

98103801

May 15, 1998

PROPOSED ANNEXATION OF 13.7± ACRES

TO: The City of Gahanna
 FROM: Mifflin and Jefferson Townships, Franklin County, Ohio

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being in Quarter Township 1, Township 1, Range 17 and in Quarter Township 2, Township 1, Range 16, United States Military Lands and containing 13.7 acres of land, more or less, said 13.7 acres of land being bounded and described as follows:

Beginning, for reference, at an angle point in the existing City of Gahanna corporation line as established by Ordinance Number 15-71 and described in Miscellaneous Record 152, Page 375, Recorder's Office, Franklin County, Ohio; thence southwardly, with a westerly right of line of Hamilton Road with the westerly line of that tract of land conveyed to the City of Gahanna and with said easterly City of Gahanna corporation line, a distance of 228 feet, more or less, to the true point being the point of beginning;

Thence, from said true point of beginning, eastwardly, crossing said the City of Gahanna land and crossing said Hamilton Road and with the southerly line extended westerly and with the southerly line of a 0.54 acre tract as described in deed to Joseph C. DeCarlo and Bonnie J. DeCarlo, and with a northerly line of Leasenet, Inc., 0.53 acre tract, a distance of 484 feet, more or less, to an internal corner of said 0.53 acre tract and a southeasterly corner of said 0.540 acre tract;

Thence northeastwardly, with a southeasterly line of said 0.54 acre tract and a northwesterly line of said 0.53 acre tract, a distance of 62 feet, more or less, to a northernmost corner of said 0.53 acre tract, said corner being in a westerly line of said 13.1 acre tract;

Thence northwardly, with an easterly line of Terry Acres Subdivision, the subdivision plat being of record in Plat Book 24, Page 86, in part with the extended City of Gahanna Corporation Line as established by Ordinance 111-93, Official Record 23298B10 and Ordinance 204-94, Official Record 28267B19, and with a westerly line of said 13.1 acre tract, a distance of 897 feet, more or less, to the northeasterly corner of said Terry Acres Subdivision and a northwesterly corner of said 13.1 acre tract; said point being in the southerly line of David P. Gill and Nancy H. Gill 5.772 acre tract and in an existing City of Gahanna Corporation Line, as established by Ordinance 5-92, Official Record 19210A12, all being of record in the Recorder's Office, Franklin County, Ohio;

Thence eastwardly, with the existing City of Gahanna Corporation line (Ord. No 5-92) with the southerly line of said 5.772 acre tract, with the southerly line of The Epcon Group 23.464 acre tract, and with a northerly line of said 13.1 acre tract, a distance of 532 feet, more or less, to a northeasterly corner of said 13.1 acre tract and a northwesterly corner of Michael Senett 2.5 acre tract;

Thence southwardly, with the westerly line of said 2.5 acre tract with an easterly line of said 13.1 acre, a distance of 24 feet, more or less, to corner of said 13.1 acre tract; said point being in the center of Hickory Run;

Thence southwardly, with the easterly boundary of said 13.1 acre tract, the same being the westerly boundary of Michael Senett 2.5 acre tract, with the centerline of said Hickory Run, and with meanderings thereof, the following nine (9) courses and distances:

- 1) 56 feet, more or less, to a point;
- 2) 61 feet, more or less, to a point;
- 3) 80 feet, more or less, to a point;
- 4) 29 feet, more or less, to a point;
- 5) 94 feet, more or less, to a point;

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FROM: Mifflin and Jefferson Townships, Franklin County, Ohio
- (Cont'd) -

- 6) 34 feet, more or less, to a point;
- 7) 70 feet, more or less, to a point;
- 8) 69 feet, more or less, to a point;
- 9) 43 feet, more or less, to a point;

Thence southwardly, with an easterly line of said 13.1 acre tract and with a westerly line of Billy R. Lepper and Victoria S. Lepper 2.55 acre tract of land, a distance of 281 feet, more or less, to a southwesterly corner of said 2.55 acre tract and, an internal corner of said 13.1 acre tract;

Thence eastwardly, with a southerly line of said 2.55 acre tract and with a northerly line of said 13.1 acre tract, a distance of 263 feet, more or less, to a northeasterly corner of 13.1 acre tract and a southeasterly corner of said 2.55 acre tract;

Thence southwardly, with a westerly line of James M. Ryan, Trustee and James M. Ryan Family Trust III, 5.02 acre tract of land and with an easterly line of said 13.1 acre tract, a distance of 261 feet to a northeasterly corner of Susan C. Stein 3.80 acre tract of land; the same being the southeasterly corner of said 13.1 acre tract;

Thence westwardly, with a southerly line of 13.1 acre tract, with a northerly line of said 3.80 acre tract, and with a northerly line of Robert N. Kertzinger and Patricia A. Kertzinger 2.69 acre tract of land, a distance of 510 feet, more or less, to corner of said 13.1 acre tract and a corner of said 2.69 acre tract;

Thence northwestwardly, with a southwestery line of said 13.1 acre tract and with a northeasterly line of said 2.69 acre tract, a distance of 296 feet, more or less, to a corner of said 13.1 acre tract;

Thence southwestwardly, with a southeasterly line of said 13.1 acre tract, with in part with a southeasterly line of Leasenet, Inc. 0.53 acre tract and with a northwesterly line of said 2.69 acre tract, a distance of 301 feet more or less, to southeasterly corner of said 0.53 acre tract;

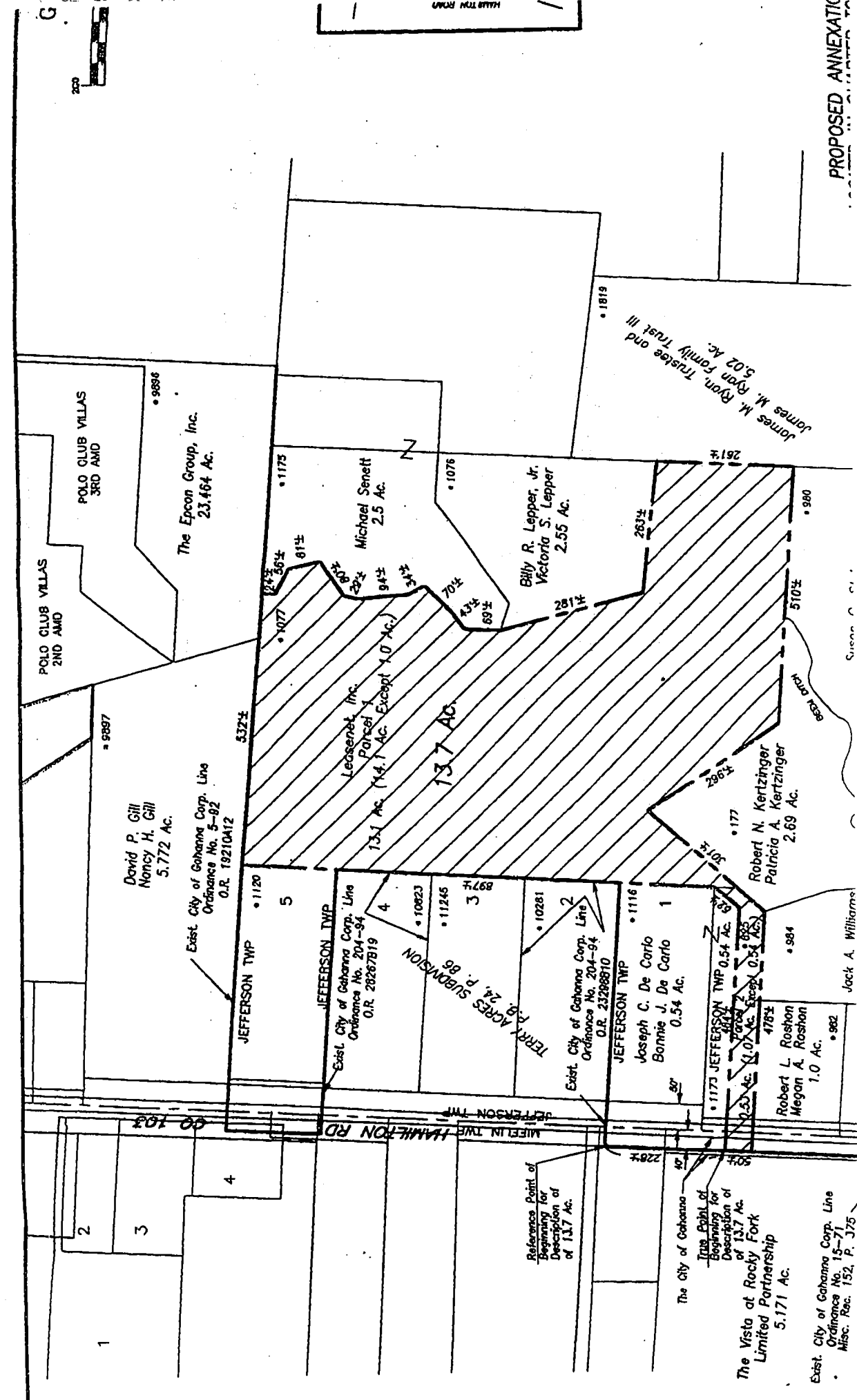
Thence westwardly, with the southerly line of said 0.53 acre tract and with the southerly line of said 0.53 acre tract extended westwardly, crossing said the City of Gahanna land and crossing said Hamilton Road, a distance of 478 feet, more or less, to a point in the westerly right-of-way line of said Hamilton Road and in the existing corporation line of the City of Gahanna (Ord. No. 15-71);

Thence northwardly, with the existing corporation line of the City of Gahanna, with the westerly line of the City of Gahanna land parallel with and 40 feet westerly from as measured at right angles, the centerline of said Hamilton Road, a distance of 50 feet, more or less, to the true point of beginning and containing 13.7 acres of land, more or less.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By *Gatis Erenpreiss*
Gatis Erenpreiss
Professional Surveyor No. 5573572





PROPOSED ANNEXATION

Exist. City of Gahanna Ordinance No. 15-71 Misc. Rec. 152, P. 375

Reference Point of Beginning for Description of 13.7 Ac.

The City of Gahanna
 The Visto of Rocky Fork Limited Partnership
 5.171 Ac.

Exist. City of Gahanna Ordinance No. 204-94 O.R. 2328810
 Exist. City of Gahanna Ordinance No. 204-94 O.R. 2328810
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JEFFERSON TWP
 5
 1120

JEFFERSON TWP
 4
 10823
 11245
 897±

JEFFERSON TWP
 2
 10281

JEFFERSON TWP
 1
 1116
 Joseph C. De Carlo
 Bonnie J. De Carlo
 0.54 Ac.

JEFFERSON TWP
 3
 1173
 0.54 Ac.

JEFFERSON TWP
 4
 178±
 1.0 Ac.

David P. Gill
 Nancy H. Gill
 5.772 Ac.
 Exist. City of Gahanna Corp. Line
 Ordinance No. 5-82
 O.R. 19210412

Leaseret, Inc.
 Parcel 1
 13.1 Ac. (14.1 Ac. Except 1.0 Ac.)
 137 AC.

Billy R. Lepper, Jr.
 Victoria S. Lepper
 2.55 Ac.

James M. Ryan Trust III
 5.02 Ac.

The Epron Group, Inc.
 23.464 Ac.

POLO CLUB VILLAS
 2ND AMD

POLO CLUB VILLAS
 3RD AMD

9886

9897

1175

1076

1819

1077

36±

81±

90±

84±

84±

70±

83±

89±

261±

263±

980

128±

131±

177

178±

307±

308±

62±

63±

62±

63±

50±

51±

50±

51±

50±

51±

50±

51±

50±

51±

510±

984

982

Jack A. Williams

Survey

HAMILTON ROAD

G

200

103

HAMILTON RD

JEFFERSON TWP

JEFFERSON TWP

JEFFERSON TWP

JEFFERSON TWP

JEFFERSON TWP

JEFFERSON TWP

JEFFERSON TWP

JEFFERSON TWP

JEFFERSON TWP

JEFFERSON TWP

LIMITED OVERLAY DISTRICT TEXT
5079 SHAGBARK ROAD
THE STONEHENGE COMPANY
L-AR: 13.7+/-

PERMITTED USED:

Not more than 4.5 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. Additional acreage may be added in the future once the annexation proceedings of those properties are completed. These additional properties shall be developed compatibly with the approved Final Development Plan.

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:

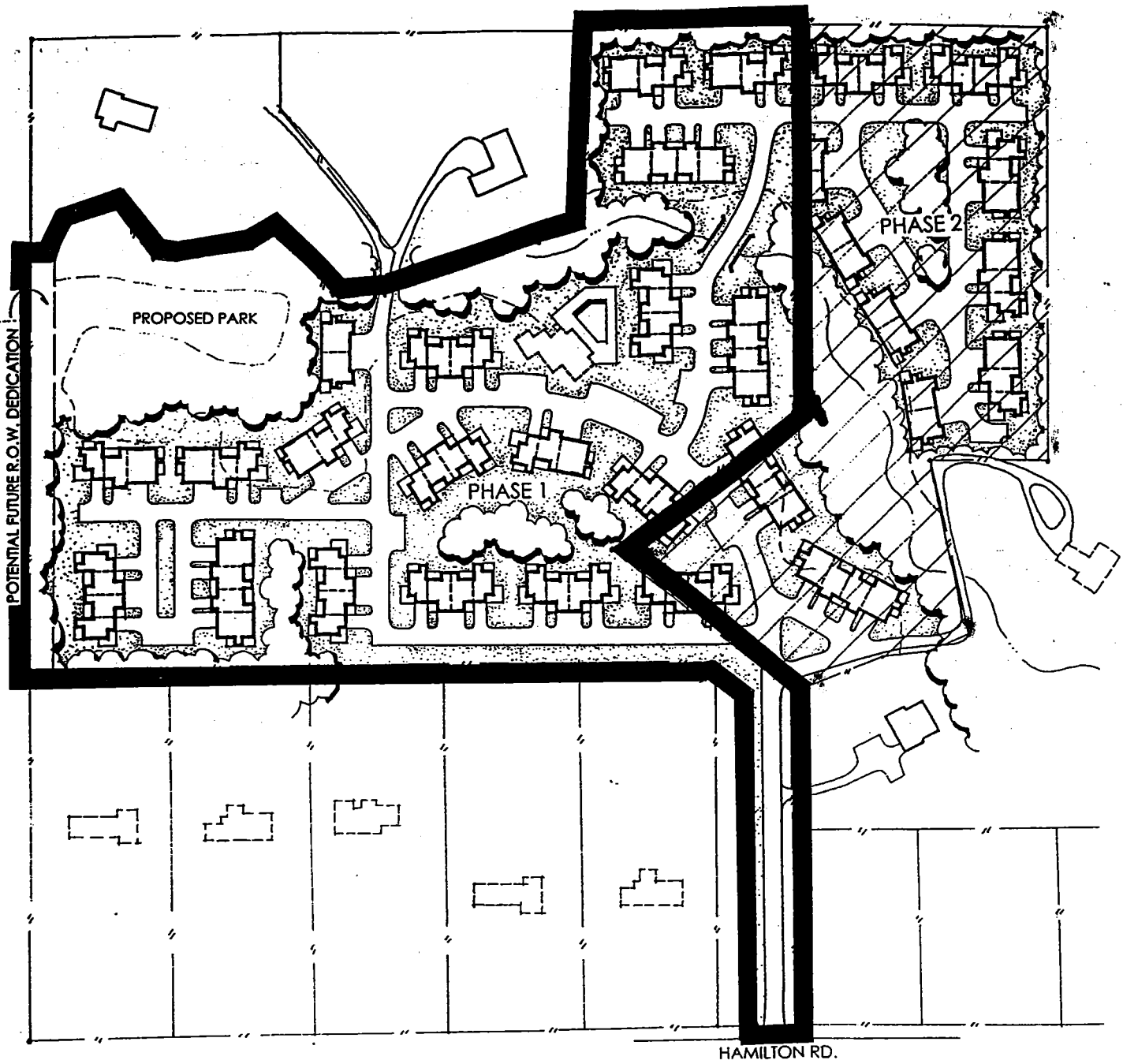
- a. On street parking shall not be permitted on Hamilton Road.
- b. The curb cut to Hamilton Road is located as shown on the Conceptual Development Plan. The entrance boulevard design is shown on the submitted Entrance Boulevard Detail. This access shall serve as a temporary access until such time that 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:

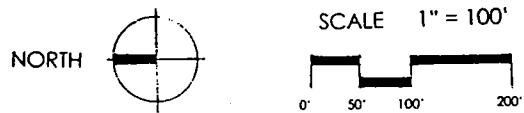
- SITE AREA +/- 13.7 AC.
- DWELLING UNITS 60 (4.38 UNITS/AC.)

PHASE 2:

- SITE AREA +/- 6.52 AC.
- DWELLING UNITS 41 (6.29 UNITS/AC.)

SITE TOTAL:

- OVERALL SITE AREA +/- 20.22 AC.
- TOTAL DWELLING UNITS 101 (5.0 UNITS/AC.)



CONCEPTUAL DEVELOPMENT PLAN
THE WOODS AT SHAGBARK

DEVELOPED BY THE STONEHEDGE CO.

Myers Schmalenberger Inc.

JULY 14, 1999