

PROPOSED ANNEXATION OF 6.49± ACRES OF LAND

TO: The City of Gahanna
FROM: Jefferson Township
Franklin County, Ohio

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being in Lot 1, Quarter Township 2, Township 1, Range 16, United States Military Lands and containing 6.49 acres of land, more or less, said 6.49 acres being described as follows:

Beginning, for reference, at an angle point in the existing City of Gahanna corporation line as established by Ordinance Number 435-98 and described in Miscellaneous Record , Page , Recorder's Office, Franklin County, Ohio, said angle point being in the westerly right-of-way line of Hamilton Road and in an easterly line of the existing Corporation line of the City of Gahanna as established by Ordinance Number 15-71 and described in Miscellaneous Record 152, Page 375, Recorder's Office, Franklin County, Ohio said reference point being located 40 feet westerly, as measured at right angles, the centerline of said Hamilton Road, thence eastwardly with the existing City of Gahanna Corporation line (Ord. No. 435-98) crossing said Hamilton Road and with the southerly line of Leasenet, Inc. 0.53 acre tract, a distance of 478 feet, more or less, to the true point of beginning;

Thence, from said true point of beginning, northeastwardly, with the existing City of Gahanna Corporation line (Ord. No.435-98), with the northwesterly line of Robert N. Kertzinger and Patricia A. Kertzinger 2.69 acre tract and with the Leasenet, Inc. 13.1 acre tract , a distance of 301 feet, more or less, to the northernmost corner of said 2.69 acre tract;

Thence southeastwardly, with the existing City of Gahanna Corporation line (Ord. No. 435-98), with northeasterly line of said 2.69 acre tract and with a southwesterly line of said 13.1, acre tract, a distance of 296 feet, more or less, to a point;

Thence, eastwardly, with the existing City of Gahanna Corporation line (Ord. No. 435-98), with the northerly line of said 2.69 acre tract, with the northerly line of Susan C. Stein 3.80 acre tract and with a southerly line of said 13.1 acre tract, a distance of 510 feet, more or less, to a northeasterly corner of said 3.80 acre tract, the same being in the westerly line of that 5.02 acre tract of land described in the deed to James M. Ryan, Trustee and James M. Ryan Family Trust III;

Thence southwardly, with the easterly line of said 3.80 acre tract, and with a westerly line said 5.02 acre tract, a distance of 333 feet, more or less, to a southeasterly corner of said 3.80 acre tract, said corner being in the existing City of Gahanna Corporation line as established by Ordinance No. 116-94 and described in Official Record 27249B06, Recorder's Office, Franklin County, Ohio;

Thence westwardly, with the existing City of Gahanna Corporation line (Ord. No. 116-94), with a southerly line of said 3.80 acre tract, a distance of 573 feet, more or less, to a southwesterly corner of said 3.80 acre tract, the same being in an easterly line of Jack A. Williams 2.45 acre tract;

Thence northwardly, with westerly line of said 3.80 acre tract and with an easterly line of said 2.45 acre tract, a distance of 150 feet, more or less, to a northeasterly corner of said 2.45 acre tract;

Thence southwestwardly, with a southwesterly line of said 3.80 acre tract and with a northwesterly line of said 2.45 acre tract, a distance of 146 feet, more or less, to a point in the center of said Hickory Run (Beem Ditch);

Thence southwestwardly, with a southerly line of said 2.69 acre tract, and with a northeasterly line of said 2.45 acre tract, a distance of 90 feet, more or less, to a southwesterly corner of said 2.69 acre tract;

Thence northwestwardly, with a southwesterly line of said 2.69 acre tract and with a northeasterly line of said 2.45 Acre tract, a distance of 62 feet, more or less, to an angle point;

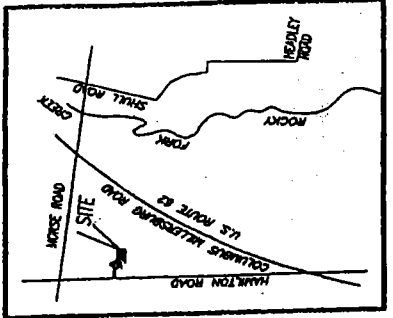
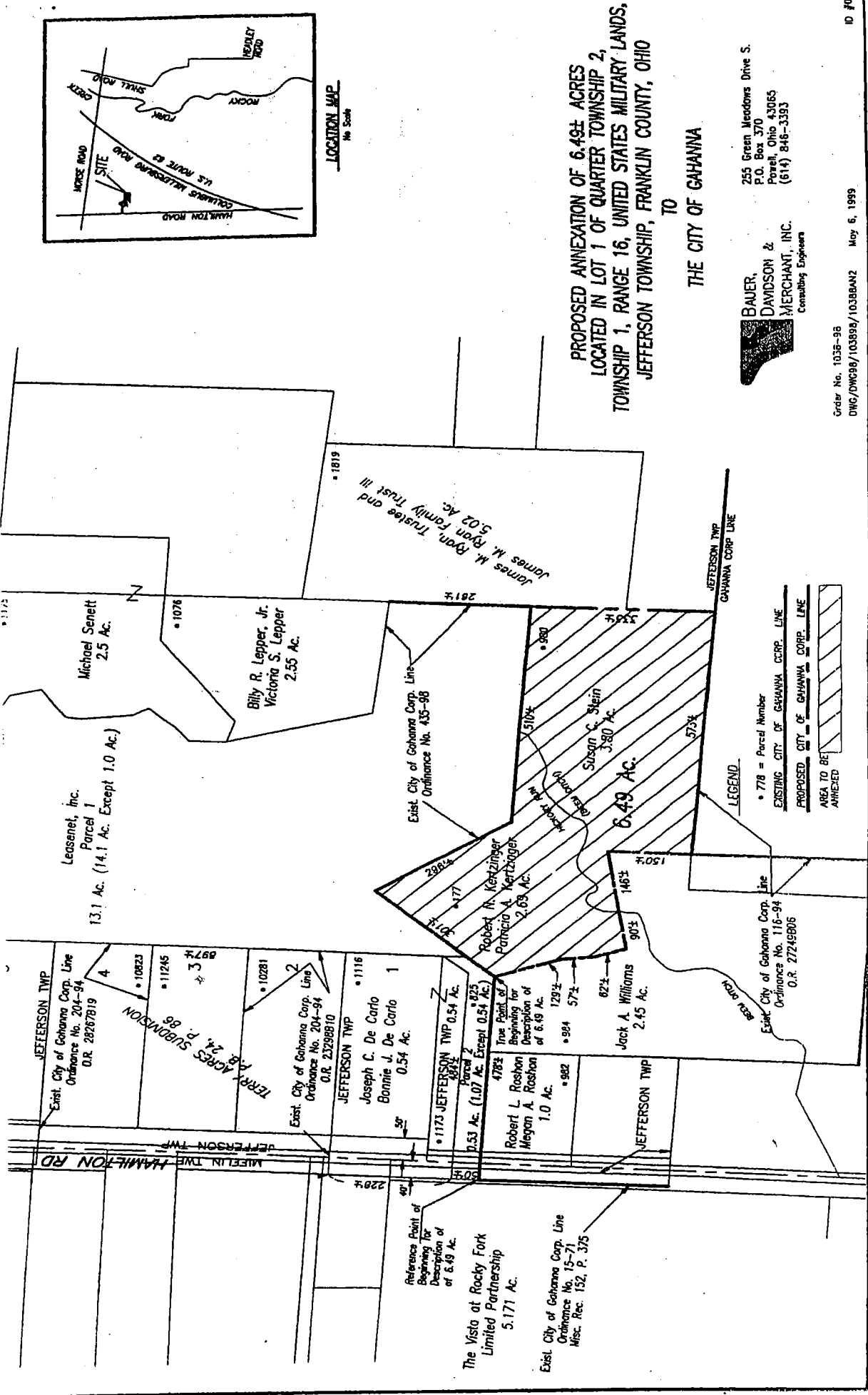
Thence northwestwardly, with a southwesterly line of said 2.69 acre tract and with a northeasterly line of said 2.45 acre tract, a distance of 57 feet, more or less, to an angle point;

Thence northwestwardly, with a southwesterly line of said 2.69 acre tract, with a northeasterly line of said 2.45 acre tract, a distance of 129 feet, more or less, to the true point of beginning and containing 6.49 acres of land, more or less.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By *Gatis Erenpreiss*
Gatis Erenpreiss
Professional Surveyor No. 5572





PROPOSED ANNEXATION OF 6.49± ACRES
 LOCATED IN LOT 1 OF QUARTER TOWNSHIP 2,
 TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS,
 JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
 TO
 THE CITY OF GAHANNA

BAUER, DAVIDSON & MERCHANT, INC.
 Consulting Engineers
 255 Green Meadows Drive S.
 P.O. Box 370
 Powell, Ohio 43065
 (614) 846-3393

LEGEND
 • 778 = Parcel Number
 EXISTING CITY OF GAHANNA CORP. LINE
 PROPOSED CITY OF GAHANNA CORP. LINE
 AREA TO BE ANNEXED

LIMITED OVERLAY DISTRICT TEXT
5101 and 5050 SHAGBARK ROAD
THE STONEHENGE COMPANY
L-AR: 6.49+/-

PERMITTED USED:

Not more than 6.5 residential units per acre, in two, three and four unit clusters. The density for the entire 20.22 acre development shall not exceed 5.0 residential units per acre.

SITE PLAN:

The property shall be developed in general accordance with the design principles articulated in the submitted Conceptual Development Plan. This Conceptual Development Plan may be adjusted at the time of Final Development Plan approval to reflect engineering, topographical, architectural, tree preservation, easements or other data developed at the time final development and engineering plans are completed. Adjustments to the Site Plan shall be reviewed and approved by the Planning Commission. This property is to be combined and developed in conjunction with the 13.7 acre parcel which has been previously reviewed and zoned L-AR.

ENVIRONMENTAL TREATMENT:

A primary site development goal is to preserve the dense tree stands present on the property. A tree survey shall be completed and submitted with the Final Development Plan. To this end, those acres identified as such on the Final Development Plan shall be established as tree Preservation Zones, as defined by City of Gahanna Code, which shall not be disturbed except to construct and extend underground utilities and to allow for clearing of the undergrowth. All reasonable steps shall be taken to preserve and ensure the survivability of significant trees identified to be saved on the Final Development Plan including but not limited to pre-construction fencing of such trees and Preservation Zones.

BUILDING ELEVATIONS:

- a. Residential Units. The buildings shall be constructed in accordance with the submitted building elevation drawings. The design of the buildings are similar to the design of the buildings at the Sycamore Woods Condominium Community on North Hamilton Road in Gahanna. Window frames shall be wood, vinyl, or aluminum cladding with a painted finish; no unpainted metal shall be permitted. Roof material shall be asphalt shingles. These building elevations may be adjusted to reflect engineering, topographical, architectural refinements or other conditions developed at the time final development and engineering plans are completed. Adjustments to the building elevation shall be reviewed and approved by the Planning Commission as appropriate upon submission of the appropriate date regarding the proposed adjustment. The minimum unit size shall be not less than 1,400 square feet of finished living space, excluding garage, porch or patio. All units will have a two-car garage.

EXHIBIT B

- b. Community Building. The community building and pool shall be included as part of the development.

LIGHTING:

- a. Fixtures. All fixed source light fixtures installed on buildings, in buildings and visible from the outside, or along streets, driveways, walkways and in yards shall be reviewed and approved by the Planning Commission.
- b. 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 type to insure aesthetic compatibility.
- c. No Light Spillage. All lighting shall be designed and located so as not to shine directly into abutting residential properties.
- d. The community building shall be illuminated with residential scale lighting which is consistent with the structure's appearance as a residential building.

SIGNAGE/GRAPHICS:

- a. Entrance Feature. Any entrance feature shall be subject to applicable setbacks, and any directional entry/exit signs shall be ground-type only and shall not exceed three feet in height.
- b. Entrance Graphic. The primary identifying graphic shall be a ground supported entrance feature of a height not to exceed six (6) feet above grade.

TRAFFIC AND PARKING:

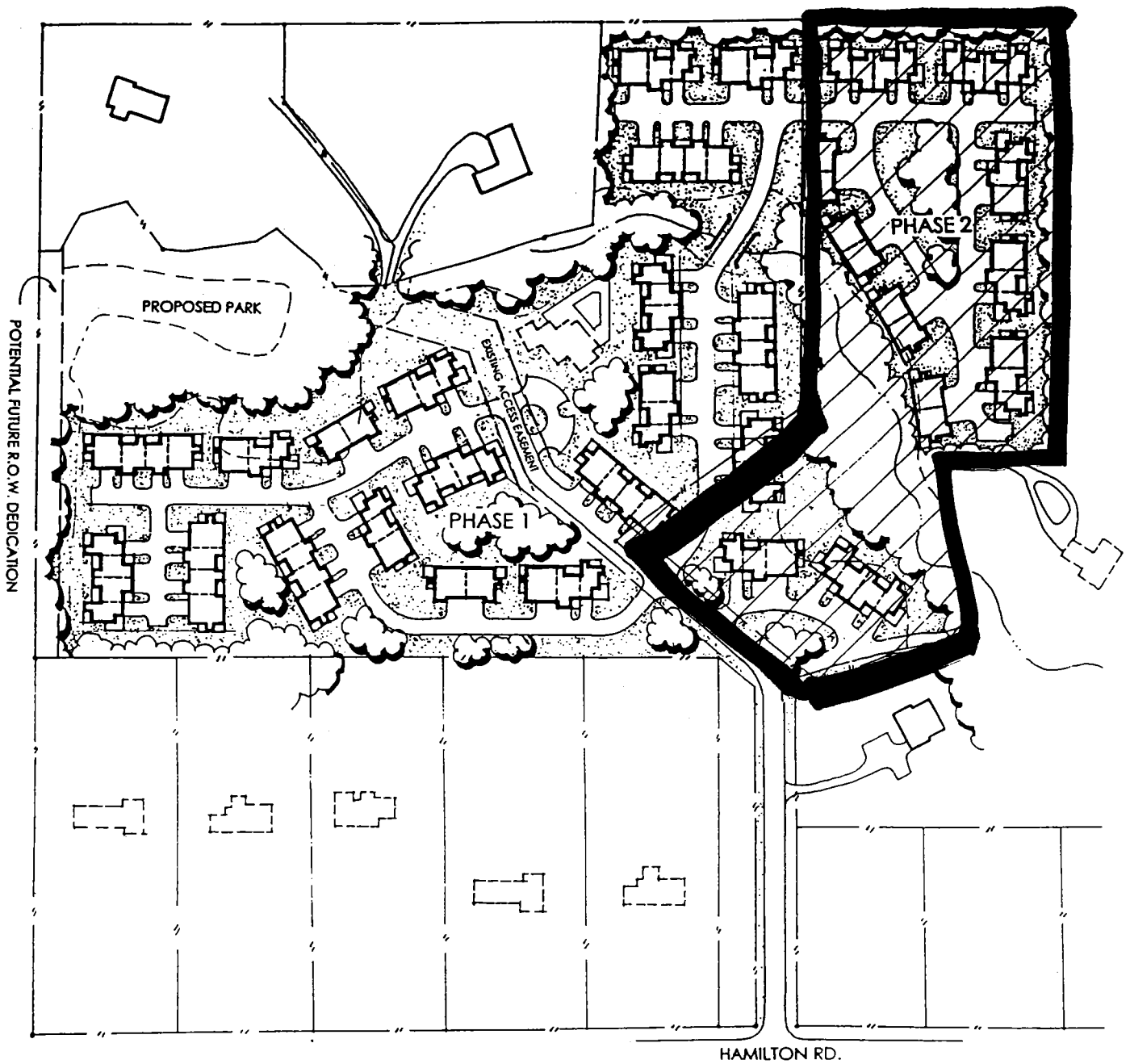
- a. On street parking shall not be permitted on Hamilton Road.
- b. The curb cut to Hamilton Road is located as shown on the Conceptual Development Plan. The entrance boulevard design is shown on the submitted Entrance Boulevard Detail. This access shall serve as a temporary access until such time that the development reaches 25 units (as measured by issuance of 25 occupancy permits). At such time as the development exceeds 25 occupied units, the developer shall obtain access over adjacent properties to either the traffic signal at the Vistas or the traffic signal at the entrance to Stone Ridge Plaza or the access drive shall become a right-in/right-out movement which shall be installed by the developer in the City owned right-of-way. Final design of the right-in/right-out and this new access point is subject to the review and approval of the City Engineer.

DESIGN REVIEW:

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

STORMWATER MANAGEMENT:

- a. 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.
- b. Stormwater management shall be provided on the site 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 Ohio law. The tree preservation areas may be used for detention purposes.



SITE DATA

PHASE 1

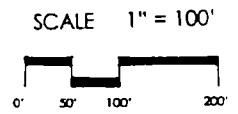
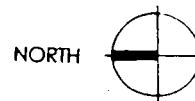
- SITE AREA +/- 13.7 AC.
- DWELLING UNITS 57 (4.16 UNITS/AC.)

PHASE 2

- SITE AREA +/- 6.52 AC.
- DWELLING UNITS 40 (6.13 UNITS/AC.)

SITE TOTAL

- TOTAL SITE AREA +/- 20.22 AC.
- TOTAL PROPOSED DWELLING UNITS 97 (4.80 UNITS/AC.)



ALTERNATIVE
CONCEPTUAL DEVELOPMENT PLAN
THE WOODS AT SHAGBARK

DEVELOPED BY THE STONEHENGE CO.
Myers Schmalenberger Inc.

August 30, 1999