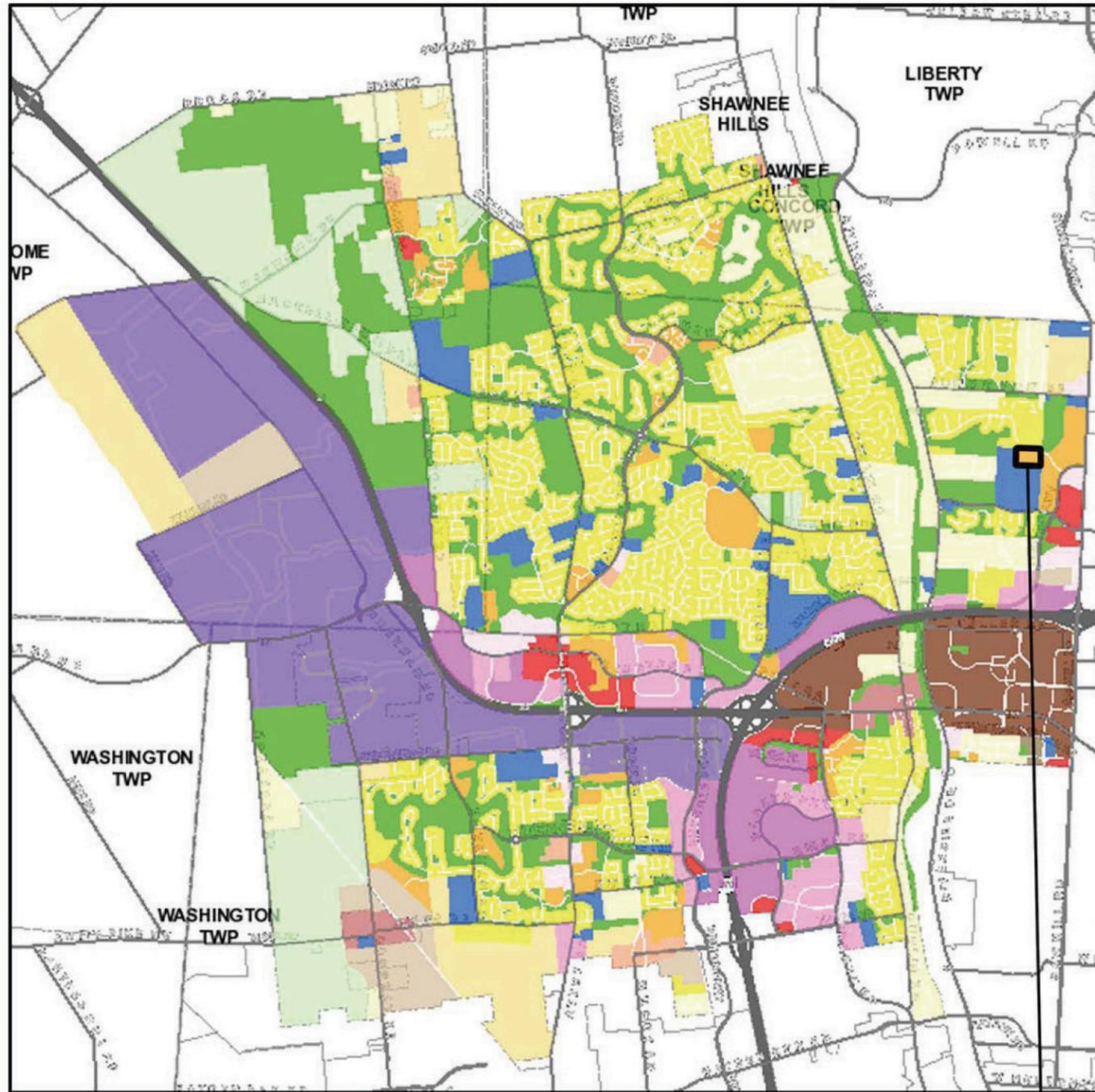


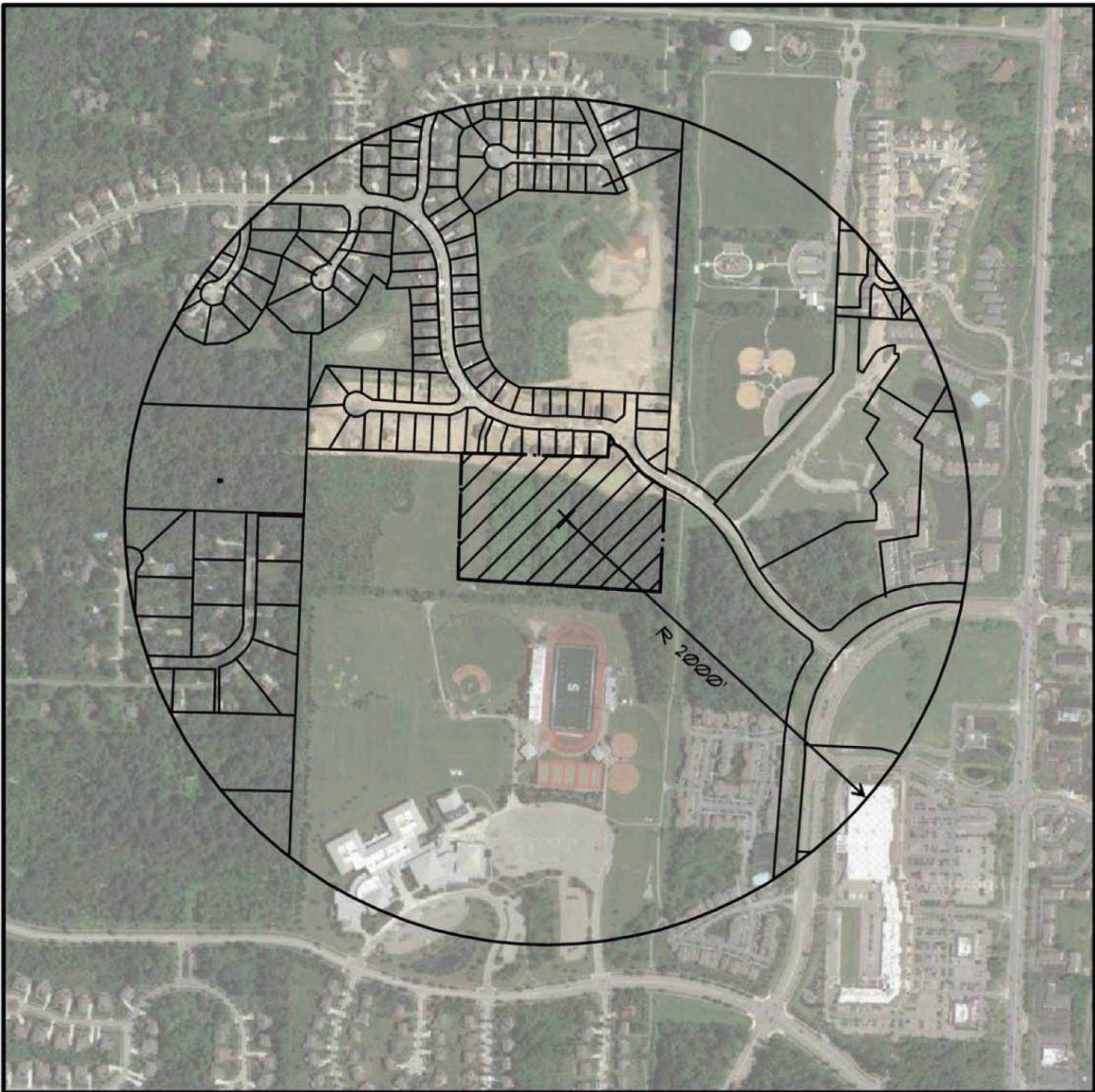
Changes from prior plans:

- The overall planning objective was to soften the linearity and geometric rectangularity of the circulation spine by introducing curves in the main street, and adding diagonal secondary roads along with “nested” unit planning to give the soft feel of residencies constructed in a woods.
- Careful planning of the secondary access roads and courts has permitted over one-half the units to have their garage oriented away from the main circulation road; a large advantage, again for overall aesthetics, and ease of walkability.
- Addition of a retention pond
 - The introduction of a significant water feature in the focal center of the site has permitted over one third of the units to be “on-the –water”; a great advantage in terms of overall aesthetics, an ethereal living spirit, and excellent real estate value.
 - Introduction of several green design features including pervious pavers, and underground water retention is a complement to the main retention basin that will be ringed with natural flora and vegetation.
 - Through this project we will be alleviating the water retention issues the Scioto Darby High School is having with this site as it currently stands. EP Ferris and Associates, who is our Civil Engineer has done the preliminary drainage studies in our feasibility phase, they discovered that the current school storm sewer system was not designed to accommodate runoff from our site in it’s natural, undeveloped state. In other words, this site has always drained onto the school site, even prior to the school’s construction; however the original engineering designs did not appear to size the storm sewer system accordingly to accommodate this runoff. Our Civil Engineer has reviewed their findings with the City of Dublin Engineering staff; who has concurred that the record documents do not seem to address off-site runoff from this site. Today the site currently drains overland into the schools system, and we feel this could be part of the reason that the area adjacent gets soggy from time to time during the rainy season. Our natural connection to drain our site is via the existing inlet on the Schools property. This allows us to retain several legacy trees on our property that has been requested by the City of Dublin and the home owner’s association. Without this connection, construction of our property would require complete tree removals and massive regrading of the site to direct storm water into Wyandotte Woods Boulevard; which, aside from being cost-prohibitive, would affect the natural character and topography of the property. Our Civil Engineer has a proposed solution to connect to the Schools storm system where we are addressing the current sizing concerns for the school’s drainage system as well as detaining runoff from our proposed improvements. We would just need the Dublin City School system to accommodate us via an underground connection to the school’s drainage system. This would be accomplished by granting our site a storm drainage easement to connect to the School’s underground storm sewer system.
- Hawthorne Commons will not be using the retention pond to the north of the property. The current owner will be obtaining an easement for this retention pond.
- An 65’ setback from the walking path on the eastern side to the edge of the development in order to further save a larger portion of the tree stand in that corner
- Setback on the south and west sides are now at 15’ to accommodate the retention pond and saving of the legacy trees. Still have full setback to the single family homes on the north side.
- Saving 7 of the 9 living legacy trees
- Moved the community center from the entrance

- Put in the requested tree median at the entrance
- Moved the trash compactor to the back of the property
- Widen and redesigned the interior roadways so the firetrucks had the desired turning radius
- Provided community access on the east side to the walking path
- Provided the bike path in the northwest corner for the City of Dublin
- Extended the sidewalk around the entire center of the project
- Combination of front load and rear load to reduce the amount of paved area on the property



FUTURE LAND USE ■ SUBURBAN RESIDENTIAL MEDIUM DENSITY - PROPOSED HAWTHORNE COMMONS SITE



REGIONAL CONTEXT MAP

TREPLUS COMMUNITIES
 1515 LAKESHORE DRIVE
 COLUMBUS, OHIO 43204
 OWNER/DEVELOPER
 15 OCTOBER 2015

A NEW RENTAL HOUSING DEVELOPMENT FOR
HAWTHORNE COMMONS
 WYANDOTTE WOODS BOULEVARD, DUBLIN, OHIO
TREPLUS COMMUNITIES

JLBender Inc.
 JLBENDER, INC. ARCHITECTS AND PLANNERS A.I.A.
 3040 RIVERSIDE DRIVE, SUITE 132, COLUMBUS, OHIO 43221
 PH 614/488.8814 FX 614/488.7224 E MAIL: info@jlbender.com
 JLB #: 15007



ADJACENT PROPERTIES

- 1.) TRINITY HOME BUILDERS, LLC
- 2.) TRINITY HOME BUILDERS, LLC
- 3.) TRINITY HOME BUILDERS, LLC
- 4.) ANTHONY FALCO
- 5.) JESSICA AND NISHI PATEL
- 6.) MANHAR PATEL
- 7.) KENNETH CARPENTER
- 8.) NOT LISTED
- 9.) DANIEL ZUPNICK
- 10.) BRIAN ALDER
- 11.) SATYANARAYANA AKKENPALLY
- 12.) RAMADEVI PERALI
- 13.) TRINITY HOME BUILDERS, LLC.
- 14.) PULTE HOMES OF OHIO, LLC.
- 15.) CITY OF DUBLIN, LLC.
- 16.) ROBERT FARBER
- 17.) TRINITY HOME BUILDERS, LLC.
- 18.) TRINITY HOME BUILDERS, LLC.
- 19.) TRINITY HOME BUILDERS, LLC.
- 20.) KUNAPULI KRISHNA PRASAD
- 21.) HOMEWOOD CORP.
- 22.) NATHAN AND CAROLINE FREY
- 23.) SHAWN COCHRAN
- 24.) AARON MCKENZIE
- 25.) INAYAT SAJID
- 26.) MULKA HARIKA
- 27.) DESAI RAJEEV RAMUBHAI
- 28.) GUNDU VENKATESH
- 29.) DUBLIN CITY SCHOOL
- 30.) HOMEWOOD CORP.
- 31.) HOMEWOOD CORP.
- 32.) HOMEWOOD CORP.



SOUTHERN PROPERTIES



DUBLIN SCIOTO H.S.



LOOKING DOWN EAST PATH



EASTERN PROPERTIES

VICINITY MAP

TREPLUS COMMUNITIES
 1515 LAKESHORE DRIVE
 COLUMBUS, OHIO 43204
 OWNER/DEVELOPER
 20 OCTOBER 2015

A NEW RENTAL HOUSING DEVELOPMENT FOR
HAWTHORNE COMMONS
 WYANDOTTE WOODS BOULEVARD, DUBLIN, OHIO
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SUMMARY

	1 BEDROOM UNITS	18
	2 BEDROOM UNITS	45
	2+ BEDROOM UNITS	23
TOTAL UNITS		86
GARAGE PARKING		154
APRON PARKING		154
APRON + STREET PARKING		172
SITE AREA (ACRE)		13

#paxdesign
 JLBENDER, INC. ARCHITECTS AND PLANNERS A.I.A.
 3040 Riverside Drive, Suite 132, Columbus, Ohio 43221
 PH: 614/468.8814 FX: 614/468.7224 E: mail_ben@jlbenders.com

A NEW RENTAL HOUSING DEVELOPMENT FOR
HAWTHORNE COMMONS
 WYANDOTTE WOODS BOULEVARD, DUBLIN, OHIO
TREPLUS COMMUNITIES OWNER - DEVELOPER
 1515 LAKESHORE DRIVE, COLUMBUS, OHIO 43204

REV.	ISSUE	DATE

DATE
 20 OCTOBER 2015
 DRAWING
 SHEET NUMBER
 JLB PROJECT #15007



TREPLUS COMMUNITIES
1515 LAKESHORE DRIVE
COLUMBUS, OHIO 43204
OWNER/DEVELOPER

20 OCTOBER 2015

A NEW RENTAL HOUSING DEVELOPMENT FOR
HAWTHORNE COMMONS
WYANDOTTE WOODS BOULEVARD, DUBLIN, OHIO
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OWNER/DEVELOPER

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20 OCTOBER 2015

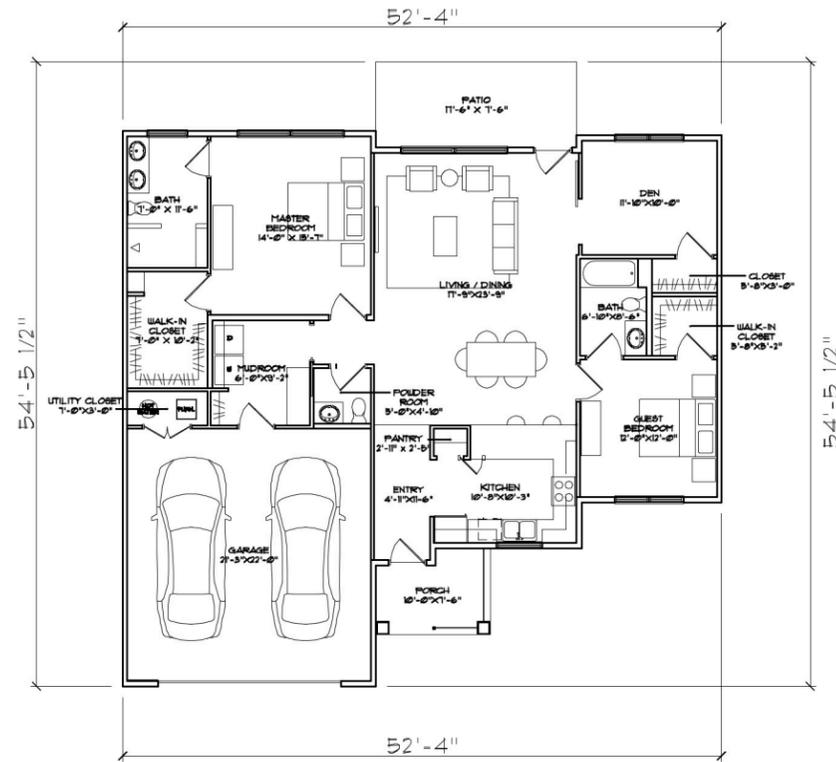
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HAWTHORNE COMMONS
WYANDOTTE WOODS BOULEVARD, DUBLIN, OHIO
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JLBender, Inc.

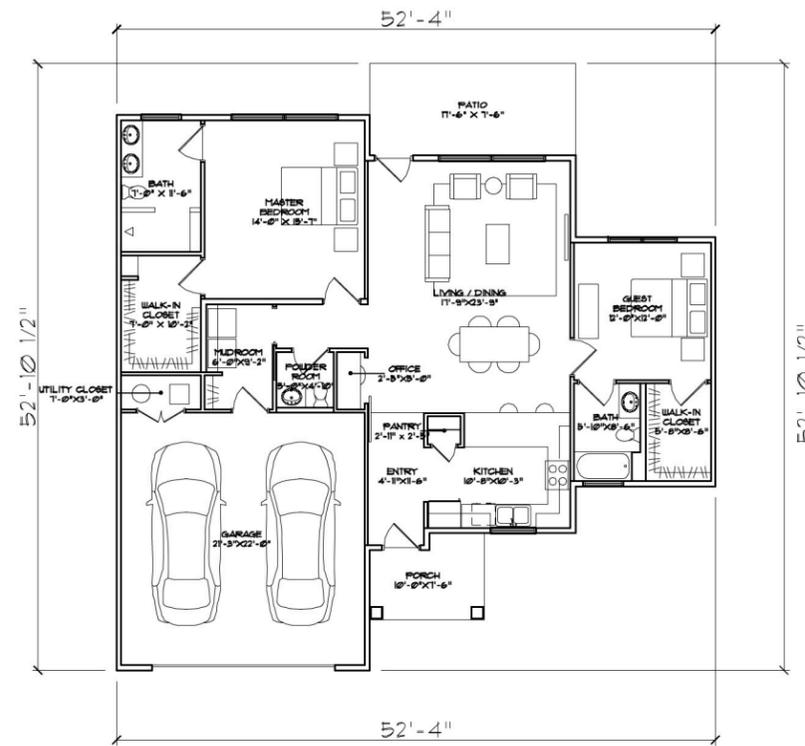
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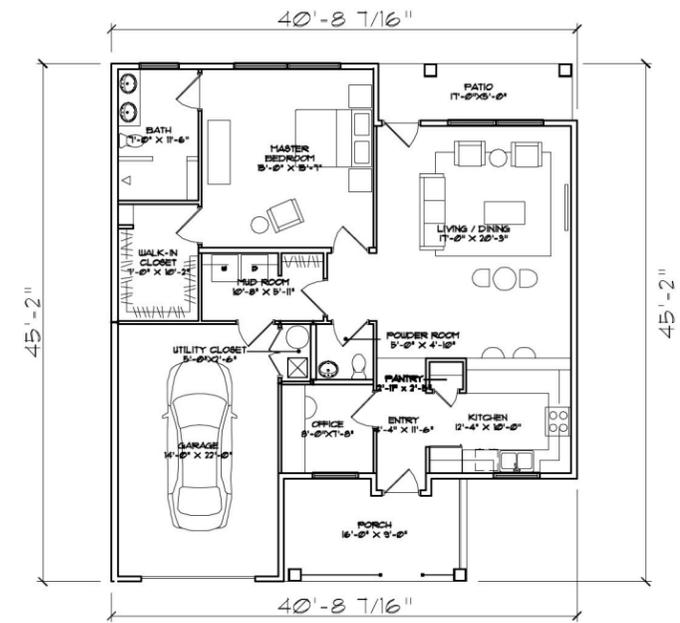
FRONT LOADED PLANS



2BR+ UNIT PLAN
SCALE: 1/16" = 1'-0" 1568 SQFT.



2BR UNIT PLAN
SCALE: 1/16" = 1'-0" 1415 SQFT.



1BR UNIT PLAN
SCALE: 1/16" = 1'-0" 1180 SQFT.

TREPLUS COMMUNITIES
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20 OCTOBER 2015

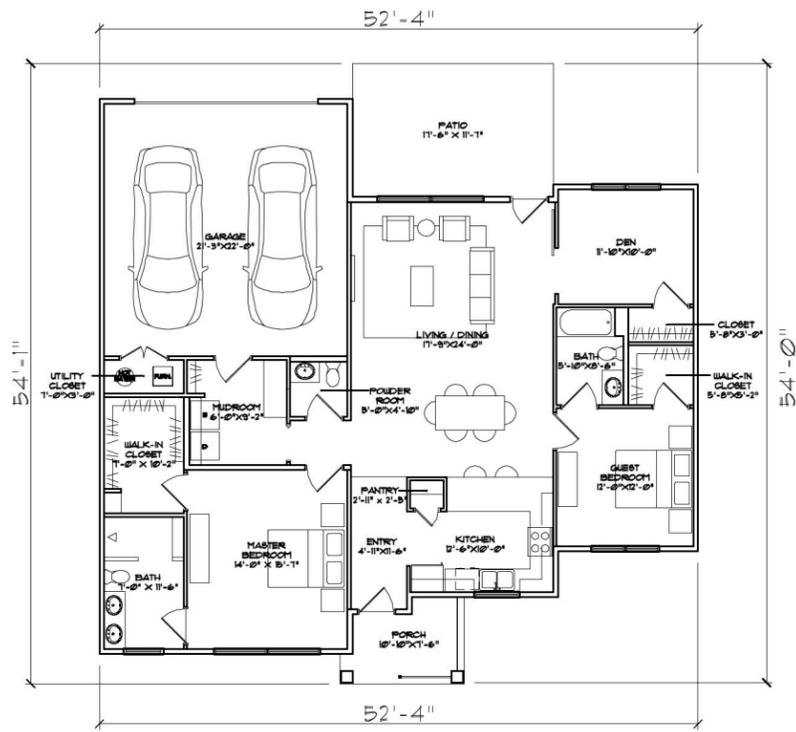
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TREPLUS COMMUNITIES



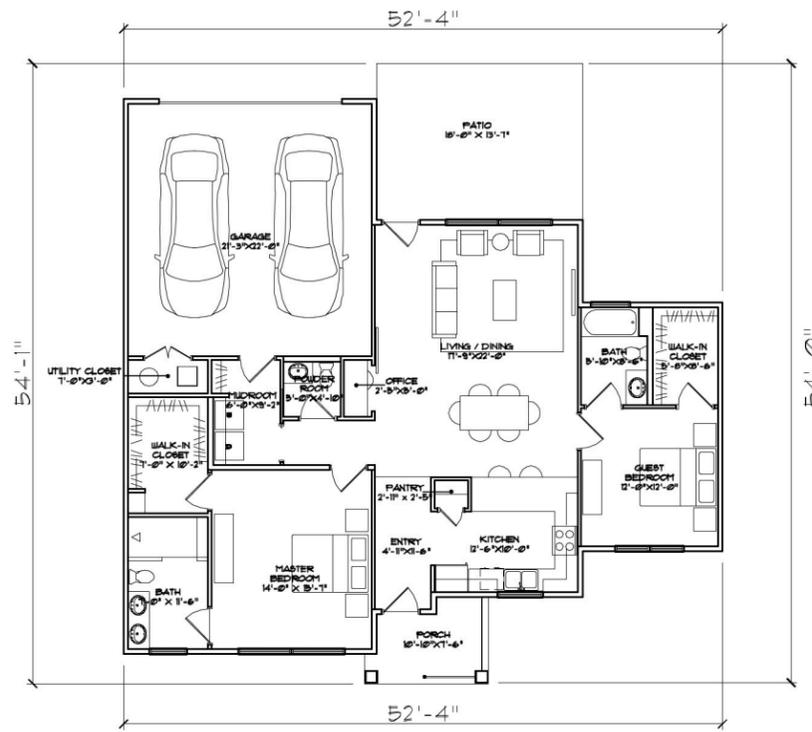
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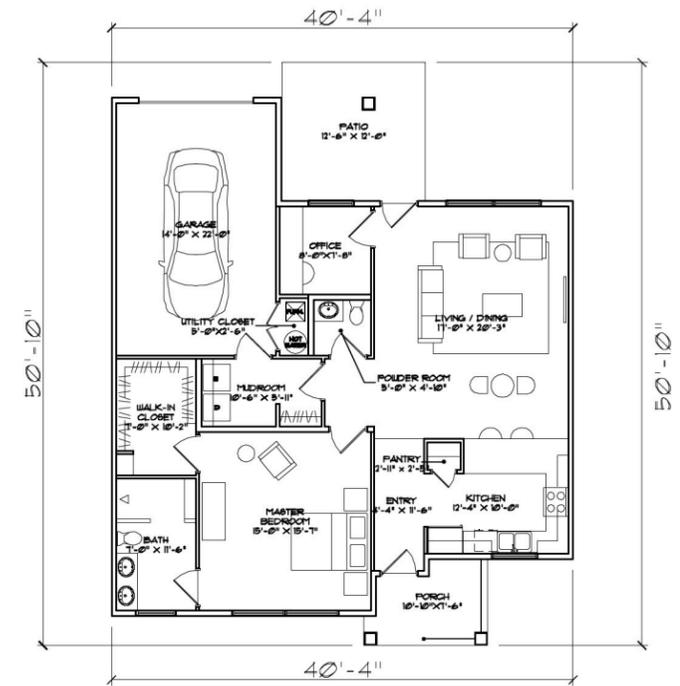
REAR LOADED PLANS



2BR+ UNIT PLAN
SCALE: 1/16" = 1'-0" 1584 SQFT.



2BR UNIT PLAN
SCALE: 1/16" = 1'-0" 1421 SQFT.



1BR UNIT PLAN
SCALE: 1/16" = 1'-0" 1172 SQFT.

TREPLUS COMMUNITIES
1515 LAKESHORE DRIVE
COLUMBUS, OHIO 43204
OWNER/DEVELOPER

20 OCTOBER 2015

A NEW RENTAL HOUSING DEVELOPMENT FOR
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JLB #: 15007



Hawthorne Commons Apartments Tree Survey



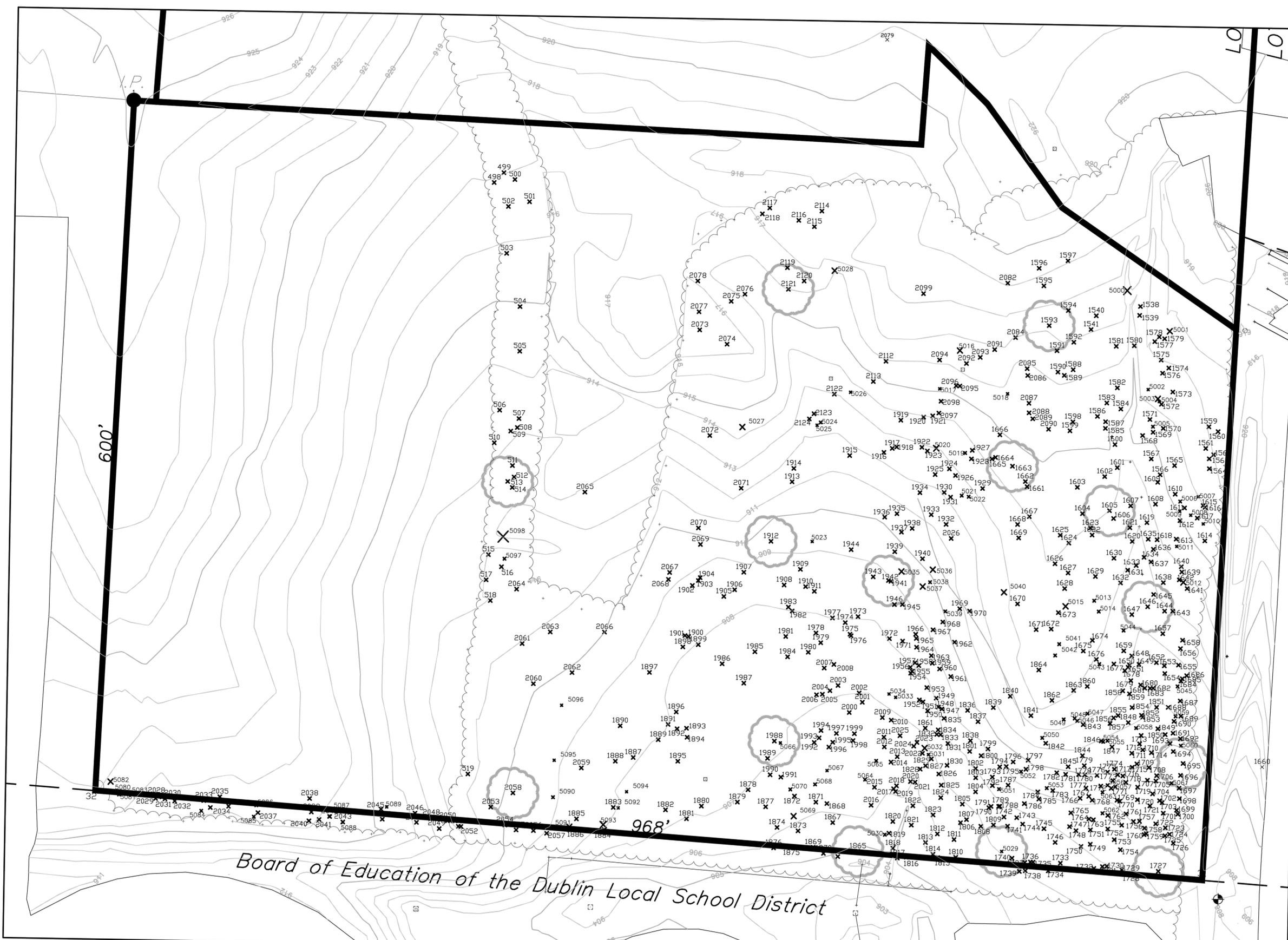
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Date: 2015 10 21 1155

Scale: 1"=40' on 24x36

Drawn By: EMN

Drawing Number: L1





Hawthorne Commons Apartments Tree Removal Plan



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Date: 2015 10 20 1126

Scale: 1"=40' on 24x36

Drawn By: EMN

Drawing Number: L2



	Existing Tree To be Removed	x398
	Existing Tree To Remain	x264



 Existing Tree To Remain	x264	 Proposed Evergreen 6'-7'	x75
 Proposed Medium Deciduous 1 1/2" Caliper	x125	 Proposed Large Deciduous 2" Caliper	x55



Hawthorne Commons Apartments Proposed Planting Plan



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Date: 2015 10 20 1152

Scale: 1"=40' on 24x36

Drawn By: EMN

Drawing Number: L3

Hawthorne Commons Tree Survey						Last year of data: 2015 10 21 1204		Scale: 1"=40'		Drawing Number: L4							
Existing Tree Survey			Trees to be Cut			Trees Remaining											
Live Trees (533)			Dead Trees (125)			Good Trees (192)			Dead Trees (125)			Good Trees Remaining (181)			Dead Trees Remaining (22)		
Tree #	Size	Tree #	Size	Tree #	Size	Tree #	Size	Tree #	Size	Tree #	Size	Tree #	Size	Tree #	Size	Tree #	Size
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