

to remain on any portion of the parcel outside a permitted structure.

5. Except for established easements wiring within the development shall be underground.

H. Graphics and Signage commitments.

1. All signage and graphics shall conform to the Gahanna City Code.
2. No signs shall be painted directly on the surface of any building, wall, or fence. No wall murals shall be allowed.
3. No flashing, traveling, animated or intermittently illuminated signs shall be permitted. No co-op signs, rotating signs, trailer type signs, tethered balloons, roof signs, banner or pennants shall be permitted.

4. All signage within the Subarea shall be coordinated in shape, colors, and style with all signage in the Subarea and the other Subareas.

**SUBAREA B 8.75+/- ACRES**

A. Location and Description:

Subarea B is 8.75+/- acres located north of Beecher Road east and west of Beecher Crossing North. Its major developmental relation is its adjacency to Beecher Road, which comprises the Subarea's entire south boundary. The Subarea provides exceptional opportunities for small offices, community support retail uses and quasi-commercial uses which benefit from the Subareas high-traffic location and adjacency to easily accessed residential neighborhoods east and west on Beecher Road.

B. Proposed Uses:

1. The following uses shall be permitted in Subarea B:
  - a. Those uses permitted in Gahanna Code Section 1151.01(a) and 1153.03(a).
  - b. Those conditional uses permitted in Gahanna Code Section 1151.01(b) and 1153.03(b), provided the conditions of Section 1169 are met.
  - c. Any retail use located within the northeastern-most 3.94 acres of

~~the Subarea shall be subject to the conditional use provisions of Section 1169 of the Gahanna City Code~~

d. The following uses shall not be permitted in Subarea B:

1. Those uses set forth in Gahanna Code Section 1153.03(a)(1) which exceed 15,000 square feet of display area, which such uses shall be conditional uses within the Subarea and permitted only after review and approval in accordance with the provisions of Section 1169.
2. Those uses set forth in Gahanna Code Section 1153.03(b)(3), S.I.C. #'s 551 through 754; 1153.03(a)(1), S.I.C. #'s 539, 549, and 729; 1153.03(a)(2), S.I.C. # 0742; and 1153.03(a)(3) S.I.C. #7389 and Turkish baths, escort services, tattoo parlors, massage parlors and steam baths.

C. Development Standards: except as otherwise noted above and herein, the applicable development standards of Chapter 1153, C-C, Community Commercial District shall apply to the subject property.

D. Density, Height, Lot and/or Setback commitments.

1. Setback from Beecher Crossing North and Beecher Road as otherwise set forth in the Gahanna City Code.
2. The height district shall be 35'.

E. Access, Loading, Parking and/or other Traffic related commitments.

1. The design and location of the proposed access points to Beecher Crossing North shall be reviewed and approved by the City Engineer.
2. Major driving aisles and curb lanes shall be defined with raise-curb island dividers or medians. Raised areas shall be planted and maintained with trees and other landscaping to increase visibility of the island or divider.
3. The applicant will share in the cost of widening Beecher Road in accordance with the commitments contained in its correspondence dated February 28, 2000 to Karl Wetherholt, City Engineer (see attached copy).
4. No vehicular access, other than Beecher Crossing North, shall be obtained to Beecher Road from the ~~Subarea~~ 0.8 acre parcel at Beecher Road and Beecher Crossing North.

F. Buffering, Landscaping, Open space and/or Screening commitments.

1. The surface parking lot adjacent to Beecher Road shall be screened from its respective right-of-way with planting, hedge, fence, wall or earth mound or any combination thereof as shown on the landscape plan.
2. The landscaping requirements of this section may be satisfied or offset by the preservation of existing vegetation.
3. Minimum size of all trees at installation shall be 2" caliper for deciduous, 4 to 6' high for evergreen and 1" caliper for ornamental.
4. The landscaping required in this section shall count toward satisfying the landscaping requirements contained in Chapter 1152 of the Gahanna City Code.
5. All trees and landscaping shall be well maintained and dead material shall be replaced within six months.

G. Building design and/or Interior-Exterior treatment commitments.

1. Site Plan

The site plan for each lot in the Subarea will be submitted at the time of Final Development Plan. The site plans for each lot in the Subarea shall be consistent and coordinated with other lots in the Subarea.

2. Architecture

The architecture for each lot in the Subarea will be submitted at the time of Final Development Plan, however the architecture will be consistent and co-ordinate with the other lots in the Subarea.

H. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external lighting shall be cutoff type fixtures (down-lighting), and shall provide no light spillage to off-site parcels. However, buildings and landscaping may be uplit or down lit provided that landscaping lighting does not spill over into the public right-of-way.
2. All external outdoor lighting fixtures shall be from the same or similar

manufacturer's type to insure compatibility. Parking lot lighting standards shall not exceed twenty-eight feet in height. In parking lots, lights shall be placed in raised medians or landscaped areas.

3. All waste and refuse shall be containerized and fully screened from view on all sides by a solid wall or fence.
4. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure.
5. Except for established easements wiring within the development shall be underground.
6. All signage within the Subarea shall be coordinated in shape, colors, and style with all signage in the Subarea and the other Subareas.

I. Graphics and Signage commitments.

1. All signage and graphics shall conform to the Gahanna City Code, as it applies to the C-C, Commercial District classification.
2. No signs shall be painted directly on the surface of any building, wall, or fence. No wall murals shall be allowed.
3. No flashing, traveling, animated or intermittently illuminated signs shall be permitted. No co-op signs, rotating signs, trailer type signs, tethered balloons, roof signs, banner or pennants shall be permitted.
4. Signs shall be internally illuminated or silhouette lighted. There shall be no floodlighting of ground signs.
5. Ground mounted illumination shall be concealed from view of the public right-of-way by a landscape screen of low shrubs or other landscaping materials.

J. Additional Limitations and Conditions

1. Additional limitations may be developed as public hearings generate input on the proposal.

~~SUBAREA C 2.484+/- ACRES~~

~~A. Location and Description:~~

## 1.465 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Quarter Township 2, Township 1, Range 16, United States Military Lands and being 1.465 acres out of that tract as conveyed to Canini & Pillecchia, Inc. by deed of record in Instrument Number 199801200012302 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at a mag nail set at the centerline intersection of Beecher Road and Beecher Crossing North of record in Plat Book 96, Pages 100 and 101;

thence North  $04^{\circ} 17' 31''$  East, with the centerline of said Beecher Crossing North, a distance of 337.21 feet to a point;

thence South  $85^{\circ} 42' 29''$  East, across said Beecher Crossing North, a distance of 25.00 feet to an iron pin set in the easterly right-of-way of said Beecher Crossing North, being in the southerly line of that tract as conveyed to Canini & Pellecchia, Inc. by deed of record in Instrument Number 199801120007649, and being the True Point of Beginning;

thence South  $85^{\circ} 30' 06''$  East, with the southerly line of said Canini & Pellecchia tract, (Instrument Number 199801120007649) a distance of 207.10 feet to an iron pin set at the northwesterly corner of that 1.433 acre tract as conveyed to Rami Properties, LLC by deed of record in Instrument Number 199907150180348;

thence South  $03^{\circ} 49' 57''$  West, with the westerly line of said 1.433 acre tract and the westerly line of that 1.953 acre tract as conveyed to said Rami Properties, LLC by said deed of record in Instrument Number 199907150180348, a distance of 306.47 feet to an iron pin set in the northerly right-of-way line of said Beecher Road;

thence North  $85^{\circ} 42' 29''$  West, with said northerly right-of-way line, a distance of 189.56 feet to an iron pin set at a point of curvature to the right;

thence northwesterly, continuing with said northerly right-of-way line, with the arc of said curve, (Delta =  $90^{\circ} 00' 00''$ , Radius = 20.00 feet) a chord bearing and distance of North  $40^{\circ} 42' 29''$  West, 28.28 feet to an iron pin set at a point of tangency in the easterly right-of-way line of said Beecher Crossing North;

thence North  $04^{\circ} 17' 31''$  East, with said easterly right-of-way line, a distance of 287.21 feet to the True Point of Beginning, and containing 1.465 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen-sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initial EMHT INC.

1.465 ACRES

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Bearings shown hereon are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments, Frank 69 and Frank 169, having a bearing of South 88° 02' 16" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



EVANS, MECHWART, HAMBLETON, & TILTON. INC.

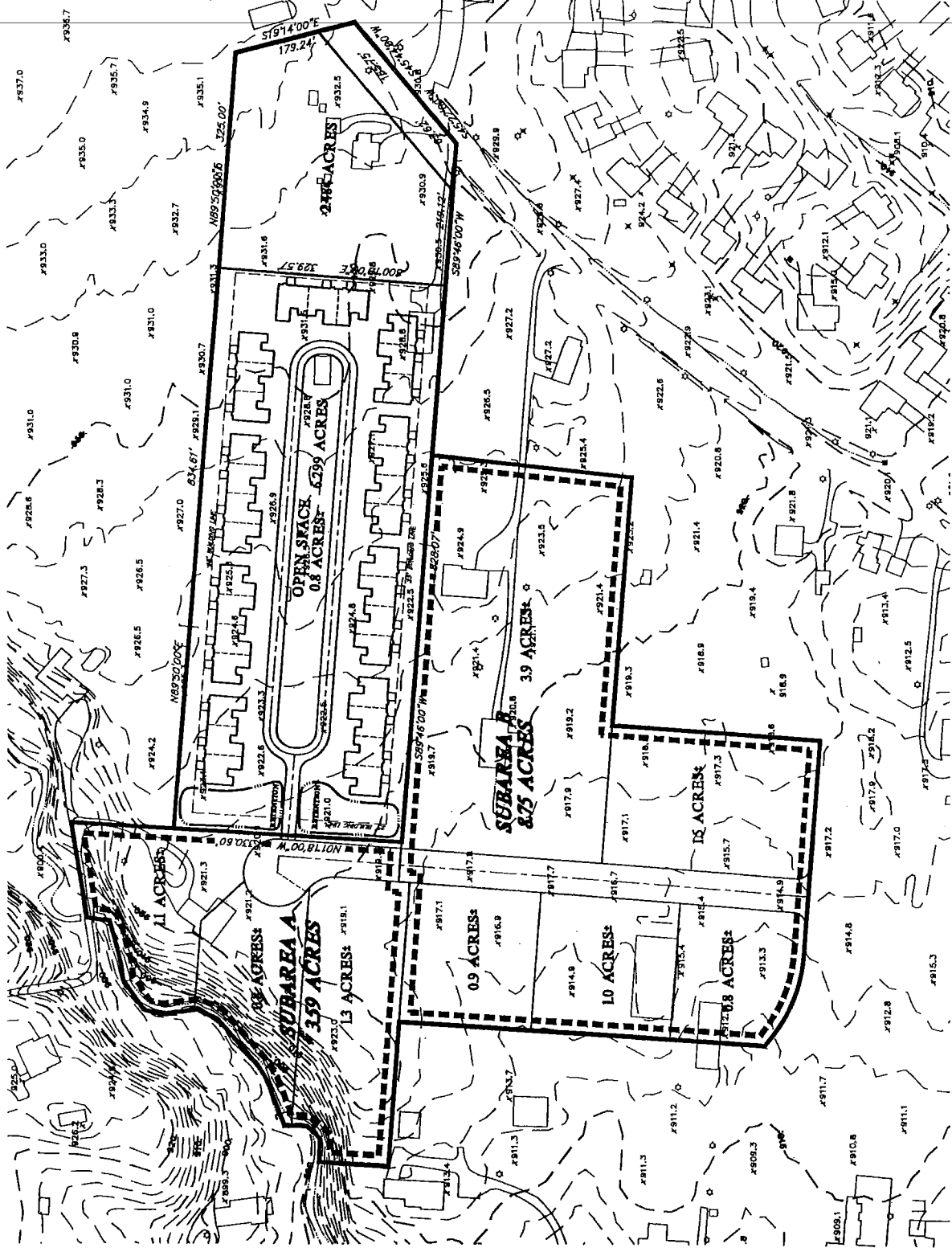
*Clark E. White* 2/18/02

Clark E. White  
Registered Surveyor No. 7868

CEW:bjk/Feb 02

SITE PLAN FOR:

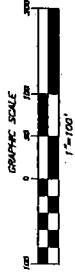
# BEECHER ROAD TRACT



**SITE STATISTICS:**  
 ACREAGE: 6.3 ACRES  
 NUMBER OF UNITS: 32  
 GROSS DENSITY: 4.9 LOT/ACRE



PREPARED FOR:  
**CANINI & PELLECCIA**  
 4076 EAST WALK STREET  
 COLUMBUS, OHIO 43213



DATE: SEPTEMBER 8, 1999  
 REVISION: MARCH 23, 2000