

HAMPSTEAD AVENUE

GRANVILLE MANOR NORTH SEC 2

WOODGATE VILLAGE LOT 2

ORD. No. 1093-85
L-AR-12

Section 2: That a Height District of Thirty-five (35) feet is hereby established on the C-2, Commercial District and the L-AR-12, Limited-Apartment Residential District on this property, and no building or structure shall be erected to a height in excess of Thirty-five (35) feet.

Section 3: That the Regulation Administrator of the Development Regulation Division be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the offices of the Development Regulation Division and shall register a copy of the approved L-AR-12, Limited Apartment Residential District as required by Section 3370.03 of the Columbus City Codes, said text being titled "Limited Overlay Text, 7.498 acre tract, 5859 Cleveland Avenue" signed by Inges Lusignolo, Property Owner, and James E. Thomas, Agent for Purchaser, and dated February 11, 1985. Said text being as follows:

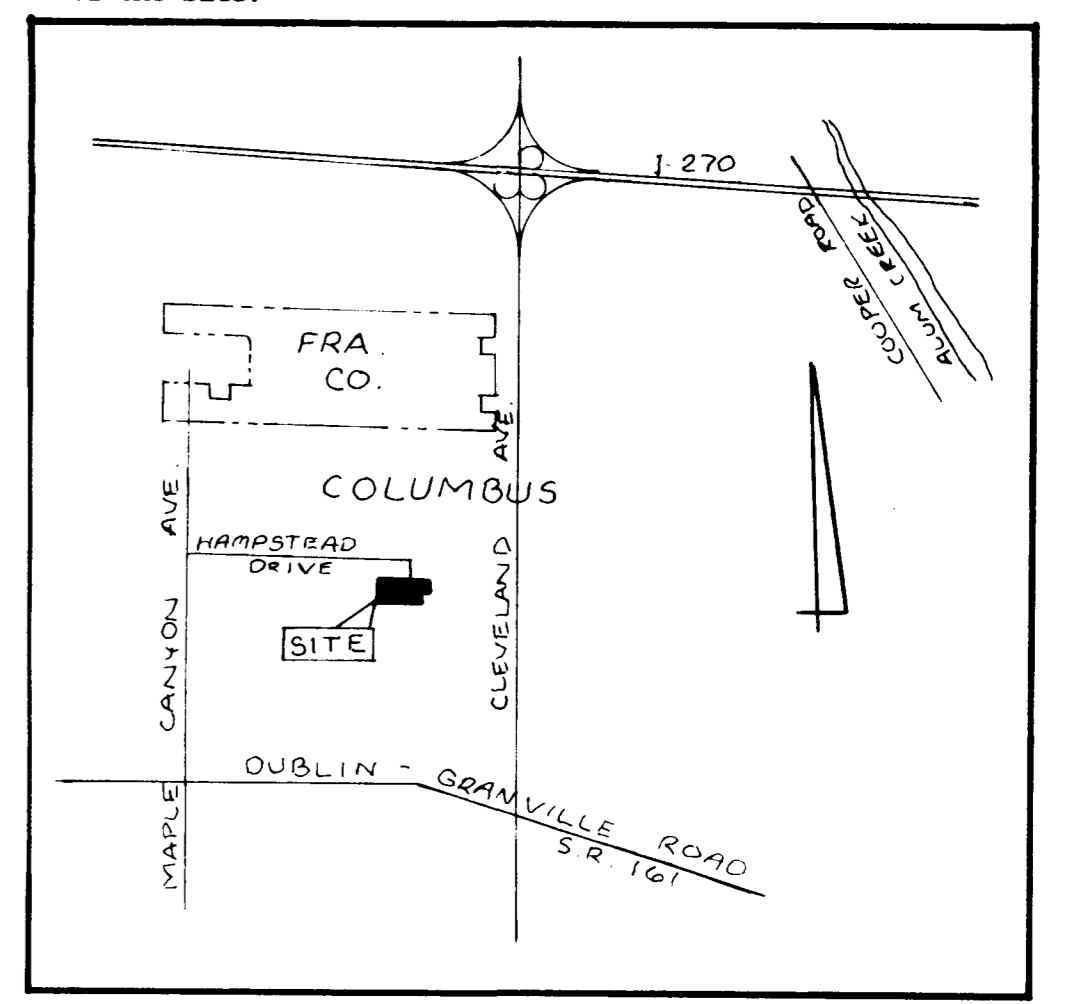
At the request of the City of Columbus, the developer shall construct and dedicate that portion of Brady Drive that will extend through its development. Brady Drive shall be 50 foot right-of-way with 26 feet of pavement. Brady Drive shall be constructed and dedicated prior to the occupancy of the apartment units on the property. This construction will continue the City's program of having Brady Drive built as the surrounding properties are developed, all at buyer's expense.

ORD. No. 1092-85
L-ARLD

Section 2: That a Height District of Thirty-five (35) feet is hereby established on the L-ARLD, Limited-Apartment Residential Low Density District on this property, and no building or structure shall be erected to a height in excess of thirty-five (35) feet.

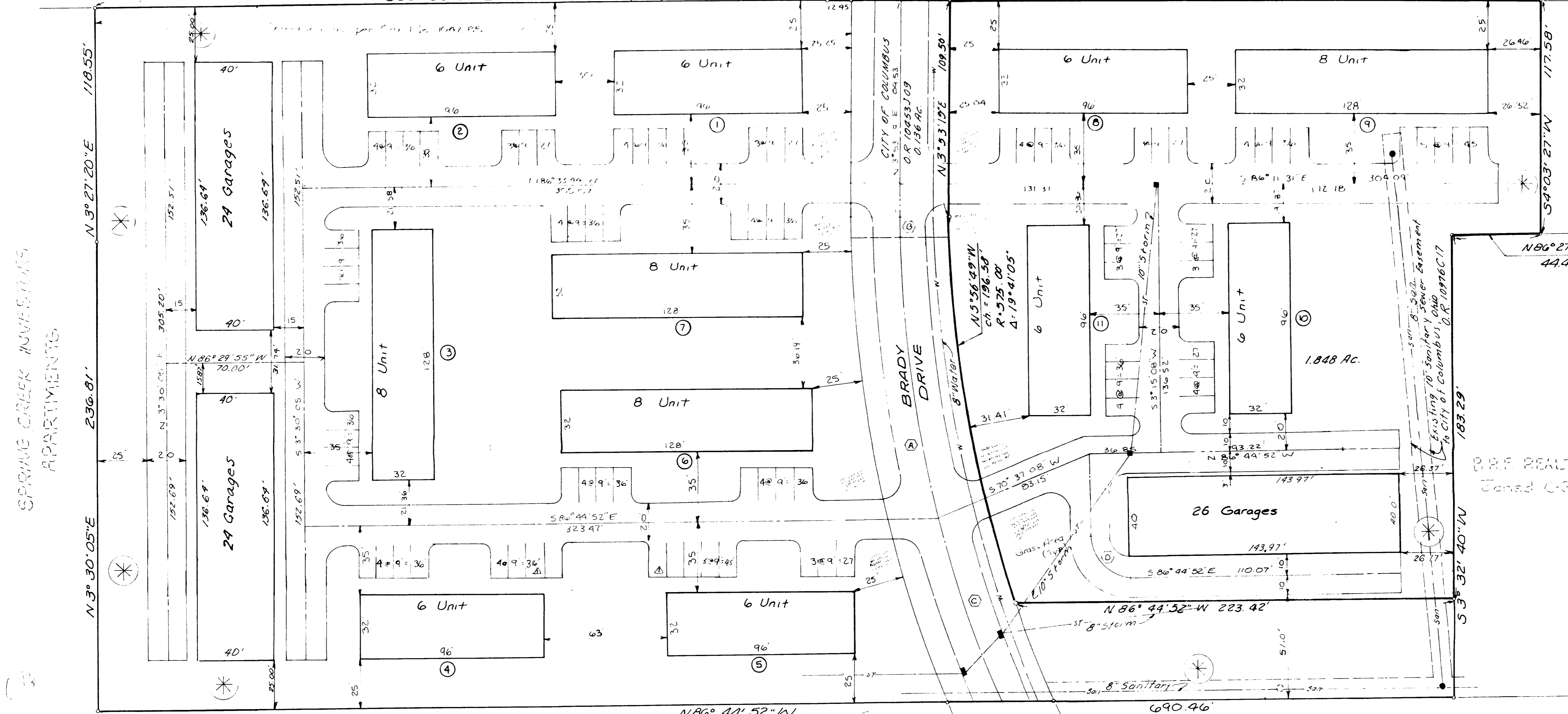
Section 3: That the Regulation Administrator of the Development Regulation Division be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the approved, L-ARLD, Limited-Apartment Residential District and Application among the records of the Jobs Development Department as required by Section 3370.03 of the Columbus City Codes, said text being contained in a letter to the City of Columbus, signed by Richard J. Bull, P.E., P.S., Chairman and dated May 2, 1985. Said limitation shall be as follows:

"... the proposed apartments at 5191 Brady Drive, Columbus, Ohio, will be screened from the rear yards of the eight single-family residences in Granville Manor North Section 2 by a 5-foot high wooden fence unless the residents would rather have some type of shrubs or tree plantings. This screening will be provided along the north property line of the apartments for a distance of approximately 373 feet easterly from the northwest corner of the site."



LOCATION MAP
NO SCALE

SPRING CREEK INVESTMENTS
APARTMENTS



WINTHROP COURT
APARTMENTS

SITE DATA

Land Area (Total)	5.312 Ac.
No. Units / Density	74 / 13.93
Zoning District	L-ARLD L-AR12
Land Area	1.864 Ac. 3.448 Ac.
Ordinance No.	1092-85 1093-85
Effective Date	7-10-85 7-10-85
No. Parking Spaces	148 (84 Open) (64 Covered) Δ
Parking Spaces Per Unit	2
Parking Minimum	9' x 19'
Developer	T. A. Snuder Dev. Co.
Engineer	Bauer, Davidson & Merchant, Inc.

Landscaping: In accordance with City of Columbus, Ohio Code - Chapter 3342 and further described in Section 3342.11, dated August, 1985.
Parking Lot Screening: In accordance with City of Columbus, Ohio Code Chapter 3342 and further described in Section 3342.17 dated August, 1985. Interior landscaping shall be provided at a ratio of one (1) shade tree for every ten (10) parking spaces. Interior lighting shall be provided at a ratio of one (1) light for every ten (10) parking spaces.

The O.B.T. Co Easement in O.R. 0643/1A09 does not affect the 1.848 acre tract

We hereby certify to the Chicago Title Insurance Company and to the County Savings Bank that the westerly line of that 1.848 acre tract is coincident with the easterly line of Brady Drive and that the survey for said 1.848 acre tract was actually made upon the ground and that it and the information, courses and distances shown hereon are correct, that the title lines and lines of actual possession are the same, that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon and that the above survey is located in Zone C as shown on the Flood Insurance Rate Map for Columbus, Ohio effective date July 5, 1983.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By *John W. McCombs*
John W. McCombs
Professional Surveyor No. 6661

Date
2/8/87

SITE DIMENSION PLAN
for
CHARLESTON PLACE APARTMENTS

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

255 Green Meadows Drive South
Suite B PO Box 152
Powell, Ohio 43065

July 6, 1987

Scale: 1" = 30'
Order No. 923-87

Rev 2/8/85
Rev 1/23/87
2/20/87

- A) Δ = 23° 57' 51"
TX = 600.00
TY = 127.34
CX = 249.33
CY = 25.37
N 8° 05' 37" W
- B) Δ = 0° 54' 40"
R = 600.00
T = 4.77
CX = 95.4
CY = 25.59 E
- C) Δ = 9° 17' 04"
R = 600.00
T = 48.72
CX = 97.12
CY = 26.02 W
- D) Δ = 90° 00' 00"
R = 25.00
T = 25.00
CX = 28.28

5' High Buffer Zone with
75% opacity