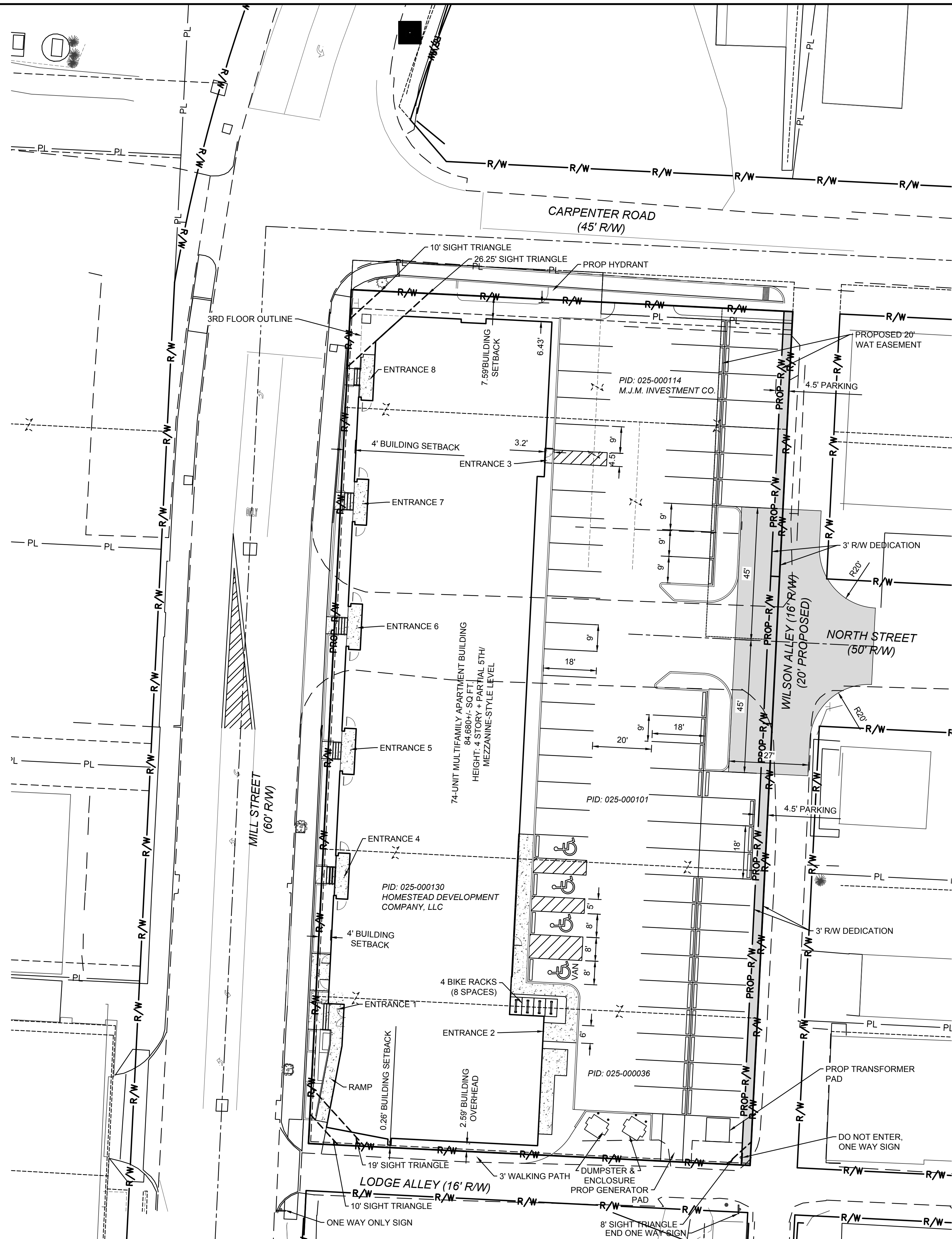


PLOT SCALE: 1"=11/1621 - 9:59 AM. EDITED BY: AALDIS. DRAWING FILE: O:\2017\02248.D. DRAWINGS\CIVIL\EXHIBITS\2021-11-17 SITE PLAN.DWG



SITE DATA

ZONING:

PROPERTY OWNER: HOMESTEAD INVESTMENT COMPANY LLC & MJM INVESTMENT CO.
 PARCEL ID: 025-000114, 025-000101, 025-000130, 025-000036
 PROPOSED USE: RESIDENTIAL
 SITE ACREAGE: 0.999 AC
 ZONING DISTRICT: 025

BUILDING DATA:

4-STORY, PARTIAL 5TH LEVEL
 GROSS BUILDING AREA: 84,680 SF
 BLDG HEIGHT: 4-STORY, PARTIAL 5TH LEVEL
 TOTAL DWELLING UNITS: 74

PARKING DATA:

SPACES REQ'D: 1/ BR x 74 = 74 SPACES
 REGULAR SPACES PROVIDED: 65 SPACES
 TOTAL ADA SPACES PROVIDED: 4 SPACES
 TOTAL SPACES PROVIDED: 69 SPACES

BICYCLE PARKING DATA:

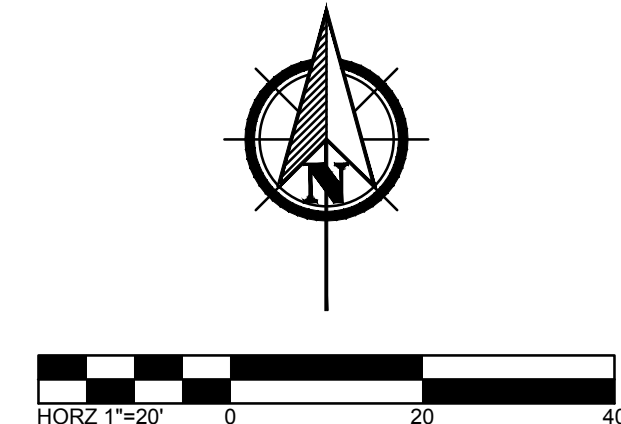
BICYCLE PARKING REQ'D: 1 PER 10 VEHICLE SPACES
 69 ÷ 10 = 7 BICYCLE SPACES
 BICYCLE PARKING PROVIDED: 8 BICYCLE SPACES
 STANDARD PARKING STALL DIMENSIONS: 9x18'
 ADA PARKING STALL DIMENSIONS: 8'x18'
 DRIVE AISLE WIDTH: 20' MINIMUM/ 24' MAXIMUM

LANDSCAPE DATA:

EXISTING IMPERVIOUS AREA: 0.906 AC
 EXISTING PERVIOUS AREA: 0.093 AC
 PROPOSED R/W DEDICATION AREA: 0.020 AC
 PROPOSED IMPERVIOUS AREA: 0.916 AC
 PROPOSED PERVIOUS AREA: 0.063 AC
 PROPOSED TOTAL SITE AREA: 0.979 AC
 LOT COVERAGE: 93.6%
 OPEN SPACE: 6.4%

SITE LEGEND

- PL — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- STRAIGHT CURB
- ▭ — PARKING BLOCK
- ⬮ — SIGN
- — CONCRETE BOLLARD
- — R/W DEDICATION AREA
- ▨ — WALK



METROPOLITAN HOLDINGS

AMERICAN STRUCTUREPOINT INC.

2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43221
 TEL: 614.440.1226
 www.structurepoint.com

FINAL DEVELOPMENT PLAN FOR
MILL STREET DEVELOPMENT
 GAHANNA, FRANKLIN COUNTY, OHIO
SITE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	11/18/21
DRAWN BY:	APA
CHECKED BY:	OSD
JOB NUMBER:	2017.02248

C300