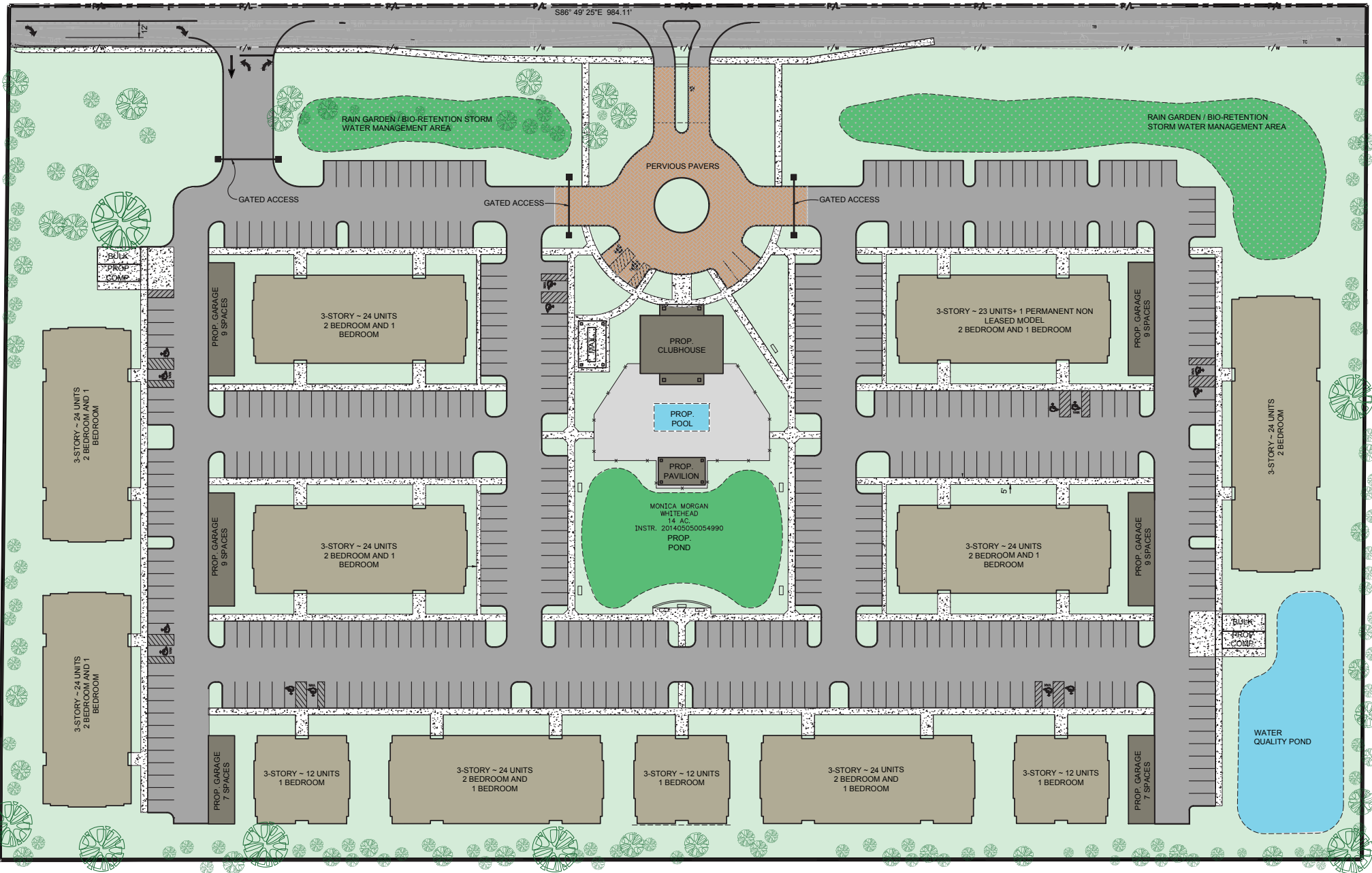


# MORSE ROAD PROJECT

- \$50 Million Investment
- Gated & Fenced Community
- Green Stormwater Management Practices
  - Rain Gardens | Pervious Pavers | Reduced Amount of Curbing
- \$13,041,524 Non-School TIF Impact Over 30 Years
  - \*Provided by the Economic Development Office City of Gahanna
- \$18,774,831 School Compensation Over 30 Years
  - \*Provided by the Economic Development Office City of Gahanna



# MORSE ROAD





# RAIN GARDEN EXAMPLES





Mr. Leo McCann  
President  
Amberlea Village Condominium Association



DELIVERED VIA HAND DELIVERY

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Dear Messrs Huffman and McCann:

## Met with Amberlea Village and Windward Trace Condominium Association on three occasions since Development Commission

First of all, we want to thank you and Condominium Association members from your respective meetings during the past month. Our meeting on October 7th marks our third meeting and we hope that we can continue our discussions and dialogue on the basis that we probably agree on more than we disagree on. Your input is important to us.

- Made the following commitments in writing:**
- Will increase the building setback an additional five (5) feet with the goal to increase to ten (10) feet
  - Building privacy fence along our southern and western boundary
  - Retain an arborist with and retain as many existing trees as possible
  - Will work with the City Parks Department to develop the most impactful tree replacement program
  - Committed to meeting with both organizations at various stages of site plan development to gather input prior to submitting our final development plan

We believe that it is important to point out that the zoning request is just that—merely a change in the zoning. Meetings have been very targeted and relate to final development plan issues. It is not that we view these commitments as unimportant, rather it is just that we are not at that point in the process, so please do not feel frustrated when we cannot give you definitive answers.

We understand the process can be frustrating and time consuming for you and your fellow condominium owners. In an effort to reduce some frustration and allay some concerns we can offer the following commitments to you collectively.

1. We have studied the site and believe that we can increase our setbacks on the south and western boundary to 30' which is 5' more than is required by code. Further we will attempt to increase this an additional 5' as we move toward the development of our final plan. This will be done on a best efforts basis. This means that the distance between your buildings and our buildings would be 55' with the possibility of 60'



# We are... The Stonehenge Company



But you might **know us** by other names



As one of central Ohio's leading builders and developers of luxury homes, condominiums, office spaces, and mixed-use developments, The Stonehenge Company recognizes what it takes to create, sustain, and elevate a space into a community and a home. Since our founding in 1987, our mission has been to build and develop attractive, sophisticated, luxury residential and commercial environments that meet the needs and desires of home and business owners, municipalities, and our neighbors. At The Stonehenge Company we are committed to more than just laying the simple brick and mortar of the buildings that compose the communities in which we work. Instead, we strive to capture and reflect the unique elements that define them, elevate them, and help them grow and flourish.

We take pride in our ability to efficiently and cost effectively deliver high-quality products, with an unsurpassed attention to detail. We hold ourselves and our vendors to the highest standards, and this high standard translates into our projects, which we not only build, but also manage and maintain from the very first brick being laid, to every resident or client that walks through our doors and call our properties home, all from our offices located right in the heart of Gahanna.



*Building in our Communities*