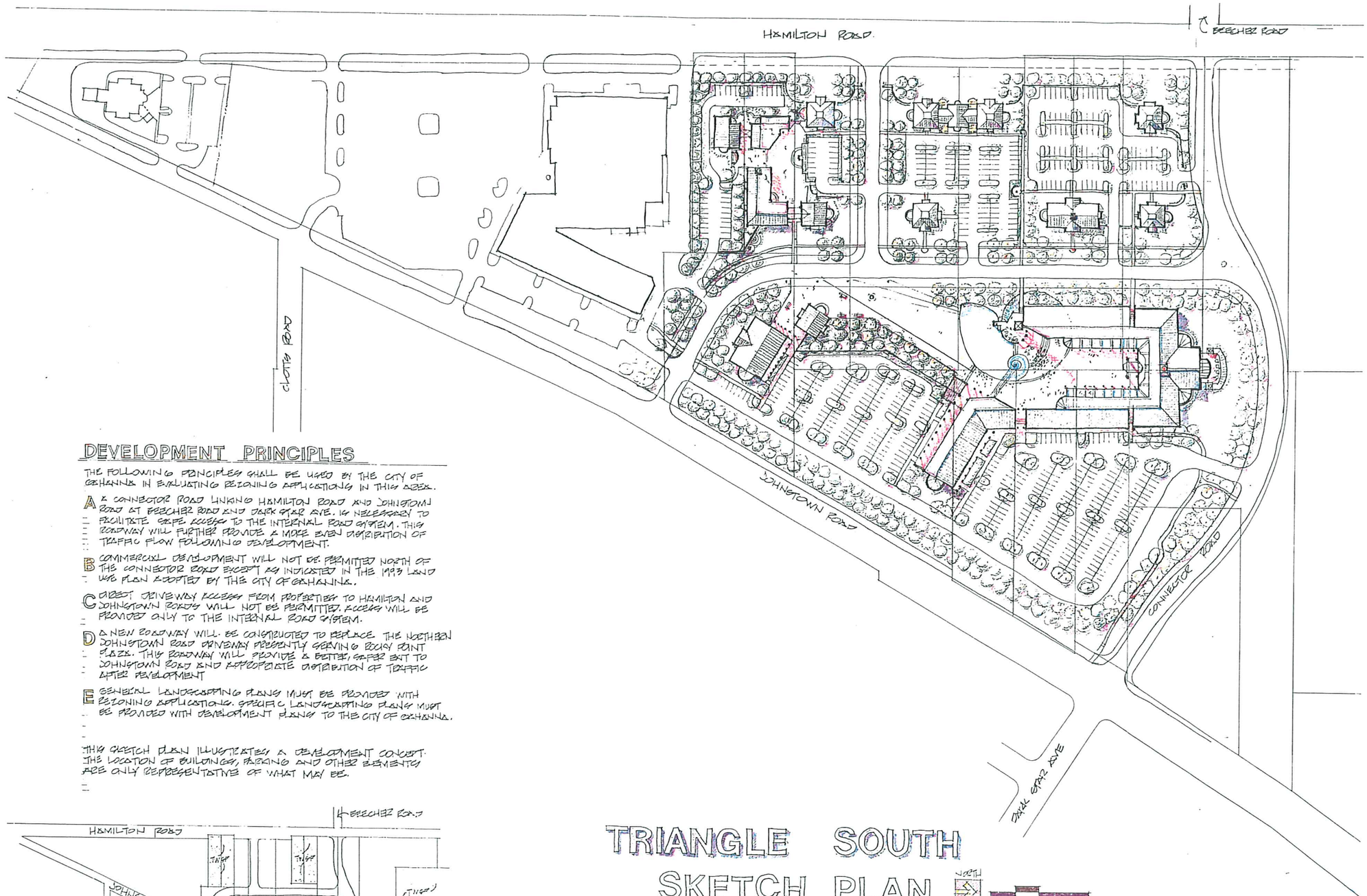



## DEVELOPMENT PRINCIPLES

THE FOLLOWING PRINCIPLES SHALL BE USED BY THE CITY OF GAHANNA IN EVALUATING REZONING APPLICATIONS IN THIS AREA.

**A** A CONNECTOR ROAD LINKING HAMILTON ROAD AND JOHNSTOWN ROAD AT BEECHER ROAD AND DARK STAR AVE. IS NECESSARY TO FACILITATE SAFE ACCESS TO THE INTERNAL ROAD SYSTEM. THIS ROADWAY WILL FURTHER PROVIDE A MORE EVEN DISTRIBUTION OF TRAFFIC FLOW FOLLOWING DEVELOPMENT.

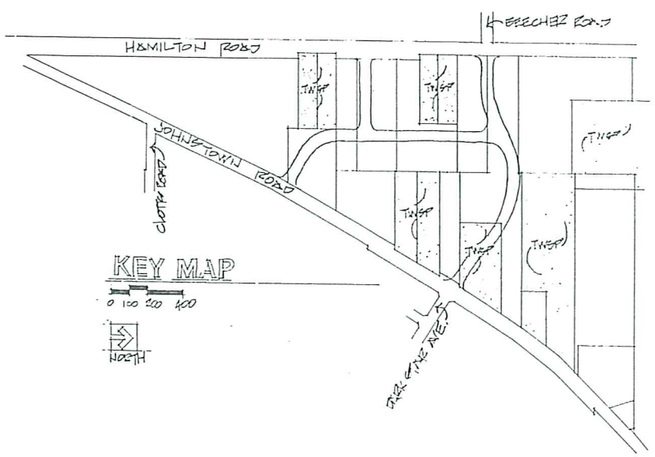
**B** COMMERCIAL DEVELOPMENT WILL NOT BE PERMITTED NORTH OF THE CONNECTOR ROAD EXCEPT AS INDICATED IN THE 1993 LAND USE PLAN ADOPTED BY THE CITY OF GAHANNA.

**C** DIRECT DRIVEWAY ACCESS FROM PROPERTIES TO HAMILTON AND JOHNSTOWN ROADS WILL NOT BE PERMITTED. ACCESS WILL BE PROVIDED ONLY TO THE INTERNAL ROAD SYSTEM.

**D** A NEW ROADWAY WILL BE CONSTRUCTED TO REPLACE THE NORTHERN JOHNSTOWN ROAD DRIVEWAY PRESENTLY SERVING BOBBY POINT PLAZA. THIS ROADWAY WILL PROVIDE A BETTER, SAFER EXIT TO JOHNSTOWN ROAD AND APPROPRIATE DISTRIBUTION OF TRAFFIC AFTER DEVELOPMENT

**E** GENERAL LANDSCAPING PLANS MUST BE PROVIDED WITH REZONING APPLICATIONS. SPECIFIC LANDSCAPING PLANS MUST BE PROVIDED WITH DEVELOPMENT PLANS TO THE CITY OF GAHANNA.

THIS SKETCH PLAN ILLUSTRATES A DEVELOPMENT CONCEPT. THE LOCATION OF BUILDINGS, PARKING AND OTHER ELEMENTS ARE ONLY REPRESENTATIVE OF WHAT MAY BE.




# TRIANGLE SOUTH
# SKETCH PLAN

NORTH 0 50 100 200

PREPARED FOR:
THE CITY OF GAHANNA, DEPARTMENT OF DEVELOPMENT

PREPARED BY:
BURNS, BRETSCH AND HARRIS, INC.
COLUMBUS, OHIO
GEORGE PARKER & ASSOCIATES, AIA
GAHANNA, OHIO

TOTAL BUILDING AREA = 128,175 SF
TOTAL PARKING = 567 SPACES

DATE: FEBRUARY 5, 1996