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December 8, 2006

Revised December 11, 2006

RE: Description of 2.368 acres (New Parcel North)

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being located Quarter Township 2, Township 1, Range 16, United States Military District, and being a part of Tracts One, Two, and Three as conveyed to The Slane Company, Ltd. in Instrument No. (I.N.) 199802040024815, Franklin County Recorder's Office, containing 2.368 acres, and being further described as follows:

Beginning for reference at a found railroad spike in the intersection of the centerlines of Hamilton Road and Johnstown Road (U.S. Route 62, width variable);

THENCE North 31 degrees 47 minutes 53 seconds East, 173.90 feet, along the centerline of the said Johnstown Road, to a found railroad spike, being an angle point in the centerline of the said Johnstown Road;

THENCE North 24 degrees 32 minutes 30 seconds East, 1495.04 feet, continuing along the centerline of the said Johnstown Road, to a point, being an angle point in the said Johnstown Road;

THENCE North 30 degrees 21 minutes 35 seconds East, 355.96 feet, continuing along the centerline of said Johnstown Road, to a point;

THENCE North 59 degrees 38 minutes 25 seconds West, 50.00 feet, crossing the said Johnstown Road, to a iron pin set, being a point in the east line of the said Tract One, in the west line of a 0.3509 acre tract conveyed to the City of Gahanna in Official Record (O.R.) 21474 H05, in the west line of said Johnstown Road, and being a northeast corner of a 0.416 acre tract conveyed to the City of Gahanna in I.N. 200204050087474, and being the True Place of Beginning for the herein described 2.368 acre tract;

THENCE around a curve to the right, having a radius of 20.00 feet, a delta angle of 90 degrees 07 minutes 39 seconds, an arc distance of 31.46 feet, a chord bearing of South 75 degrees 25 minutes 24 seconds West, a chord distance of 28.32 feet, crossing the said Tract One and along a north line of the said 0.416 acre tract, to an iron pin set, being a corner of the said 0.416 acre tract;

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THENCE North 59 degrees 30 minutes 47 seconds West, 294.58 feet, crossing the said Tracts One, Two, and Three, along a north line of the said 0.416 acre tract, to an iron pin set in the north line of the said Tract Three and in the south line of a 1.263 acre tract as shown on 470 Silver Lane Condominium, Condominium Plat Book 86, pg. 68, and being a corner of the said 0.416 acre tract;

THENCE South 89 degrees 37 minutes 56 seconds East, 88.95 feet, along the north line of the Tract Three and the south line of said 1.263 acre tract, to an iron pin set, being the northeast corner of the said Tract Three, the southeast corner of the said 1.263 acre tract, and a point in the west line of the said Tract Two;

THENCE North 00 degrees 10 minutes 18 seconds West, 220.00 feet, along the west line of the said Tract Two and the east line of the said 1.263 acre tract, to a point referenced by a found 3/4" iron pipe found (1.43 feet S, 1.07 feet W), being the northwest corner of the said Tract Two, the northeast corner of the said 1.263 acre tract, the southwest corner of a 1.399 acre tract conveyed to J. Ernest Wells in O.R. 28407 E-10, and the southeast corner of a 1.695 acre tract conveyed to Benchmark Bank in I.N. 200601270017254;

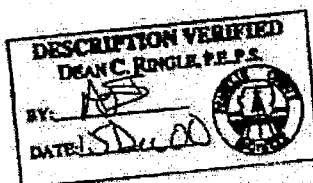
THENCE South 89 degrees 38 minutes 13 seconds East, 403.38 feet, along the north line of the said Tract Two and the south line of the said 1.399 acre tract, to an iron pin set in the west line of said Johnstown Road, being the northwest corner of a 0.436 acre tract conveyed to the City of Gahanna in O.R. 21474 H-05 and the northeast corner of the said Tract Two;

THENCE South 30 degrees 21 minutes 35 seconds West, 416.29 feet, along the east line of the said Tract Two, the west line of said 0.436 acre tract, and the west line of the said Johnstown Road, to the True Place of Beginning, containing 103,138 square feet or 2.368 acres, of which 2.256 acres is out of the said Tract Two, 0.059 acres is out of the said Tract One, and 0.053 acres is out of the said Tract Three, according to a survey by J & J Surveying Services, Inc. in January of 1999 and November of 2006;

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to the centerline of said Johnstown Road as being North 30 degrees 21 minutes 35 seconds East. Documents referred to are recorded in the Franklin County Recorders Office. Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying".

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Raymond J. Wood 12/15/06
Raymond J. Wood P.S. 7745 Date



LIMITED OVERLAY DISTRICT TEXT
Gahanna Senior Housing
Johnstown Rd. & Silver Lane
Buckeye Community Hope Foundation
L-AR 2.368 acres

PERMITTED USES:

Multi-family apartment building for seniors 55+. The density shall not exceed 18 units per acre.

SITE PLAN:

The property shall be developed in general accordance with the design principles reflected in the submitted Conceptual Development Plan. This Plan may be adjusted at the time of Final Development Plan approval to include engineering, topographical, architectural, tree preservation, easements or other data developed at the time such final plans are submitted. Adjustments to the Site Plan shall be reviewed and approved by the Planning Commission.

ENVIRONMENTAL TREATMENT:

As there are no substantial stands of trees to preserve, the developer shall take reasonable steps to preserve all healthy trees of 6" diameter or more along property lines which do not need to be removed for construction of the improvements shown on the Site Plan. Pre-construction fencing of significant trees to be saved shall be employed. New trees and other landscaping shall be planted for aesthetic reasons and to buffer the developed area of the site from adjacent properties.

BUILDING ELEVATIONS:

The proposed building shall be constructed in accordance with the submitted building elevation drawings. Window frames shall be wood, vinyl or aluminum cladding with a painted finish; no unpainted metal shall be permitted. Roof material shall be asphalt architectural shingles. Exterior materials may include brick, stucco and/or vinyl siding designed to be reasonably consistent with the adjacent medical office building. Balconies may be constructed of exterior treated lumber. Building elevations may be adjusted to reflect engineering, topographical, or architectural refinements at the time the Final Development Plan is submitted. Adjustments to the building elevation shall be reviewed and approved by the Planning Commission as appropriate. The minimum apartment unit size shall not be less than 675 square feet for a one-bedroom unit or 864 square feet for a two-bedroom apartment, excluding parking space, patio or balcony. The building shall include suitable community spaces for a desirable senior community.

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 of 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.

SIGNAGE/GRAPHICS:

Any entrance feature shall be subject to applicable setbacks. The primary identifying graphic for the property shall be a ground-supported entrance feature not to exceed six (6) feet above grade.

TRAFFIC AND PARKING:

The curb cut proposed for Silver Lane shall be directly opposite the curb cut for the strip center on the south side of Silver Lane and shall be subject to review and approval of the City Engineer. This curb cut shall be a full access point to and from Silver Lane in either direction. Parking shall include a minimum of 56 uncovered parking spaces (including handicap spaces) which is less than the code requirement for Gahanna, but is sufficient for senior housing.

DESIGN REVIEW:

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

STORM WATER MANAGEMENT:

- a. Storm water 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. Storm water management shall be provided on the site by appropriate design of the driveway, parking areas, open space and grading plans which will channel storm water into engineered structures to detain the storm water and release it into the existing storm water sewer system at existing rates as is required by law.

