THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

RECEIVED MAR 31 2016 BUILDING & ZONING SERVICES

OFFICE USE ONLY

Application #: Z16-020
Date Received: 4/4/16
Application Accepted By: JB Fee: $4,480
Comments: Application assigned to James Burdin; JEBurdin@columbus.gov; 614-645-1341
Shannon Pine; spine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3146 Hilliard Rome Rd. Zip 43026
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 560218053
☐ ***Check here if listing additional parcel numbers on a separate page.***

Current Zoning District(s) LC-2 - Limited Office District Requested Zoning District(s) CPD
Area Commission Area Commission or Civic Association: N/A
Proposed Use or reason for rezoning request: Retail is not permitted in LC-2
(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 4.56
[Columbus City Code Section 3309.14]

APPLICANT:
Name Mark Bush, Capital Growth - Buchalter
Address 361 Summit Blvd Ste 110 City/State Birmingham, AL Zip 35243
Phone # 205-263-4584 Fax # Email mbush@cgpre.com

PROPERTY OWNER(S):
Name BHM Cross Creek Village LLC
Address 2069 W 3rd St City/State Cleveland, OH Zip 44113
Phone # 614-451-1780 Fax # Email mbyrne@bedrockgroup1.com
☐ ***Check here if listing additional property owners on a separate page***

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☒ Agent
Name Travis Munn, Hurley & Stewart, LLC
Address 2800 S. 11th St. City/State Kalamazoo, MI Zip 49009
Phone # 269-492-3302 Fax # Email: tmunn@hurleystewart.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE Mark Bush
PROPERTY OWNER SIGNATURE
ATTORNEY / AGENT SIGNATURE
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

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Phone # 269-492-3302 Fax # _____ Email: tmunn@hurleystewart.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE Matt By
ATTORNEY / AGENT SIGNATURE _____
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # Z16-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Travis Munn
of **(1)** MAILING ADDRESS 2800 S 11th St, Kalamazoo, 49009
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3146 Hilliard Rome Rd. Columbus, OH
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** April 5, 2016
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
☐ ***Check here if listing additional property owners on a separate page.***

(4) BHM Cross Creek Village, LLC
2069 W. 3rd St
Cleveland, OH 44113

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Mark Bush
205-263-4584

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT **(8)** [signature]

Subscribed to me in my presence and before me this 30th day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC **(8)** Jennifer L Bessert

My Commission Expires: 05-06-2019

This Affidavit expires six months after date of notarization.

Notary Seal Here

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expose Pop-up Edge™

AVERY® 5160®

Z16-020

Applicant

Columbus, OH (Hilliard-Rome) DG, LLC.
MARK BUSH
361 SUMMIT BLVD, SUITE 110
BIRMINGHAM, AL 35243

Property Owners

BHM Cross Creek Village LLC
2069 W 3rd St
Cleveland, OH 44113

Agent

HURLEY AND STEWART
TRAVIS MUNN
2800 S. 11TH ST.
KALAMAZOO, MI 49009

Area Commission

N/A

Surrounding Property Owners

Syed Aizaz Ali Fawzia Hussaini
5371 Bonner Dr.
Hilliard, OH 43026

Phung T Nguyen
420 W 42nd St PH B
New York, NY 10036

Michael and Lisa Haney
5389 Bonner Dr
Hilliard, OH 43026

Andrew Pasternak
5465 Bonner Dr
Hilliard, OH 43026

Vanessa E Ware AFDT
5327 Bonner Dr
Hilliard, OH 43026

Frank and Lauren Desantis
5276 Granite Dr
Hilliard, OH 43026

Dennis M & Kimberly A Vanmeter
5359 Bonner Dr
Hilliard, OH 43026

KAREEM ABDULKAREEM
5319 BONNER DR
HILLIARD, OH 43026

Bruce A Cost
5284 Granite Dr
Hilliard, OH 43026

Michael F Ferrando and Deborah L
Geidenberger
5351 Bonner Dr
Hilliard, OH 43026

Brian Bain and Lindsay Sapp
5311 Bonner Dr
Hilliard, OH 43026

Jason and Amie Riddle
5288 Granite Dr
Hilliard, OH 43026

Mitchell J Inkrott
5343 Bonner Dr
Hilliard, OH 43026

Corinne E Chain
5305 Bonner Dr
Hilliard, OH 43026

Jennifer Dye
5294 Granite Dr
Hilliard, OH 43026

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

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chargement

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Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to
expose Pop-up Edge™

AVERY® 5160®

Surrounding Property Owners (continued...)

Terence and Margaret Wright
5300 Granite Dr
Hilliard, OH 43026

Deborah J Stoll
5318 Granite Dr
Hilliard, OH 43026

Ammar and Hilda Hanbali
5336 Granite Dr
Hilliard, OH 43206

Mark and Lora Taylor
5306 Granite Dr
Hilliard, OH 43026

Kevin and Mary Morris
5324 Granite Dr
Hilliard, OH 43026

David and Kathleen Nelsen
5342 Granite Dr
Hilliard, OH 43206

Kenneth Higginbotham
5312 Granite Dr
Hilliard, OH 43026

Hanane Sariaa and Salih Driss
5330 Granite Dr
Hilliard, OH 43026

Larry and Deborah Schuster
5305 Frisco Dr
Hilliard, OH 43206

Evan and Jennifer Will
5316 Springdale Blvd
Hilliard, OH 43026

Jessica and Jeremy Wade
5268 Hyde Park Dr
Hilliard OH 43026

Greg Gyurko
3162 Stouenburgh Dr
Hilliard, OH 43026

Jerry and Kathryn Greenelee
3154 Stouenburgh Dr
Hilliard, OH 43026

Randall and Patricia Hisher
5297 Frisco Dr
Hilliard, OH 43026

Dell and Lisa Eshelman
5308 Springdale Blvd
Hilliard, OH 43026

Christopher Wolfgang and Katelyn
Bakerink
5377 Bonner Dr
Hilliard, OH 43026

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chargement

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757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate **'NONE'** in the space provided.

APPLICATION # Z16-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Hilliard DG, LLC
of (COMPLETE ADDRESS) 361 Summit Boulevard, Ste 110, Birmingham, AL 25243
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, Sate, Zip
Number of Columbus based employees
Contact name and number

1. Capital Growth Properties Operating Partners, LP 361 Summit Blvd, Suite 110 Birmingham, AL 35243 Columbus based employees - 0 Steve Camp (25) 968-9288	2. CGP Management II, LLC 361 Summit Blvd, Suite 110 Birmingham, AL 35243 Columbus based employees - 0 Steve Camp (205) 968-9288
3. Scott Smith 361 Summit Blvd, Suite 110 Birmingham, AL 35243 Columbus based employees - 0 Steve Camp (25) 968-9288	4.

☐ *Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT Steve Camp

Subscribed to me in my presence and before me this 29th day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC Luanne Devon Anderson

My Commission Expires: July 5, 2016

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here
LUANNE DEVON ANDERSON NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Comm. Expires July 5, 2016

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

Revised 12/15 slp

City of Columbus
Zoning Plat

Z16-020

N
W E
S

ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

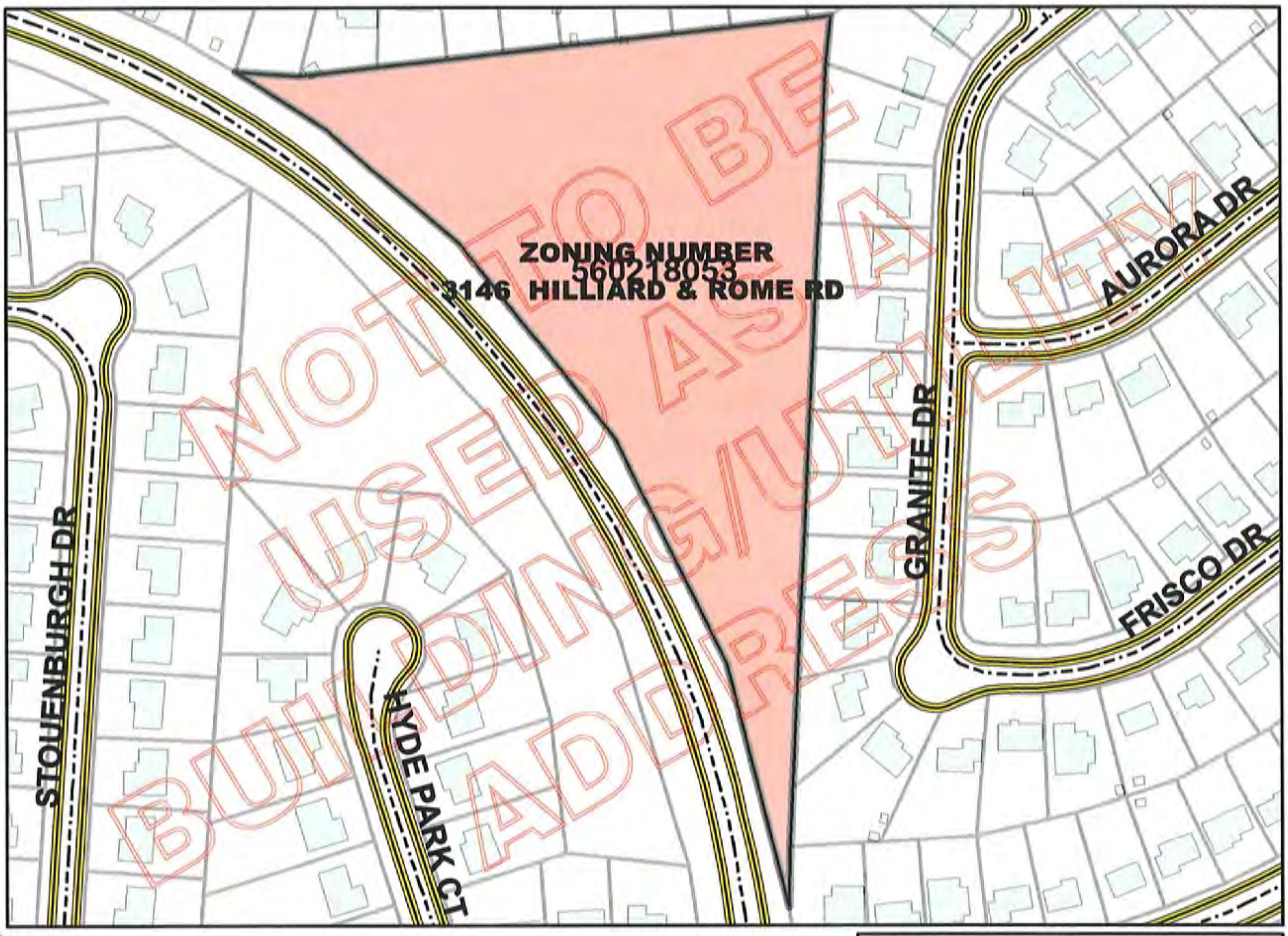
Parcel ID: 560218053

Zoning Number: 3146 **Street Name: HILLIARD & ROME RD**

Lot Number: N/A **Subdivision: N/A**

Requested By: CAPITAL GROWTH BUCHALTER (MARK BUSH)

Issued By: Adyana Amariam **Date: 3/23/2016**



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 59956

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

printed: 3/23/2016 8:19:00 AM - U:\

Z16-020

Legal Description of Record

Property described in schedule 'A' of Old Republic National Title Insurance company title commitment no. 01-16004783-01T:

Situated in the City of Columbus, County of Franklin and State of Ohio:

Being reserve "C" in cross creek village section no. 8, as the same is numbered and delineated upon the recorded plat thereof, of record in plat book 72, pages 98, 99, 100 and 101 Recorder's Office, Franklin county, Ohio, including that portion of Tinapple road, which was vacated by the city of Columbus, Ohio by acceptance of the plat.

Tax I.D. Number: 560-218053-00

Being the same property conveyed to BHM Cross Creek Village, LLC, an Ohio limited liability company, grantee, from Bing Bang Boom Development, LLC, an Ohio limited liability company, grantor, by deed recorded 12/10/2010, as instrument no. 201012100168858, of the county records.

CPD TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 3146 Hilliard Rome Road
OWNER: BHM Cross Creek Village LLC
APPLICANT: Hilliard DG, LLC – Mark Bush (Agent)
DATE OF TEXT: 03/29/2016
APPLICATION: Z16-020

1. INTRODUCTION: The site is located on the east side of Hilliard Rome Road. There are no existing buildings on the property. The site is zoned LC-2 (Limited Office District).

2. PERMITTED USES: Those uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code, except the following uses, which shall be prohibited: bars, cabarets, nightclubs, blood/organ banks, check cashing/loans, mission/temporary shelters, pawn brokers, used merchandise stores, preforming arts, spectator sports and related industries, theaters, dance companies and dinner theaters, and halfway houses.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. Parking setback line shall be a minimum of 0 feet from lot lines except:

a) at public road right-of-way which a minimum of 25 feet shall apply.

b) at lot lines shared by an adjacent residential property which a minimum of 55 feet shall apply.

2. Building setback line shall be a minimum of 0 feet from lot lines except:

a) at public road right-of-way which a minimum of 35 feet shall apply.

b) at lot lines shared by an adjacent residential property which a minimum of 45 feet shall apply.

B. Building Design and/or Interior-Exterior Treatment Commitments: N/A

C. Buffering, Landscaping, Open Space, and/or Screening Commitments

1. Street trees shall be planted along public street frontages subject to the review and approval of the City's forester.

D. Building Design and/or Interior-Exterior Treatment Commitments:

1. The building shall be designed in accordance with the attached elevations.

E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments: N/A

F. Graphics

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. Variances.
a) Section 3312.49(C), *Table 2*, Parking Requirements for Retail and Other Commercial Uses: to increase the square footage per required off-street parking space for retail use from 250 sq. ft. per space to 350 sq. ft. per space (an increase of 140%.)

b) Section 3321.09(B.1) Screening. Screening shall be provided and maintained within 55 feet of all lot lines abutting residential zoning classifications – an increase from 20 feet.

2. Site Plan. The subject site shall be developed in accordance with the site plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the Site Plan shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. Building Elevation. The building shall be developed in accordance with the building elevation drawing. The building elevation may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the building elevation shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD Criteria.
a) Natural Environment. The site is currently undeveloped with no buildings. There are power lines along the back of the property.

b) Activities. The proposed development will provide commercial options for the surrounding commercial and residential neighborhoods.

c) Behavior Patterns. The proposed site will have pedestrian access that connects to the existing sidewalk along Hilliard & Rome Road. Vehicular access at Hilliard & Rome Road will provide ingress and egress.

d) Circulation. The site will have a singular mutual access point to Hilliard & Rome Road.

e) Form of the Environment. The site is subject to the regional scale commercial district (C-4) which contains building design and site plan review requirements.

f) Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree singularly for herself, her heirs, successors and assigns, to abide by the above restrictions conditions, and commitments regarding development of the subject property and for such purpose each states that she fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code except as described within this CPD Text.

SIGNATURE: Matt B

DATE: 3-30-16

DOLLAR GENERAL - HILLIARD DG, LLC

ZONING REQUIREMENTS

ZONING
LC-2 – LIMITED OFFICE DISTRICT
REQUESTING REZONE: CPD

SETBACKS
BUILDING SETBACKS:
FRONT = 35'
SIDE = 0'/45' WHEN ADJACENT TO RESIDENTIAL
REAR = 0'/45' WHEN ADJACENT TO RESIDENTIAL

PARKING SETBACKS:
FRONT = 25'
SIDE = 0'/55' WHEN ADJACENT TO RESIDENTIAL
REAR = 0'/55' WHEN ADJACENT TO RESIDENTIAL

PROPOSED USE
RETAIL STORE

PARKING
REQUIRED: 26 SPACES (1 SPACE/350 SFT FLOOR AREA; 9,100 SFT/350 = 26)
PROVIDED: 37 SPACES
BARRIER FREE SPACES 2

ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'x20'
DRIVE AISLE WIDTHS = 41'

BUILDING AREA
THE BUILDING IS SINGLE-STORY (15.5') WITH A TOTAL AREA OF 9,100 SFT. SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.

OWNER

HILLIARD DG, LLC
361 SUMMIT BLVD, SUITE 110
BIRMINGHAM, AL 35243
205.956.9220

LEGAL DESCRIPTION

PROPERTY DESCRIBED IN SCHEDULE 'A' OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. OI-180047853-OIT:

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO:

BEING RESERVE "C" IN CROSS CREEK VILLAGE SECTION NO. 8, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 72, PAGES 98, 99, 100 AND 101 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, INCLUDING THAT PORTION OF TWAPPLE ROAD, WHICH WAS VACATED BY THE CITY OF COLUMBUS, OHIO BY ACCEPTANCE OF THE PLAT.

TAX I.D. NUMBER: 560-218053-00

BEING THE SAME PROPERTY CONVEYED TO BNM CROSS CREEK VILLAGE, LLC, AN OHIO LIMITED LIABILITY COMPANY, GRANTEE, FROM BING BANG BOOM DEVELOPMENT, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED 12/10/2010, AS INSTRUMENT NO. 201012100186858, OF THE COUNTY RECORDS.

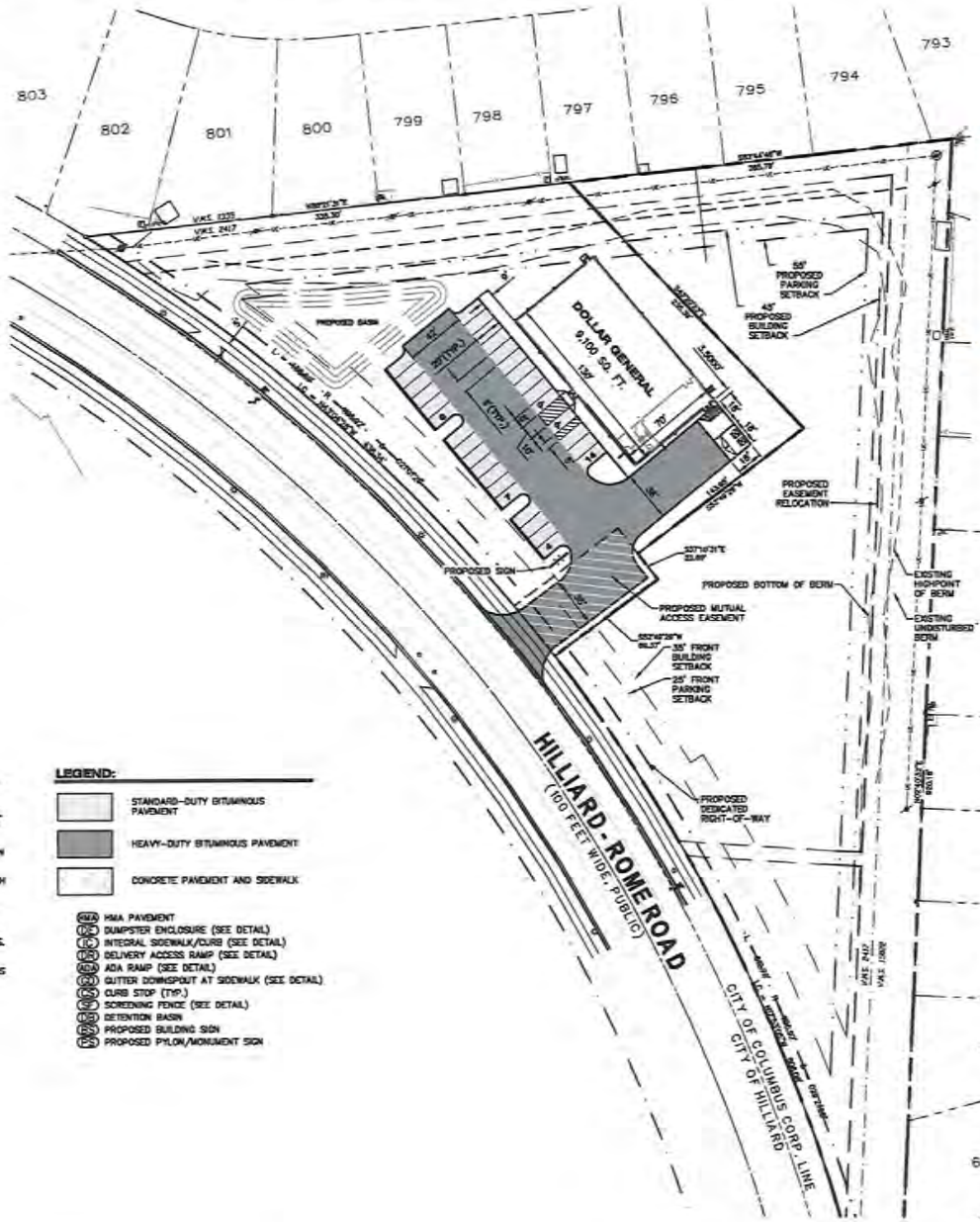
NOTES

1. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
2. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE AMERICANS WITH DISABILITIES ACT (ADA).
3. SIGN DETAILS AND LOCATIONS SHOWN IN CONCEPT ONLY. CONTRACTOR TO PULL SIGN PERMIT AND ENSURE LOCAL SIGN ORDINANCE IS OBSERVED.
4. DRIVEWAY LAYOUT AND CONNECTION TO HILLIARD-ROME RD AND SHALL COMPLY WITH CITY OF HILLIARD STANDARDS AND ALL ASPECTS OF THE DRIVE PERMIT.
5. ALL WORK REQUIRING PERSONS OR VEHICLES WITHIN HILLIARD-ROME RD R/W AND TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ITEM 614 (MAINTAINING TRAFFIC) OF THE CONSTRUCTION MATERIALS AND SPECIFICATIONS, CURRENT EDITIONS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GC IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT AND INSTALLATION.
7. THE DEVELOPER (PERMITEE) IS RESPONSIBLE FOR ALL UTILITY RELOCATIONS.

LEGEND:

- STANDARD-DUTY BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK

- HMA PAVEMENT
- DUMPSTER ENCLOSURE (SEE DETAIL)
- INTEGRAL SIDEWALK/CURB (SEE DETAIL)
- DELIVERY ACCESS RAMP (SEE DETAIL)
- ADA RAMP (SEE DETAIL)
- GUTTER DOWNSPOUT AT SIDEWALK (SEE DETAIL)
- CURB STOP (TYP.)
- SCREENING FENCE (SEE DETAIL)
- DETENTION BASIN
- PROPOSED BUILDING SIGN
- PROPOSED PYLON/MONUMENT SIGN



SITE LOCATION MAP
NOT TO SCALE

1 inch = 40 ft.

BENCHMARKS

BM # 1 ELEVATION = 838.95
TOP OF MANHOLE

BM # 2 ELEVATION = 837.83
TOP OF MANHOLE

OHIO Utilities Protection SERVICE
Call Before You Dig
1.800.362.2764

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

R16-020

hurley & stewart, llc
2800 south 11th street
kalamazoo, michigan 49009
269.552.4000 fax 269.552.4001
www.hurleystewart.com
hurley & stewart

Job No. 15-0019 DRAWN BY: P.M.F.M. Date: 03/09/15 Qd/QC: 03/09/15

1	PRELIMINARY REVIEW	03/09/15
2	REZONING APPLICATION	03/09/15

COPYRIGHT © of Hurley & Stewart, LLC

Sheet Title: **SITE LAYOUT PLAN**
Project: **DOLLAR GENERAL - HILLIARD ROME, OH**
Client: **CAPITAL GROWTH - BUCHALTER**

03/09/15

Sheet **C-1**

DOLLAR GENERAL - HILLIARD DG, LLC

ZONING REQUIREMENTS

ZONING
LC-2 - LIMITED OFFICE DISTRICT
REQUESTING REZONE: CPD

SETBACKS
BUILDING SETBACKS:
FRONT = 35'
SIDE = 0'/45' ABUTTING RESIDENTIAL
REAR = 0'/45' ABUTTING RESIDENTIAL
PARKING SETBACKS:
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REAR = 0'/55' ABUTTING RESIDENTIAL

PROPOSED USE
RETAIL STORE

PARKING
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DRIVE AISLE WIDTHS = 41'

BUILDING AREA
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OWNER

HILLIARD DG, LLC
361 SUMMIT BLVD, SUITE 110
BIRMINGHAM, AL 35243
205.968.9220

LEGAL DESCRIPTION

PROPERTY DESCRIBED IN SCHEDULE 'A' OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 01-16004763-017.

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO:

BEING RESERVE "C" IN CROSS CREEK VILLAGE SECTION NO. 8, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 72, PAGES 98, 99, 100 AND 101 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, INCLUDING THAT PORTION OF TINAPPLE ROAD, WHICH WAS VACATED BY THE CITY OF COLUMBUS, OHIO BY ACCEPTANCE OF THE PLAT.

TAX I.D. NUMBER: 560-218053-00

BEING THE SAME PROPERTY CONVEYED TO BHM CROSS CREEK VILLAGE, LLC, AN OHIO LIMITED LIABILITY COMPANY, GRANTEE, FROM BING BANG BOOM DEVELOPMENT, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED 12/10/2010, AS INSTRUMENT NO. 201012100168856, OF THE COUNTY RECORDS.

SITE LOCATION MAP
NOT TO SCALE

NOTES

1. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
2. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE AMERICANS WITH DISABILITIES ACT (ADA).
3. SIGN DETAILS AND LOCATIONS SHOWN IN CONCEPT ONLY. CONTRACTOR TO PULL SIGN PERMIT AND ENSURE LOCAL SIGN ORDINANCE IS OBSERVED.
4. DRIVEWAY LAYOUT AND CONNECTION TO HILLIARD-ROME RD AND SHALL COMPLY WITH CITY OF HILLIARD STANDARDS AND ALL ASPECTS OF THE DRIVE PERMIT.
5. ALL WORK REQUIRING PERSONS OR VEHICLES WITHIN HILLIARD-ROME RD R/W AND TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ITEM 614 (MAINTAINING TRAFFIC) OF THE CONSTRUCTION MATERIALS AND SPECIFICATIONS, CURRENT EDITIONS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GC IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT AND INSTALLATION.
7. THE DEVELOPER (PERMITEE) IS RESPONSIBLE FOR ALL UTILITY RELOCATIONS.

LEGEND

- HMA PAVEMENT
- DUMPSTER ENCLOSURE (SEE DETAIL)
- INTEGRAL SIDEWALK/CURB (SEE DETAIL)
- DELIVERY ACCESS RAMP (SEE DETAIL)
- ADA RAMP (SEE DETAIL)
- GUTTER DOWNSPOUT
- CURB STOP (TYP.)
- SCREENING FENCE (SEE DETAIL)
- DETENTION BASIN
- PROPOSED BUILDING SIGN
- PROPOSED PYLON/MONUMENT SIGN

BENCHMARKS
BM # 1 ELEVATION = 838.95
TOP OF MANHOLE
BM # 2 ELEVATION = 837.63
TOP OF MANHOLE

Z16-020

OHIO Utilities Protection SERVICE
Call Before You Dig
1.800.362.2764

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

hurley & stewart, llc
2800 south 11th street
Kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com
hurley & stewart

Job No. 16-0016 DRN BY: SK FIELD BOOK: 03/09/16
ISSUED FOR REVISIONS:
1. PRELIMINARY REVIEW 03/09/16
2. REVISED APPLICATION 03/29/16

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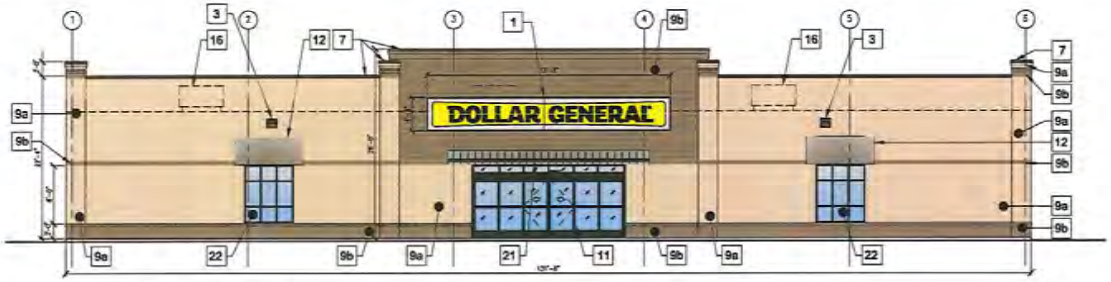
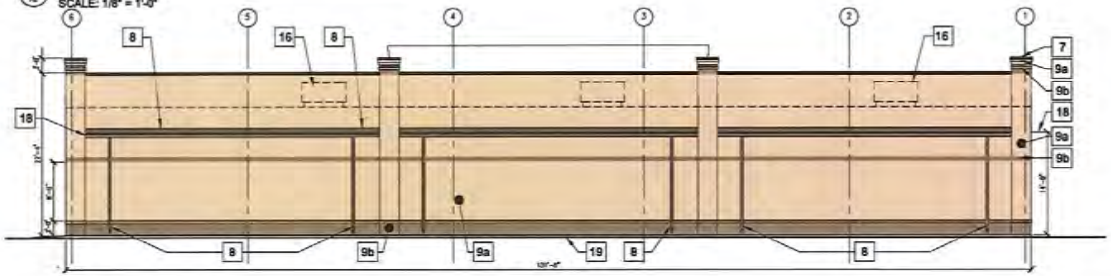
Sheet Title: SITE LAYOUT
Project: DOLLAR GENERAL - HILLIARD ROME, OH
Client: CAPITAL GROWTH - BUCHALTER

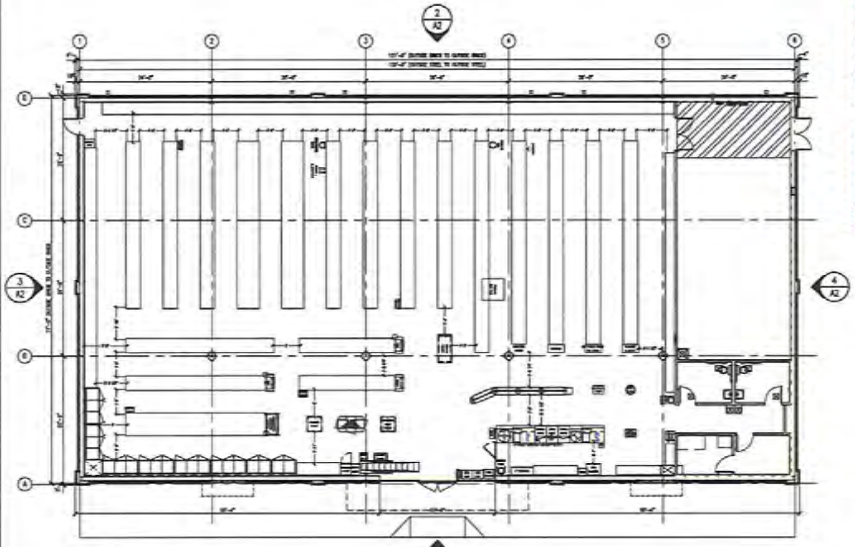
03/09/16
Sheet
C-1



1 A2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



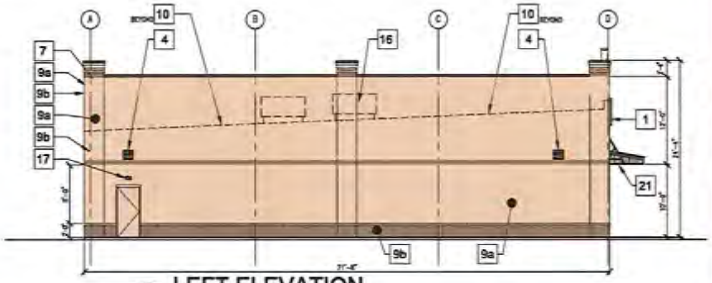
2 A2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



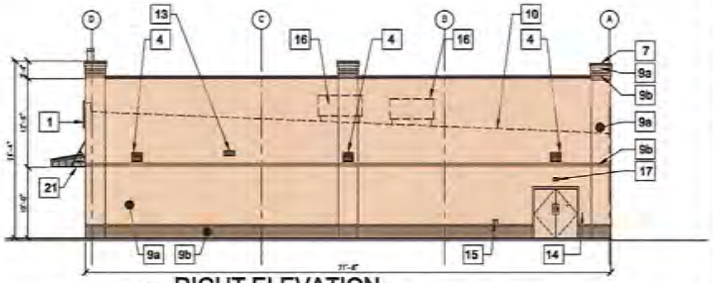
5 A2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

9A -HANSON BRICK PINEHURST

9B -HANSON BRICK SHIAWASSEE



3 A2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 A2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. UNDER SEPARATE PERMIT SUBMITTAL, WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL UNDER SEPARATE PERMIT SUBMITTAL.
2. NOT USED.
3. WALL PACK, 16'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. WALL PACK 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. WALL PACK. (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
6. RECEPTACLE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. TRIM (BY PEMB.) TO MATCH BRICK COLOR 9B.
8. GUTTER AND DOWNSPOUT (BY PEMB.) TO MATCH BRICK COLOR 9B.
9a. BRICK VENEER - HANSON BRICK: PINEHURST
9b. BRICK VENEER - HANSON BRICK: SHIAWASSEE
10. METAL ROOF (BY PRE-ENGINEERED BUILDING MANUFACTURER), GALVALUME FINISH.
11. STANLEY AUTOMATIC SLIDING STOREFRONT ENTRANCE SYSTEM. COMPLIES WITH IBC SECTION 1008 AND IS UL RATED.
12. PRE-FINISHED METAL AWNING.
13. VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. DOOR BUZZER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
15. WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
16. HVAC UNITS MOUNTED ON ROOF AS DESIGNED BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
18. MINIMUM EAVE HEIGHT IS 14'-0" A.F.F. REFER TO PRE-ENGINEERED METAL BUILDING DRAWINGS.
19. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 8" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
20. NOT USED.
21. PRE-FINISHED METAL CANOPY.
22. 6'-0"W x 8'-0"H STOREFRONT WINDOWS, ALL 9 PANES TO BE SPANDREL GLASS (NON-SEE-THROUGH).
23. EMERGENCY LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.

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361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

DOLLAR GENERAL

NEW ONE STORY RETAIL BUILDING
DOLLAR GENERAL 9,100 SF PROTOTYPE
HILLIARD ROME ROAD
HILLIARD, OHIO

ISSUE FOR

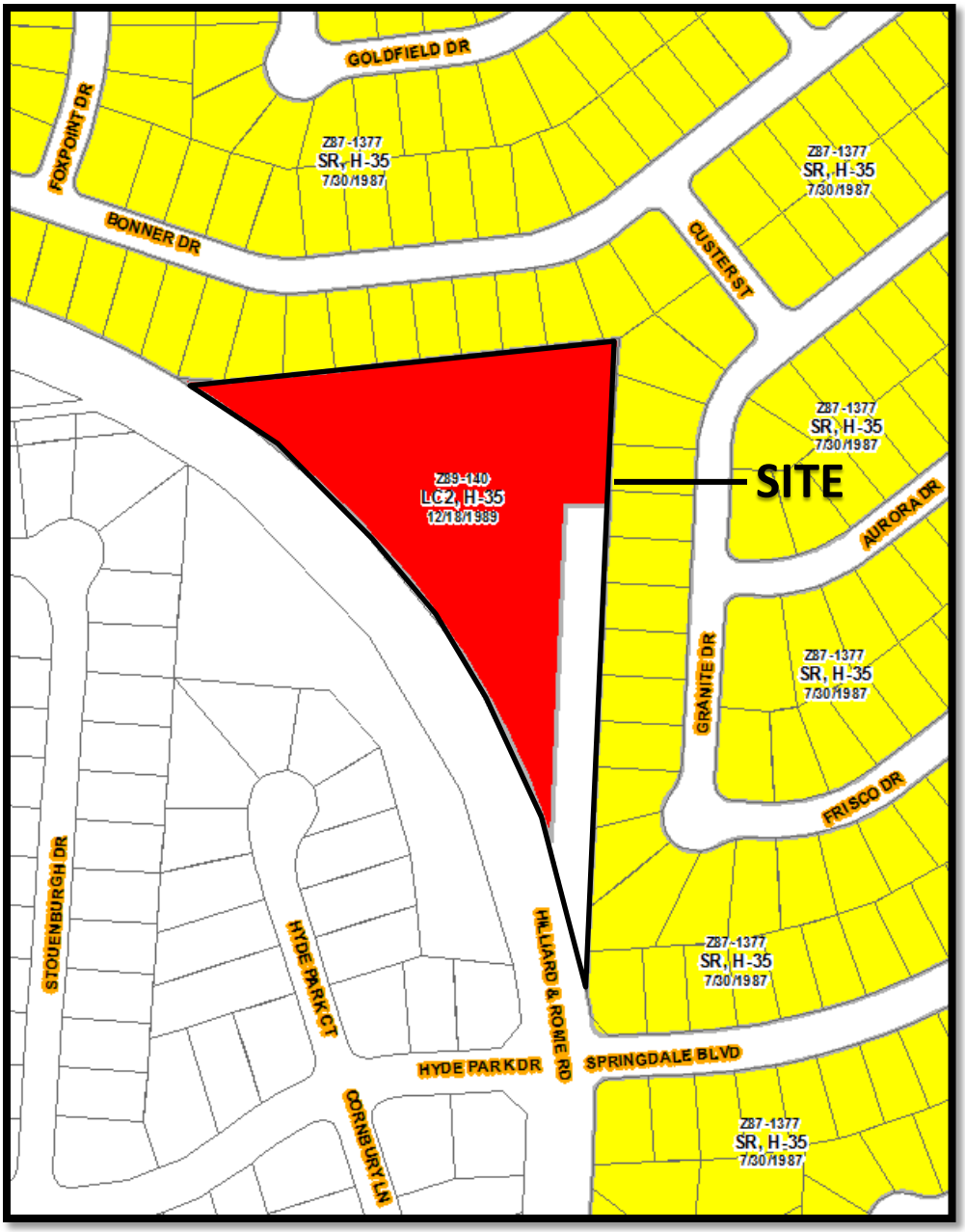
NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	03/15/2016

SHEET TITLE
EXTERIOR ELEVATIONS

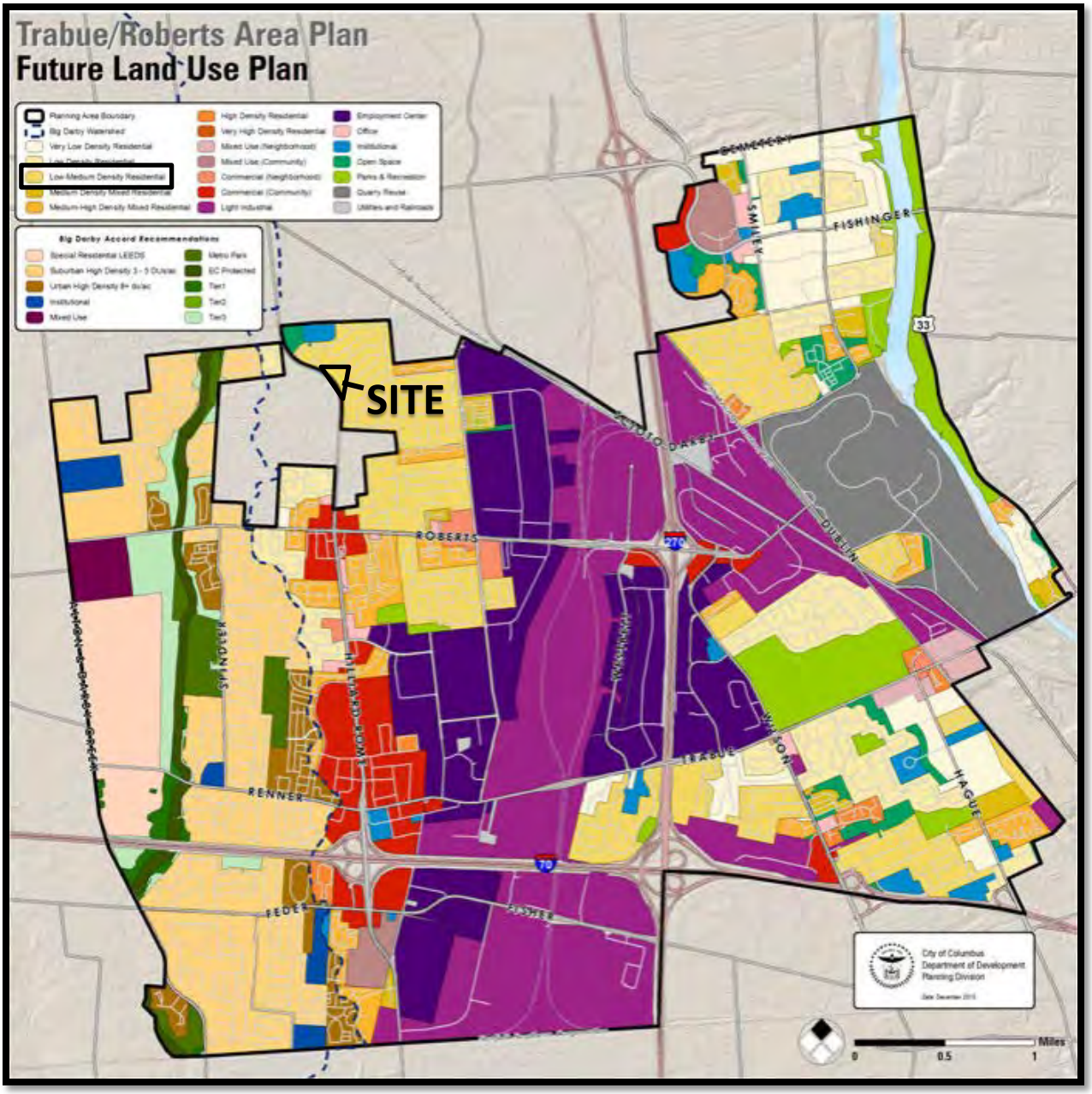
SHEET NO.
A2

C+A JOB NO. 5307-15

Z16-020



Z16-020
3146 Hilliard Rome Road
Approximately 4.56 acres
L-C-2 to CPD



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