECTION 3

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 3, Township 1, Range 16, United States Military Lands, containing 3.520 acres of land, more or less, said 3.520 acres being a resubdivision of Lots 57 and 65, both inclusive, of the subdivision entitled "Foxwood Section 3", of record in Plat Book 109, Pages 54 and 55, to include the vacation of Buttonbush Court, said Lots originally being conveyed to **HOMEWOOD CORPORATION** by deed of record in Instrument Number 200305290160381, Recorder's Office, Franklin County, Ohio.

The undersigned, **HOMEWOOD CORPORATION**, an Ohio corporation, by **JAMES L. LIPNOS**, President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "RESUBDIVISION OF PART OF FOXWOOD SECTION 3", a resubdivision containing Lots numbered 66 to 70, both inclusive, and areas designated as Reserve "D" and Reserve "E", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, 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 storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City of Gahanna Engineer.

In Witness Whereof, **JAMES L. LIPNOS**, President of **HOMEWOOD CORPORATION**, has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **HOMEWOOD CORPORATION**

By **JAMES L. LIPNOS**, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JAMES L. LIPNOS**, President of said **HOMEWOOD CORPORATION**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **HOMEWOOD CORPORATION** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____
Notary Public, State of Ohio

Approved this ____ day of _____, 20__.
City Engineer, Gahanna, Ohio

Approved this ____ day of _____, 20__.
Chairman, Planning Commission
Gahanna, Ohio

Approved and accepted this ____ day of _____, 20__, by Ordinance No. _____ wherein this plat is accepted as such by the Council for the City of Gahanna, Ohio. The City of Gahanna, Ohio, by its approval and acceptance of this plat does hereby vacate that portion of Buttonbush Court (0.385 Ac.) shown hereon by hatching.

Mayor, Gahanna, Ohio

City Clerk, Gahanna, Ohio

Transferred this ____ day of _____, 20__.
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____, 20__ at _____ M. Fee \$_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20__.
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Foxwood Section 2", of record in Plat Book 104, Pages 63 and 64, Recorder's Office, Franklin County, Ohio. On said plat a portion of the centerline of Kason's Way has a bearing of North 38° 55' 03" West.

SOURCE OF 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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

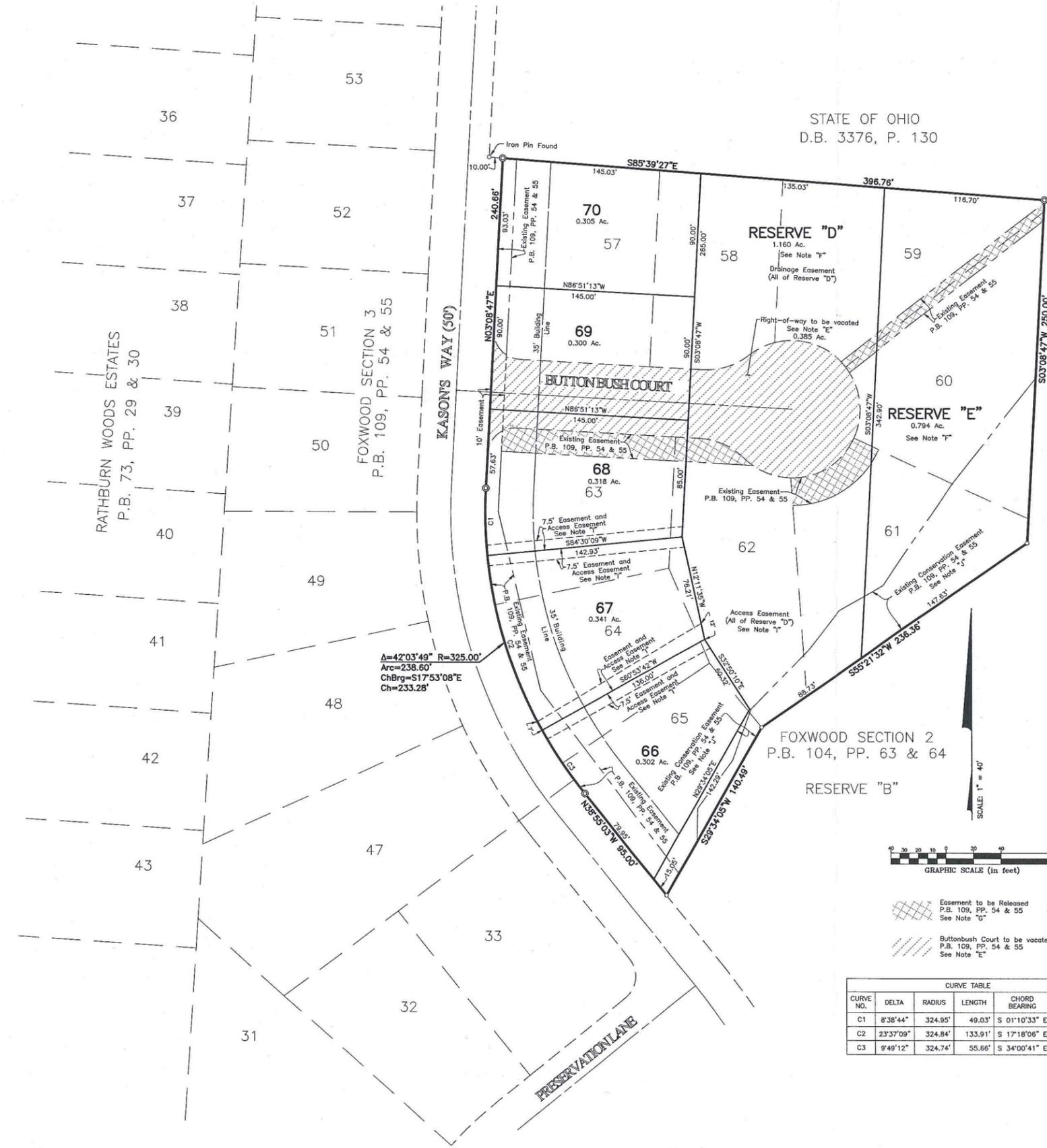
- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

J:\2012\1605\DWG\DWG\448485ETS\PLAT\2012\1605-PLAT.DWG plotted by PITCHARD, JN on 12/17/2014 3:12:56 PM last saved by PITCHARD on 12/17/2014 3:08:22 PM

RESUBDIVISION OF PART OF FOXWOOD SECTION 3

STATE OF OHIO
D.B. 3376, P. 130



NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B": At the time of platting, all of the land hereby being platted as "Resubdivision of part of Foxwood Section 3" is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0214K, with effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage	3.520 Ac.
Acreage in lots	1.566 Ac.
Acreage in Reserves	1.954 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Resubdivision of Part of Foxwood Section 3 is comprised of the following Franklin County Parcel Numbers:

025-013414	0.379 Ac. plus 0.069 Ac. vacated ROW
025-013415	0.283 Ac. plus 0.062 Ac. vacated ROW
025-013416	0.370 Ac. plus 0.041 Ac. vacated ROW
025-013417	0.423 Ac. plus 0.031 Ac. vacated ROW
025-013418	0.411 Ac. plus 0.036 Ac. vacated ROW
025-013419	0.343 Ac. plus 0.065 Ac. vacated ROW
025-013420	0.348 Ac. plus 0.081 Ac. vacated ROW
025-013421	0.304 Ac.
025-013422	0.274 Ac.

NOTE "E" - VACATION OF PUBLIC STREET: Buttonbush Court, dedicated to the City of Gahanna by subdivision plat entitled "Foxwood Section 3", of record in Plat Book 109, Pages 54 and 55, shown hereon by hatching, is hereby vacated. The Right-of-way to be vacated is hereby prorated into the existing Auditor's tax parcels as follows:

025-013414	0.069 Ac.
025-013415	0.062 Ac.
025-013416	0.041 Ac.
025-013417	0.031 Ac.
025-013418	0.036 Ac.
025-013419	0.065 Ac.
025-013420	0.081 Ac.

NOTE "F" - RESERVE "D" AND RESERVE "E": Reserve "D" and Reserve "E", as designated and delineated hereon, shall be owned and maintained by the City of Gahanna.

NOTE "G" - RELEASE OF CERTAIN EASEMENT: All rights and easements granted to the City of Gahanna, Ohio, by the subdivision plat entitled "Foxwood Section 3", of record in Plat Book 109, Pages 54 and 55, in, over and under the areas indicated hereon by cross hatching are hereby released and rendered null and void.

NOTE "H": 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 Resubdivision of Part of Foxwood Section 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

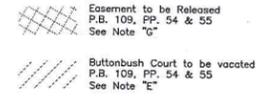
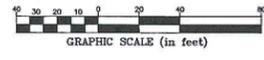
NOTE "I" - Access easements, as shown hereon, are granted to the City of Gahanna, Ohio for the purpose of accessing Reserve "D" and Reserve "E".

NOTE "J" - CONSERVATION EASEMENT: The restrictions hereby imposed upon the use of Easement Property of the Grantor, and the acts which said Grantor so covenants to do and refrain from doing upon said property in connection therewith, are and shall be as follows:

- Except for the fencing mandated by Ordinance ORD-0154-2002 at the rear and side property lines of lots on which the Conservation Easement is located, the City of Gahanna Zoning Regulation 1167.21, Preservation Zones, enacted as Ordinance 101-97, shall be incorporated as the baseline regulations for Easement Property in addition to the following:
- The Easement Property herein described shall be kept in perpetuity in its natural state. As herein used, the term "natural state" refers to allowing natural plant succession to take place without buildings, accessory use structures, play yards, swing sets, or other infrastructures of any kind, either temporary or otherwise. Limited to the easement area only, it is the intent that the Easement Property be protected from all uses non-consistent with the fostering and propagation of natural successional processes and to assist in the continued enrichment of the adjacent State Nature Preserve.
- There shall be no industrial, commercial, or agricultural activity on the Easement Property.
- There shall be on or in the Easement Property no filling, excavating, ditching, unnatural draining, diking, removal of any natural materials, such as topsoil, leaf litter, fallen trees, logs, limbs, gravel, rock, minerals, oil, gas or other materials, nor any change in the topography of the Easement Property in any manner, other than that caused by the forces of nature or as reserved hereafter.
- The use of all herbicides, pesticides, fertilizers, deicing agents, and the use of chemicals that would cause a serious risk of harm to the protected area are prohibited and are not to be used within the Easement Property or in such a way that would cause their entry into the Easement Property, State Nature Preserve, or City park property, without the said written permission of the City of Gahanna, which includes the approved plans, by the grantor or its successors.
- No power transmission lines, water, sewer, or utilities may be erected within or infringe upon easement property. It is the intent of revision to grant to the City of Gahanna such an interest in said Easement Property as is sufficient to prohibit the exercise of the power of eminent domain by public utility companies and other body or person.
- There shall be no operation of any motorized and/or wheeled vehicles, including but not limited to snowmobiles, tractors, lawnmowers, all terrain vehicles, motorcycles, bicycles, and/or maintenance equipment.
- No native trees, ground cover, or other dead or living vegetation shall be removed from the Easement Property, provided, however, if deemed to be necessary for reasons of health or safety, the City of Gahanna may grant written permission to spray or remove dead or living vegetation. Non-native trees, bushes, ground cover, grasses, gardens of any type, or invasive plants shall NOT be introduced onto Easement Property.
- The Easement Property shall at all times be kept free of garbage, trash, and machinery; and no other unsightly material shall be allowed to accumulate or be stored. The term "unsightly" does not encompass accumulation of native plant material.
- The City of Gahanna reserves the right to periodically inspect the Easement Property for violations of this easement. If upon five (5) days advance written notice the Grantor has not eliminated said violations, the City of Gahanna may remove or eliminate, at the expense of the landowner, any violation by the Grantor of the easement. The Director of Parks and Recreation of the City of Gahanna, or his authorized representative(s), may enter upon said lands for the purpose of inspection.
- The Grantee shall post or clearly mark and maintain the boundaries of the Conservation Easement with Carsonite posts using the colors of green, brown, or black. The intent of the City of Gahanna is to clearly define and maintain all survey pins, corners, points on line, traverse locations, easement boundaries or reference lines to insure that boundaries are easily identifiable in perpetuity. The City of Gahanna retains the right to clearly mark the Easement Property with signs. The City of Gahanna is responsible for the maintenance of these signs. No more than three signs shall be associated with any one lot.

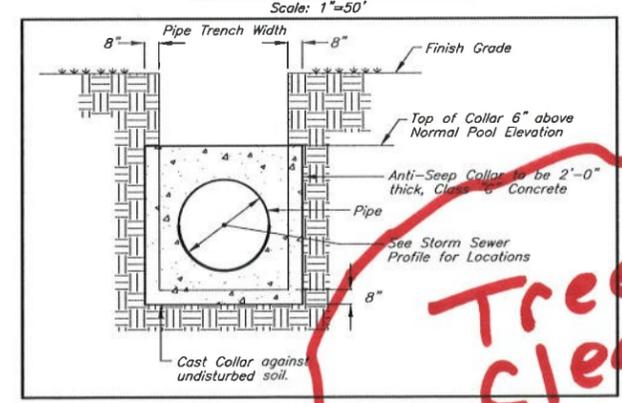
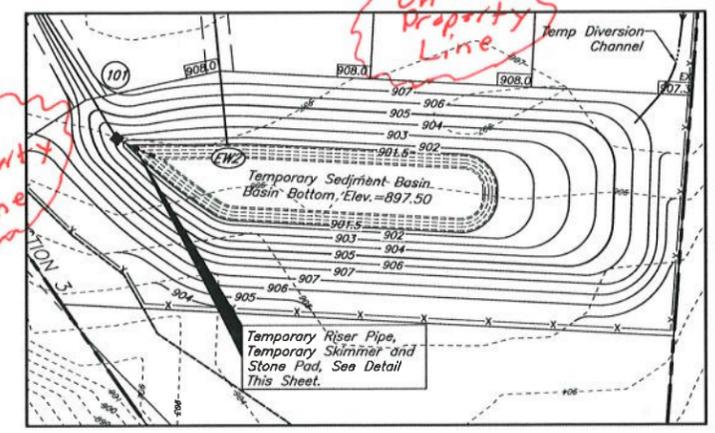
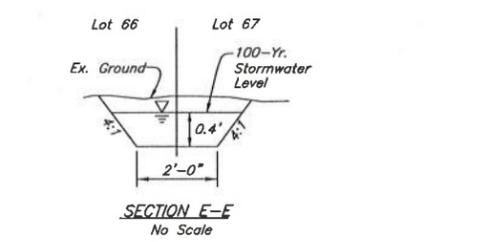
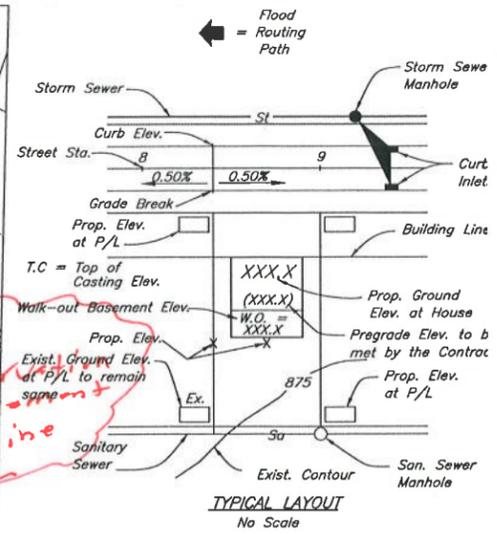
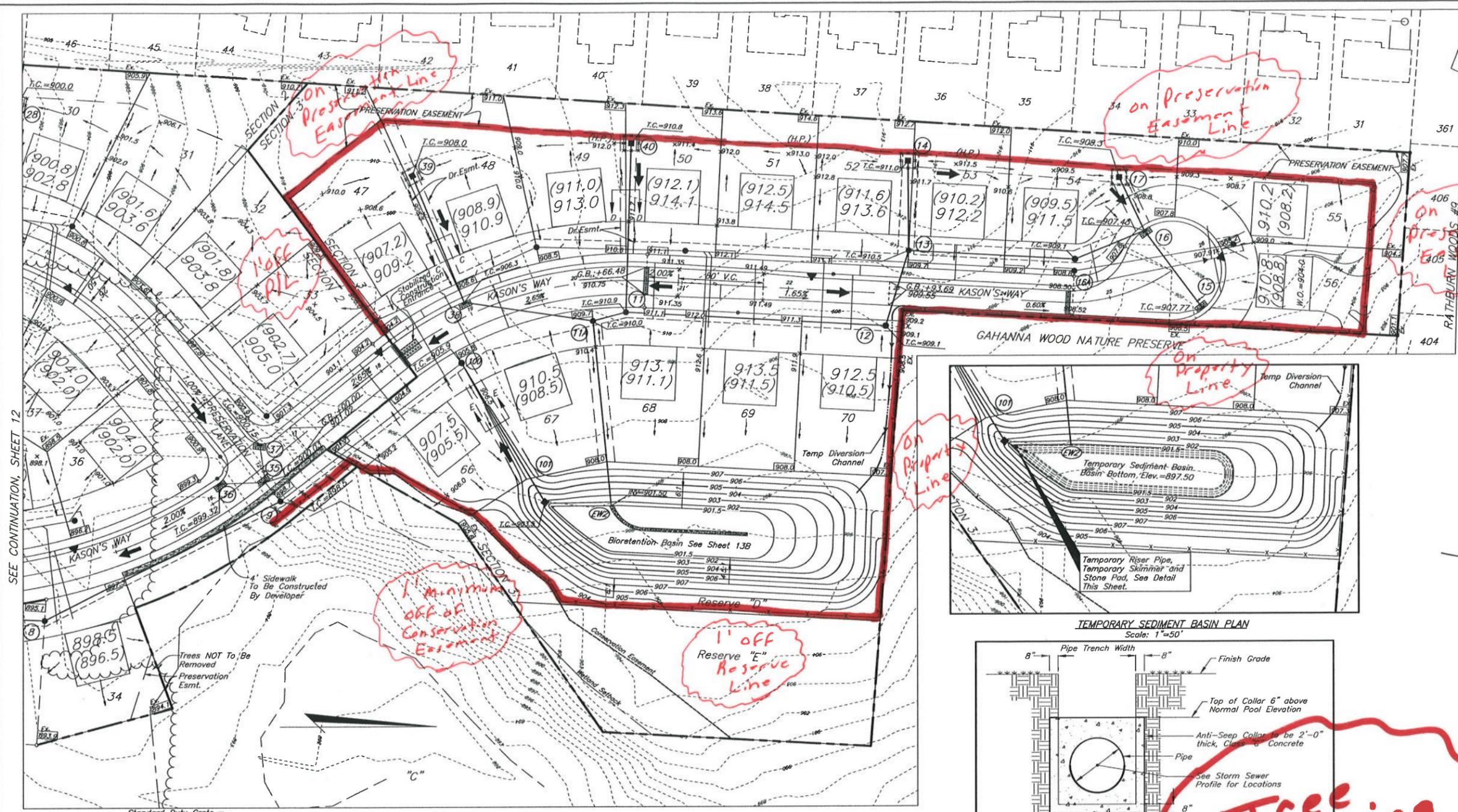
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°38'44"	324.95'	49.03'	S 01°10'33" E	48.99'
C2	23°37'09"	324.84'	133.91'	S 17°18'06" E	132.96'
C3	9°49'12"	324.74'	55.66'	S 34°00'41" E	55.59'



A:\2011\605\DWG\048REETS\PLAN\2011605-PLAT.DWG plotted by RICHARD, JN on 2/1/2015 3:07:50 PM last saved by RICHARD on 2/1/2015 3:06:58 PM

1/16/2015 8:31 PM Last Printed By: Vanover, Linda, 1/17/2015 7:36 AM
 1/16/2015 8:31 PM Last Printed By: Vanover, Linda, 1/17/2015 7:36 AM
 1/16/2015 8:31 PM Last Printed By: Vanover, Linda, 1/17/2015 7:36 AM



NOTE:
 Temporary sediment basin shall be constructed with 2:1 side slopes. Cross hatched area indicated in above detail shall be removed after construction prior to installation of bioretention basin soil. See sheet 13B for additional details.

TEMPORARY SEDIMENT BASIN DETAIL
 No Scale

- Beaver Dam Sediment Filter
- Sediment Fence Drop Inlet Filter
- Orange Sediment Fence Barrier
- Stabilized Construction Entrance
- Temporary Diversion Channel

See Erosion & Sedimentation Control Feature Details, Sheet 14, 14A

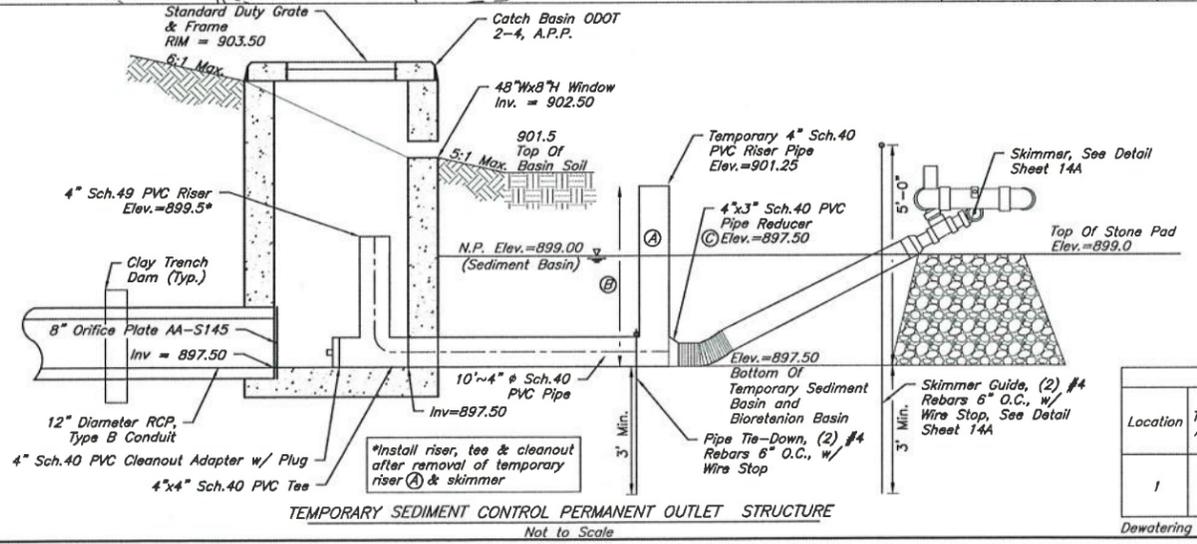
Revised Section 3. Added Sheet 13A.

CITY OF GAHANNA, OHIO
 STREET, STORM & WATER IMPROVEMENT NO. 831
 FOR
FOXWOOD
 SECTIONS 1, 2, & 3
 MASTER GRADING & EROSION PLAN
 SECTION 3
 Scale: 1" = 50' Date: January 2015
 EVANS, MECHWART, HAMBLETON, & TILTON, INC.
 CONSULTING ENGINEERS & SURVEYORS

- GENERAL NOTES:
 Sediment basins shall be constructed and operational before upslope land disturbance begins.
- SEDIMENT CLEANOUT:**
 Sediment shall be removed and the sediment basin restored to its original dimensions when the sediment has filled to one-half the sediment storage zone (898.3). Sediment removed from the basin shall be placed so that it will not erode and stabilized similar to other fill material placed on the site.
 - FINAL REMOVAL:**
 The sediment control structure shall be removed only after the upstream drainage area is stabilized, and upon approval from the City of Gahanna Erosion Control Inspector. Dewatering and removal shall not cause sediment to be discharged. Accumulated sediment within the proposed basin shall be removed upon completion of construction. Install the permanent riser pipe within the catch basin structure.

Location	Tributary Acreage	Disturbed Acreage	Required Basin Dewatering Volume (67 CY/Ac)	Provided Basin Dewatering Volume	TEMPORARY SEDIMENT BASIN SCHEDULE				
					Required Sediment Storage Volume (37 C.Y./Disturbed A.C.)	Provided Sediment Storage Volume	Control Structure		
						Riser - (A)	Height - (B)	Inlet Elev. - (C)	
1	7.75 AC.	6.5 AC.	519 C.Y.	553 C.Y.	237 C.Y.	278 C.Y.	4"	3.75'	897.50

Dewatering Volume Drawdown > 48 Hrs.



RECEIVED
 By CAS at 8:36 am, Feb 23, 2015

13A
 14



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Foxwood Section 3 – Homewood Corporation
Project Address: Kason's Way & Taylor Rd

Zoning Change: Regarding Section 3 of the Foxwood subdivision, the developer and the City of Gahanna have reached an agreement on how best to protect the Buttonbush swamp contiguous to the aforementioned section. The City has agreed to purchase a portion of the previously platted Section 3, and Homewood has agreed to donate a portion of Section 3 to create new Reserves D and E that will afford the Buttonbush swamp its much needed and desired protection. As a result of this agreement, the vacation of a cul-de-sac (Buttonbush Court) and three easements, elimination of Lots 58-62, and the creation of Reserves D and E, Section 3 must be rezoned. Foxwood is an overlay district (ROD SF-3) and this is a significant change that triggered the rezoning. Except for Reserves D and E which will be SF-3, the balance of Section 3 will be rezoned to ROD SF-3. The overlay text has been revised to reflect these changes.

A new bio retention basin will be installed by Homewood in Reserve D and maintained by the City of Gahanna.

Final Plat: The resubdivision of Section 3 is necessary to accommodate the abovementioned changes.

The City of Gahanna is in full support of both applications, and appreciates Homewood's cooperation in the protection and preservation of Franklin County's best Buttonbush swamp.

Respectfully Submitted By:

Bonnie Gard
Planning and Zoning Administrator
Planning and Development
Zoning Division



"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

STAFF COMMENTS

Project Name: Foxwood Section 3 – Homewood Corporation
Project Address: Kason's Way & Taylor Rd

Planning and Development

The applicants are requesting to rezone and replat a portion of the Foxwood subdivision, Section 3. The request is the result of extensive discussions between the developer and the City of Gahanna Parks and Recreation Department in an effort to provide greater protection to adjacent environmentally sensitive land. The results will be Parks and Recreation Department ownership of "Reserve D" and "E" and a reduction in lots by four.

Analysis for rezoning decisions is found within the 2002 Future Land Use Plan and Section 1133.03 of the Planning and Zoning Code. The 2002 Future Land Use Plan provides for a checklist to assist Planning Commission in reaching a decision. Certain answers would not mandate a particular decision. Relevant checklist questions include the following:

1. Is the proposed development consistent with the City's vision?

Staff believes that the proposed rezoning is consistent with the City's vision for this property. The area contains an established development pattern consisting of single family residential and parks property. This request, if approved, will provide additional protection of environmentally sensitive property while allowing for the reasonable development of the site. If the request is denied, the property will still be afforded the ability to develop with single family residential, however, it will be located in closer proximity to Buttonbush Swamp.

2. Would the proposed development be contrary to the future land use plan?

Staff believes the request is consistent with the future land use plan. Specifically the plan provides for a future land use designation of Single Family Residential.

3. Will the change adversely influence living conditions in the surrounding area?

- a. Create or appreciably increase traffic congestion;
- b. Seriously impact adjacent areas;
- c. Seriously affect the natural character of the land to the point of creating potential hazards.



"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

Staff believes the request will not adversely impact adjacent areas or the natural character of the area. In fact, staff believes approval of the request will positively impact adjacent areas and preserve the natural character.

4. Are there reasons why the property cannot be used as it is presently planned or zoned?

The property is currently zoned Single Family with an Overlay. The only significant change would be to remove some property from the Overlay and reduce the number of lots. The property being removed from the Overlay will be owned and maintained by the Parks and Recreation Department.

1133.03 of the Planning and Zoning Code provides that the following shall be considered:

1. Consistency with the goals, policies and comprehensive land use plan of the City of Gahanna, including any corridor plans, or subarea plans.

The property is not located within any corridor or subarea plans. It is designated Single Family Residential on the 2002 Future Land Use Map. The rezoning is consistent with the policies and uses of the Single Family Residential land use which include avoiding pockets of isolated residential development and encouraging development that preserves trees and other natural attributes.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

The request is the result of several meetings designed to protect the adjacent environmental features.

3. Availability of sites elsewhere in the City that are already zoned for the proposed use.

This criterion is not applicable since the property is already zoned single family.

4. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence in the value of existing abutting lands or approved developments.

The rezoning would decrease impacts on the environment and reduce density by four lots.

5. The capacity of City infrastructure and services to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of its citizens.



"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

This request reduces density and therefore will reduce the impacts to City infrastructure and services.

6. The apparent demand for the type of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.

This criterion is not applicable as the property is already zoned to allow for single family.

In addition to the aforementioned criteria, Section 1133.03 also states that the Economic Development Division shall provide comments. Because of the nature of the request, a rezoning to from single family to single family reduce the number of lots by four, it will not have a positive or negative fiscal impact to the City.

Aerial Map



"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

Zoning Map



Respectfully Submitted By:

Michael Blackford
Deputy Director
Planning and Development



"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

STAFF COMMENTS

Project Name: Foxwood Section 3 – Homewood Corporation
Project Address: Kason's Way & Taylor Rd

No comments.

Respectfully Submitted By:

Kenneth W. Fultz, P.E.
Chief Building Official



"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

STAFF COMMENTS

Project Name: Foxwood Section 3 – Homewood Corporation
Project Address: Kason's Way & Taylor Rd

From: Dennis Murphy
Sent: Wednesday, February 18, 2015 12:19 PM
To: Courtney Shisler
Subject: RE: Foxwood Section 3 - Final Plat & Zoning Change

Courtney, The police department does not have any issues with the proposed Foxwood section 3 plan.
C1

Respectfully Submitted By:
Dennis Murphy, Chief of Police
City of Gahanna
Division of Police



"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

February 11, 2015
Mr. Chris Mann
EMH&T
5500 New Albany Road
Columbus, OH 43054

Subject: Foxwood Subdivision – Section 3
Site Improvement Plan Review Comments

The City of Gahanna has the following comments regarding your January, 2015 submittal of the Foxwood Subdivision, Section 3, Site Improvement Plans:

General Comments:

1. Please verify that all standard notes and details have been updated.
2. A Stormwater Pollution Prevention Plan (SWP3) shall be provided for review and comment.
3. Please provide a detailed cost estimate for the site improvements. The estimate shall breakout all public and private costs for infrastructure, as well as defined erosion control costs.
4. All fees for plan review, inspection deposit, etc. shall be paid prior to construction.
5. Developers' agreements will be required for this development
6. In lieu of a separate instrument for the provided sanitary sewer easement, can the easement be incorporated into the revised plat?
7. Engineering plan approval is contingent upon approvals from Planning Commission and City Council.

Stormwater Management:

1. Please provide pre and post developed tributary maps. Maps should delineate all on-site and off-site area. They should show flow path labeled with Tc and type of flow (ie. sheet, shallow concentrated, etc.)
2. Provide a detailed narrative describing the site conditions, and how the development meets detention and Water Quality requirements, etc.
3. The primary orifice outlet invert modeled in HydroCad does not match what is proposed in the plans for the basin outlet structure.
4. Please show and verify the basin meets or exceeds the required draw down time for Water Quality.

Street Plan and Profile:

1. Verify that fittings are used for all waterline deflections under the proposed storm sewer.
2. Label all easements and easement widths in plan view.
3. Sidewalk shall be provided for both sides of Kason's Way.



"HERB CAPITAL OF OHIO"

Storm Profiles:

1. A full height headwall shall be provided for EW2.
2. All storm pipe within the right-of-way shall be RCP.

Sanitary:

1. Verify all notes and standard details are updated to current standards.
2. It appears that due to the revised site layout, the depth of the sanitary line at manhole 9 is not necessary. Please review line sections 7 – 9 to see if the proposed drop can be eliminated and the line made shallower.
3. The sanitary sewer profiles should show CGB for all areas of the trench inside the line of influence of the roadway.

Master Grading Plan:

1. The grades shown for Flood Route E-E do not support flood routing to the roadway from the basin.
2. Please provide flood routing calculations for all flood routes.
3. Orange preservation fencing shall be proposed to protect all conservation and preservation easements.

Bio-Retention Basin:

1. All proposed basin underdrains shall be schedule 40 pipe.
2. Consider seeding the basin with a native diverse seed mix like mesic prairie.
3. Please eliminate the Itea planting and fill in with other proposed shrubs.
4. In lieu of forbes and grasses, propose all shrubs. Recommended species: V dentatum, and Panicum, Buttonbush, Cephalanthus Occidentalis, Rosa Palustris.

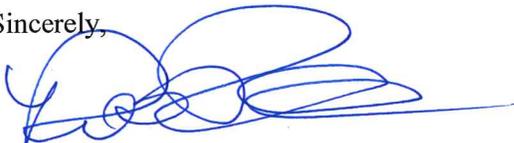
Erosion and Sediment Control Details:

1. Please replace the currently proposed concrete washout detail with the City Standard.
2. Additional dandy bags shall be provided south of Section 3 on Kason's Way.

Upon addressing these comments, please re-submit three (3) hard copies, as well as electronic copies of all documents, for final review and approval of the referenced construction plans.

Please contact us if you need additional clarification or wish to discuss these comments further.

Sincerely,



Robert S. Priestas, P.E.
City Engineer



CITY OF GAHANNA

DEPARTMENT OF PARKS & RECREATION

TO: PLANNING COMMISSION
FROM: TONY COLLINS, DEPARTMENT OF PARKS AND RECREATION DIRECTOR
SUBJECT: STAFF COMMENTS – UPDATED FOXWOOD SECTION III
DATE: 3/3/2015
CC: MAYOR BECKY STINCHOMB, BONNIE GARD, ZONING ADMINISTRATOR;
CITY OF GAHANNA PARKS AND RECREATION ADVISORY BOARD

FOXWOOD

SECTION III - UPDATED

STAFF COMMENTS

The Foxwood development led by Homewood has been a lesson in the balance of conservation and development for 15+ years. The City of Gahanna and the Department of Parks & Recreation is responsible for stewardship the adjacent Gahanna Woods Park and State Nature Preserve. The Foxwood development represents a significant impact to the Departments conservation practices. Current CEO, Jim Lipnos and his team have extended an incredible amount of effort to limit the impact and improve on previous plans. Because of these changes, the Department of Parks and Recreation is in support of these plans and encourages the Planning Commission to approve moving forward.

Homewood is working jointly with the Department to create these recent changes in the plan and decrease the potential impact of the new phase. The developer has been in regular communication with our Department and the Department of Public Service in the design and implementation of these changes.

Given the past record associated with this project, the Department has the obligation to point out that any damage to the area within the conservation easement and/or any of the dedicated reserve or existing park property is unacceptable. We would recommend immediate stop orders and further fines if any damage were to occur.