

**PROPOSED DEVELOPMENT AREA
10.000 ACRES**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Section 1, Township 1, Range 17, United States Military Lands, and being part of those 3.725 acre, 1.856 acre, and 3.711 acre tracts conveyed to Stonehenge Land Company of record in Instrument Number 200607200142285, part of that 1.839 acre tract conveyed to Stonehenge Land Company of record in Instrument Number 200512280272308, part of that 1.839 acre tract conveyed to Stonehenge Land Company of record in Instrument Number 200509070185359, all of that 1.839 acre tract conveyed to Stonehenge Land Company of record in Instrument Number 200604040062833, and all of that 1.839 acre tract conveyed to Stonehenge Land Company of record in Instrument Number 200512280272311 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly described as follows:

BEGINNING at the northeasterly corner of said 1.839 acre tract (Instrument Number 200512280272311), at a point in the centerline of Hamilton Road;

thence South 05° 50' 00" West, with the easterly line of said Stonehenge Land Company tracts and the centerline of said Hamilton Road, a distance of 853.54 feet to a point;

thence across said Stonehenge Land Company tracts, the following courses and distances:

North 84° 10' 00" West, a distance of 205.00 feet to a point;

North 48° 10' 00" West, a distance of 344.89 feet to a point;

North 05° 50' 00" East, a distance of 367.18 feet to a point;

North 84° 15' 12" West, a distance of 180.98 feet to a point in the westerly line of said 1.839 acre tract (Instrument Number 200509070185359);

thence North 06° 14' 04" East, with the westerly line of said 1.839 acre tracts (Instrument Number 200509070185359, Instrument Number 200604040062833, Instrument Number 200512280272311), a distance of 282.92 feet to the northwesterly corner of said 1.839 acre tract (Instrument Number 200512280272311);

thence South 84° 15' 12" East, with the northerly line of said 1.839 acre tract (Instrument Number 200512280272311), a distance of 663.02 feet to the POINT OF BEGINNING, containing 10.000 acres or land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

JAM: bc/25June08
10_000 ac 81192

EXHIBIT A

Limited (L) Overlay District Text for
433-531 North Hamilton Road
Applicant: Stonehenge Land Company
Proposed Use: L-AR - Acreage: 10.00
August 5, 2008
Revised September 3, 2008

PERMITTED USE:

Multi-Family Residential Units at a permitted gross density of no more than eighteen dwelling units per acre. The maximum number of Multi-Family Units will be no more than 180.

SITE PLAN:

The Property (also known as the Community) shall be developed in general accordance with the design principles articulated in the submitted Development Plan dated **September 3, 2008**. All setbacks for buildings and pavement shall be as indicated on the Development Plan. This Development Plan may be adjusted at the time of Final Development Plan approval to reflect engineering, topographical, architectural, easements and other changes developed at the time final development and engineering plans are completed. Major adjustments to the Development Plan shall be reviewed and approved by the Planning Commission, minor adjustments will be approved administratively by City Staff.

BUILDING ELEVATIONS:

1. Multi-Family Residential Units. The buildings will be constructed in accordance with the submitted building elevation drawings. They will be two and three story structures with a coordinated theme and architecture. **Multiple** exterior building materials will be selected; **as being accepted in the building industry as** natural materials from the following group: wood, stone, stucco stone, stucco, brick, hardie-plank and appropriate trim materials. Roof material shall be asphalt shingles. **Materials will be discussed in more detail during the Final Development Plan and Design Review process.** The minimum unit size shall not be less than 579 square feet of finished living space, excluding garage, porch or patio. All units will have two parking spaces and detached garages will be offered to clients based on availability (see Development Plan for the amount on garages available). All parking spaces will meet code per the required dimensioning.
2. Clubhouse Building. A clubhouse and pool shall be included as part of the development amenity for the Community.

LIGHTING:

EXHIBIT B

1. **Fixtures.** All fixed source light fixtures installed on buildings, and visible from the outside, or along streets, driveways, walkways and in yards shall be residential in character and compatible with a single family neighborhood design.
2. **Similar Types.** All types of parking, pedestrian and other exterior lighting shall be on poles or wall mounted fixtures and shall be from the same or similar manufacturer's types to ensure aesthetic compatibility.
3. **No Light Spillage.** All lighting shall be designed and located so as not to shine directly into abutting residential properties.
4. **Clubhouse Lighting.** The clubhouse shall be illuminated with residential scale lighting which is consistent with the structure's appearance as a residential building.
5. **Lighting Review.** The above lighting will be reviewed in more detail during the Final Development Plan and Design Review process.

SIGNAGE/GRAPHICS:

All signage and graphics shall comply with Gahanna City Code.

TRAFFIC AND PARKING:

On-street parking shall not be permitted on Hamilton Road. Road right-of-way for Hamilton Road widening shall be granted as shown on the Development Plan. The vehicular and pedestrian access onto Hamilton Road will be a full access intersection until the future improvements are implemented by the City of Gahanna. After the improvements to Hamilton Road are completed the intersection will function as a right in and a right out intersection or as directed and approve by the City Engineer.

DESIGN REVIEW:

The provisions of this Text are subject to the review, revision and approval of the Planning Commission during the Final Development Plan and Design Review processes.

STORMWATER MANAGEMENT:

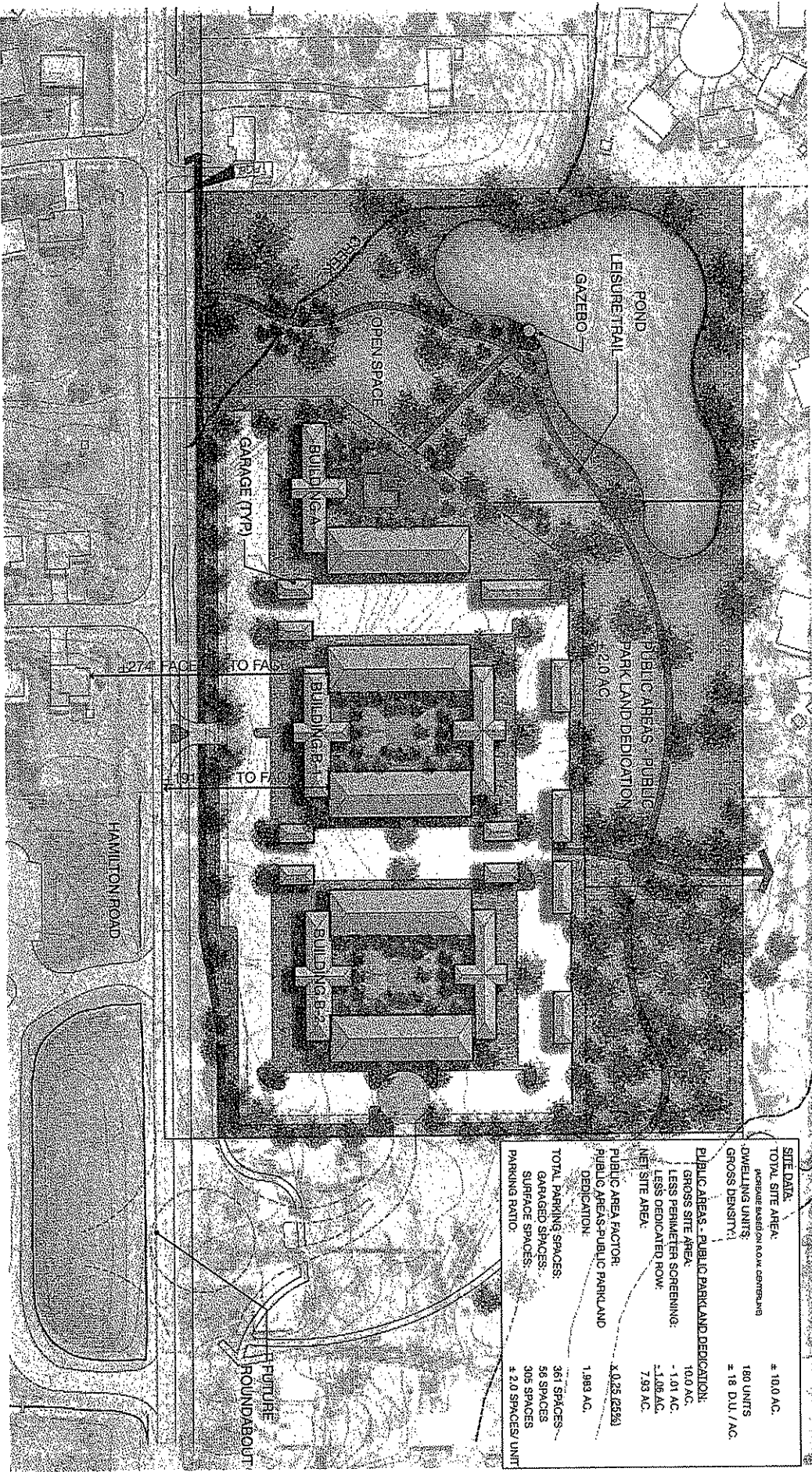
1. Stormwater management engineering shall be designed, submitted and approved in compliance with the City of Gahanna Subdivision Regulations and Stormwater Management Policy, Chapter 1193, Gahanna City Code.
2. Stormwater management shall be provided to the Property by appropriate design of drive aisles, parking areas, and grading plans, which will channel stormwater into engineered structures to detain the stormwater and release it into the streams which bisect the site at predevelopment (existing) rates as is required by law.

PRIVATE OPEN SPACE:

1. The Private Open Space dedication requirement for the Property is fifteen (15%) percent per the Development Standards for an AR Multi-Family Residential District – see Section 1149.03 Development Standards Item (j).

PUBLIC AREAS/PUBLIC OPEN SPACE

1. The required dedication for Public Area per Section 1109.08 is 1.983 acres.
2. The City of Gahanna has requested that additional Public Area/Public Open Space be provided in the area of the Community to provide connectivity between existing properties owned by the City. The additional property will permit bikeway and walkway connections between parks and existing neighborhoods. The additional Property will also permit the City to provide additional stormwater management controls in the area to benefit the surrounding neighborhoods.
3. The Development Plan for the potential Public Area is conceptual in nature and not a final drawing for implementation of the shown improvements.
4. **In the northwest corner of the 10 acre site a leisure trail may be constructed to connect the City leisure trails in the area. The Developer will grant the appropriate easement(s) that are approved and acceptable to the City to permit the general public access to the trails. The Developer will also be permitted to place decorative fencing, benches and other low impact park furniture within this area.**



SITE DATA	
TOTAL SITE AREA:	± 10.0 AC.
ACQUIRE BASED ON ROW CENTERLINE	
DWELLING UNITS:	180 UNITS
GROSS DENSITY:	± 18 D.U. / AC.
PUBLIC AREAS - PUBLIC PARKLAND DEDICATION:	
GROSS SITE AREA:	18.0 AC.
LESS PERIMETER SCREENING:	- 1.01 AC.
LESS DEDICATED ROW:	- 1.08 AC.
NET SITE AREA:	7.99 AC.
PUBLIC AREA FACTOR:	
PUBLIC AREAS - PUBLIC PARKLAND DEDICATION:	± 0.25 (25%)
DEDICATION:	1,989 AC.
TOTAL PARKING SPACES:	
GARAGED SPACES:	58 SPACES
SURFACE SPACES:	305 SPACES
PARKING RATIO:	± 2.0 SPACES/ UNIT

DEVELOPMENT PLAN

433-531 Hamilton Road

Final Version: 2008

09.03.2008

Job Number: 089171 | Concept Version: 1.2 | Exhibit A

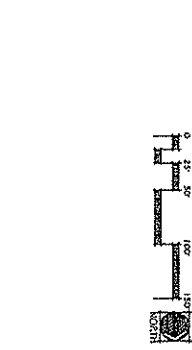


SITE DATA:
 Total Site Area: ± 10.0 ac
 (Acreages based on R.O.W. centerline)
 Dwelling Units: 180 units
 Gross Density: ± 18 d.u./ac.

PUBLIC AREAS - PUBLIC PARKLAND DEDICATION:
 Gross Site Area: 10.0 acres
 Less Pedestrian Screening: -1.01 acres
 Less Dedicated ROW: -1.03 acres
 Net Site Area: 7.93 acres
 Public Area Factor: x 0.25 (25%)

Public Areas - Public Parkland Dedication:
 1.983 acres

GENERAL NOTES:
 1. Typical Parking spaces: 10'x20'
 2. Accessible Parking spaces: 11'x20' and adjacent to a 5' minimum loading aisle.



PRELIMINARY NOT FOR CONSTRUCTION

1:101
 1" = 40'

DATE	DESCRIPTION
10/20/20	PRELIMINARY DEVELOPMENT PLAN
10/20/20	REVISIONS
10/20/20	REVISIONS
10/20/20	REVISIONS

The Stonehenge Land Company
 433 - 531 Hamilton Road
 Gahanna, Ohio
 Development Plan



The place matters. The people matter. The process matters.

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