THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV15-049 Date Received: 8/4/15

Application Accepted by: ET Fee: $2080

Comments: Assigned to Shannon Pine (645-2208
spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 827 E. MAIN STREET, COLUMBUS, OH Zip: 43205

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

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: 010-093457-00, 010-066971-00

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

Current Zoning District(s): Z73-197, COMMERCIAL, C1, H-35

Area Commission or Civic Association: NEAR EAST AREA COMMISSION

Proposed Use or reason for Council Variance request:
NEW BUILDING AND PARKING

Acreage: .1377 + 3.4846 = 3.62

APPLICANT:

Name: MOODY NOLAN INC. (MARK LARRIMER) Phone Number: (614) 461-4664 Ext.:

Address: 300 SPRUCE STREET SUITE 300 City/State: COLUMBUS, OH Zip: 43215

Email Address: MLARRIMER@MOODYNOLAN.COM Fax Number: (614) 280-8881

PROPERTY OWNER(S) ☐ *Check here if listing additional property owners on a separate page*

Name: MAIN 18 LLC Phone Number: 614-224-9855 Ext.:

Address: 536 S WALL ST STE 300 City/State: COLUMBUS OH Zip: 43215

Email Address: efriedman@smithtandy.com Fax Number: 614-224-9258

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: MARK LARRIMER P.E. Phone Number: (614) 461-4664 Ext.:

Address: 300 SPRUCE STREET SUITE 300 City/State: COLUMBUS, OH Zip: 43215

Email Address: MLARRIMER@MOODYNOLAN.COM Fax Number: (614) 280-8881

SIGNATURES (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE

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 checks payable to the Columbus City Treasurer

tmt 01/15

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CV15-049

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjuction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character , duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Signature of Applicant M C **Date** 8/4/15

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CV15-049

Council Variance Application
827 E. Main Street
August 4, 2015

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of the applicant, Main 18 LLC's, request for variances related to the redevelopment of the 3.62 acres at 827 E. Main Street into a multi-family housing and commercial development. The intent is to develop 2.37 acres into residential apartments while reserving approximately 1.25 acres at the corner of E. Main and 18th Ave. for commercial development.

The 827 East Main Street site represents a great opportunity within the South of Main neighborhood for community development. This site has been vacant for many years and could connect this neighborhood to both downtown and the Livingston Park area. This mixed-income multi-family facility will house approximately 104,800 square feet of townhomes, single bedroom apartments, double bedroom apartments, community rooms, fitness space, and office space. The estimated project budget is approximately $11 million. In order to accommodate the newly designed footprints for the buildings, Main 18 LLC is requesting zoning variances for the project.

This project represents a great community asset that will bring life to a vacant site and tie together two great neighborhoods through the South of Main area. The new mixed-income building will also help to fulfill the community's goals for development and housing near downtown on a major street.

The following variances are being requested in order to facilitate the proposed development:

1) C.C.C. Section 3351.03- C-1 Permitted Uses
2) C.C.C. Section 3351.09 C-1 District Setback Lines
3) C.C.C. Section 3309.14- Height Districts
4) C.C.C. Section 3312.21- Landscaping and Screening
5) C.C.C. Section 3312.27- Parking Setback
6) C.C.C. Section 3312.49- Minimum Parking Spaces Required

Variance 1. Section 3351.03- C-1 Permitted Uses

Hardship Statement: The existing C-1 zoning does not permit residential development on the property. A council variance (CV 07-025) was previously approved allowing residential on this parcel. Due to the property changing hands and a new development being proposed, a new variance is sought based on the new site plan.

Variance 2. Section 3351.09 C-1 District Setback Lines

Hardship Statement: A variance is sought for the setback on E. Main Street from 25' to 0', on E. Mound Street from 25' to 0', and S. 17th Street from 25' to 0'. The residential use being proposed would not be subject to the urban commercial overlay on Main street and therefore is subject to the setback requirements in the C-1 code. In order to maintain the character of Main Street and maintain the intent of the urban commercial overlay for the corridor, a variance is requested to grant a 0 setback. The placement of the structures in order to address E. Main Street in line with the communities wishes result in the structures at the edge of the property and require variances to the setbacks along E. Mound and 17th Street.

Variance 3. Section 3309.14- Height Districts

Hardship Statement: A variance is requested to the maximum building height from 35' to 45'. The proposed structure is 3 stories and will potentially have roof mounted equipment and screening. A variance to allow a 45 foot maximum building height is being sought in order to allow for the roof mounted equipment and screening.

Variance 4. Section 3312.21 Landscaping and Screening

Hardship Statement: A variance is requested to the reqirement for In order to maximize the amount of parking provided on the site and facilitate site circulation, a variance is sought from the parking lot landscape requirement. The parking lot layout combines parking under the building with open parking lot. The landscaping will be concentrated in the large landscaped area between the parking lots/buildings.

Variance 5. Section 3312.27 Parking Setback

Hardship Statement: A variance of the parking setback from 10' to 5' on S. 17th Street and E. Mound Street is requested in order to allow parking to use the area beneath the building.

Variance 6. Section 3312.49 Parking Spaces Provided

Hardship Statement: A variance is requested for the parking spaces required from 153 to 140. The reduced parking count will be adequate to support the unit mix with the majority of the units being one bedroom.

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DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

AFFIDAVIT (See instruction sheet)

Application Number: CV15-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME CHARMAGNE' CROOK
of **(1)** MAILING ADDRESS 300 SPRUCE STREET, SUITE 300, COLUMBUS, OH 43215
deposes 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) per ADDRESS CARD FOR PROPERTY 827 E. MAIN STREET, COLUMBUS, OH 43205
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 8/4/15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS **(4)** MAIN 18 LLC
536 S WALL ST STE 300
COLUMBUS OH 43215

APPLICANT'S NAME AND PHONE # (same as listed on front application) MOODY NOLAN INC. (MARK LARRIMER)
(614) 461-4664

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)** NEAR EAST AREA COMMISSION (Annie Ross-Womack)
874 OAKWOOD AVENUE
COLUMBUS, OH 43206

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)

☑ **(7)** Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [signature]

Sworn to before me and signed in my presence this 4th day of AUGUST, in the year 2015

[signature]
(8) SIGNATURE OF NOTARY PUBLIC

5/22/2016
My Commission Expires

Notary Seal Here

NOTARIAL SEAL
STATE OF OHIO

Patrick A. Smith
Notary Public State of Ohio
Franklin County
My Commission Expires
May 22, 2016

This Affidavit expires six (6) months after the date of notarization.

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tmt 01/15

CV15-049

WALLICK COMMUNITIES
6880 TUSSING ROAD
REYNOLDSBURG, OH 43206

NEAR EAST AREA COMMISSION
ZONING CHAIR
ANNIE ROSS-WOMACK
874 OAKWOOD AVENUE
COLUMBUS, OH 43206

MOODY-NOLAN, INC.
300 SPRUCE ST., STE 300
COLUMBUS, OH 43215

CRAFTER GREGORY B
PO BOX 164292
COLUMBUS, OH 43216

ALBAST TAWFIG I
ALBAST MOWAFFAG
860 E MAIN ST
COLUMBUS, OH 43205

LINA YACOUB
758 WESTRAY DR
WESTERVILLE, OH 43081

NICHOLAS A ZALIMENI JR
800 BRYDEN RD
COLUMBUS OH, 43205

CARE PET INC
785 E MAIN ST
COLUMBUS, OH 43205

NATIONWIDE CHILDRENS
HOSPITAL FINANCE DEPT
PO BOX 7200
COLUMBUS, OH 43205-0200

BO/RITT PROPERTIES LLC
5 E LONG ST STE 1203
COLUMBUS, OH 43215

RICKERT PROPERTY MGMT INC
NATIONWIDE CHILDRENS HOSP
1695 OLD HENDERSON RD
COLUMBUS, OH 43220

CHRISTY C WALKER
3984 RIDGEWOOD AVE
LAS VEGAS, NV 89120

CITY OF COLUMBUS
LAND BANK
50 W GAY ST 4TH FLOOR
COLUMBUS, OH 43215

BIBLE MISSIONARIES
FELLOWSHIP
3046 BLUEFIELD DR
COLUMBUS OH 43207

CARTER VAUGHN I
CARTER ANTHONY L
2630 WILLOWGATE RD
GROVE CITY, OH 43123

ROBERT SCHILLING
815 N HIGH ST
COLUMBUS, OH 43215

L&N-UP ALUM CREEK LLC
3540 E FULTON ST
COLUMBUS, OH 43227

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS, OH 43215

INDUS HOLDINGS LLC
881 E MAIN ST
COLUMBUS OH 43205

MILLER CHRISTOPHER K
FUNAKOSHI SUMIRE
413 E 12TH AVE
COLUMBUS, OH 43205

MOUND STREET LLC
861 E MOUND ST
COLUMBUS, OH 43205

COLUMBUS & SOUTHERN OHIO
ELECTRIC CO
TAX DEPT 27TH FL
PO BOX 16428
COLUMBUS. OH 43216-6428

MAIN 18 LLC
536 S WALL ST STE 300
COLUMBUS OH 43215

FRIENDS OF THE HOMELESS INC
924 E MAIN ST
COLUMBUS, OH 43205

MOUND STREET LLC
867 MOUND ST
COLUMBUS, OH 43205

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # CV15-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MARK LARRIMER
of (COMPLETE ADDRESS) 300 SPRUCE STREET, SUITE 300, COLUMBUS, OH 43215
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, State, Zip
Number of Columbus based employees
Contact name and number

1. MAIN 18 LLC 536 S WALL ST STE 300 COLUMBUS OH 43215 EDDIE FRIEDMAN (614) 224-9255	**2.**
3.	**4.**

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT MC

Sworn to before me and signed in my presence this 4th day of AUGUST, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 5/22/2016

Notary Seal Here

NOTARIAL SEAL
STATE OF OHIO

Patrick A. Smith
Notary Public State of Ohio
Franklin County
My Commission Expires
May 22, 2016

This Project Disclosure expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

tmt 01/15

City of Columbus
Zoning Plat

CV15-049

N

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

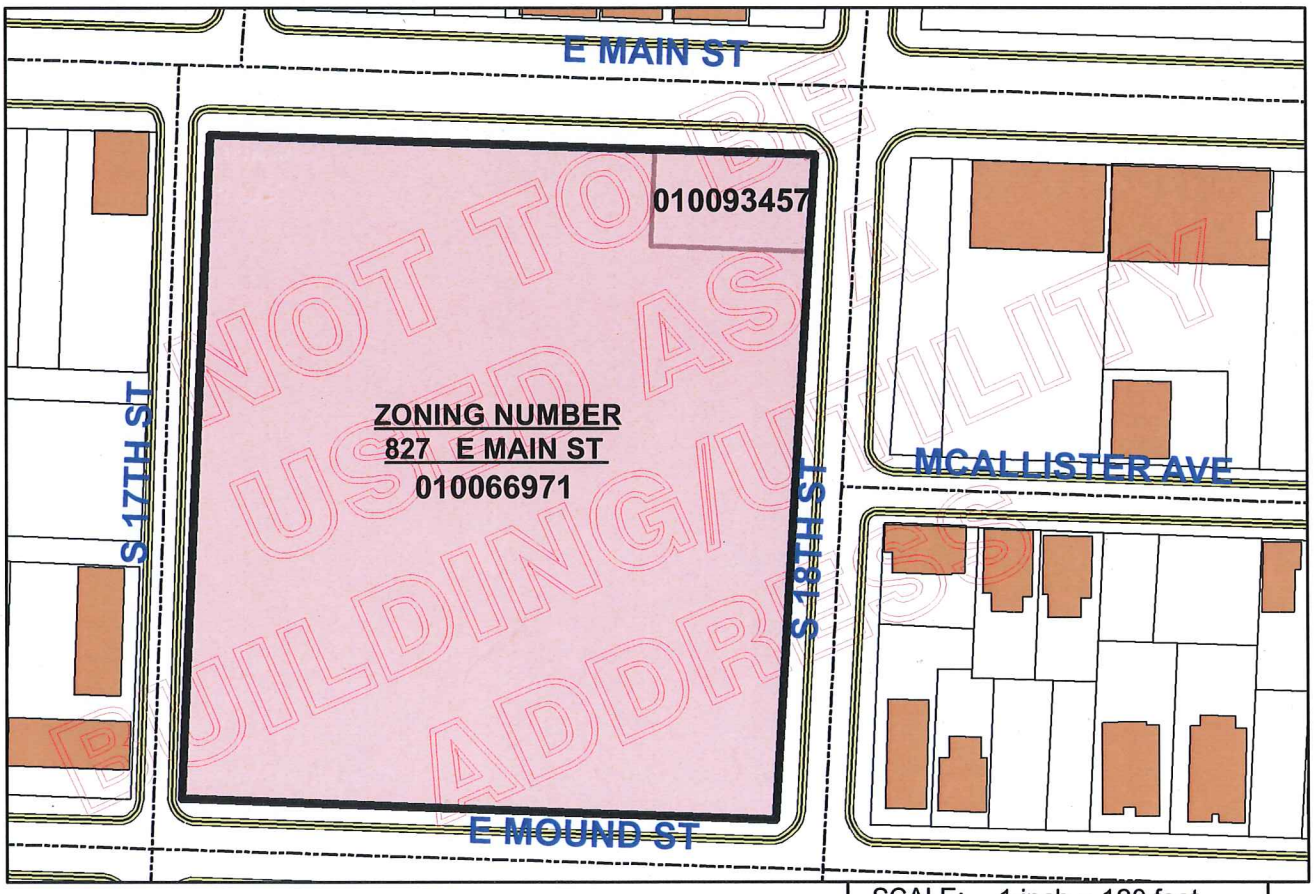
Parcel ID: 010066971 & 010093457

Zoning Number: 827 **Street Name: E MAIN ST**

Lot Number: 87-88 **Subdivision: CROSBY**

Requested By: MOODY NOLAN, INC. (CHARMAGNE CROOK)

Issued By: adriana ahmadian **Date: 7/27/2015**



SCALE: 1 inch = 120 feet

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

GIS FILE NUMBER: 39484

printed: 7/27/2015 2:13:40 PM - U:\

EXHIBIT A

CV15-049

3.620 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Lot 24, Section 13, Township 5, Range 22, United States Military Lands, being all of Lots 87 and 88 of "Crosby's Addition", a subdivision of record in Plat Book II, Page 263, conveyed as Parcel 3, Tracts A, B, C, D and E to The Lula Douglas Foundation, Inc. by deed of record in Official Record 16626 B10, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southerly right-of-way line of East Main Street (80 feet wide) with the easterly right-of-way line of Seventeenth Street (33 feet wide), being the northwesterly corner of said Lot 87 and Parcel 3, Tract C;

Thence North 90° 00' 00" East, a distance of 381.00 feet, with the northerly lines of said Lots 87 and 88, the northerly lines of said Parcel 3, Tracts C, A, B and D, and said southerly right-of-way line, to an iron pin set at the intersection of said southerly right-of-way line with the westerly right-of-way line of Eighteenth Street (60 feet wide), being the northeasterly corner of said Lot 87 and Parcel 3, Tract D;

Thence South 01° 11' 13" West, a distance of 418.89 feet, with the easterly line of said Lot 88 and Parcel 3, Tract D and said westerly right-of-way line, to an iron pin set at the intersection of said westerly right-of-way line with the northerly right-of-way line of East Mound Street (60 feet wide), being the southeasterly corner of said Lot 87 and Parcel 3, Tract D;

Thence North 89° 57' 38" West, a distance of 372.32 feet, with the southerly lines of said Lots 88 and 87, the southerly lines of said Parcel 3, Tracts D, B, A and E, and said northerly right-of-way line, to an iron pin set at the intersection of said northerly right-of-way line with said easterly right-of-way line, being the southwesterly corner of said Lot 88 and Parcel 3, Tract E;

Thence North 00° 00' 00" West, a distance of 418.54 feet, with the westerly line of said Lot 87, the westerly line of said Parcel 3, Tracts E and C, and said easterly right-of-way line, to the POINT OF BEGINNING, containing 3.620 acres, more or less, and being all of Auditor Parcel Number 010-066971 and Auditor Parcel Number 01 0-093457.

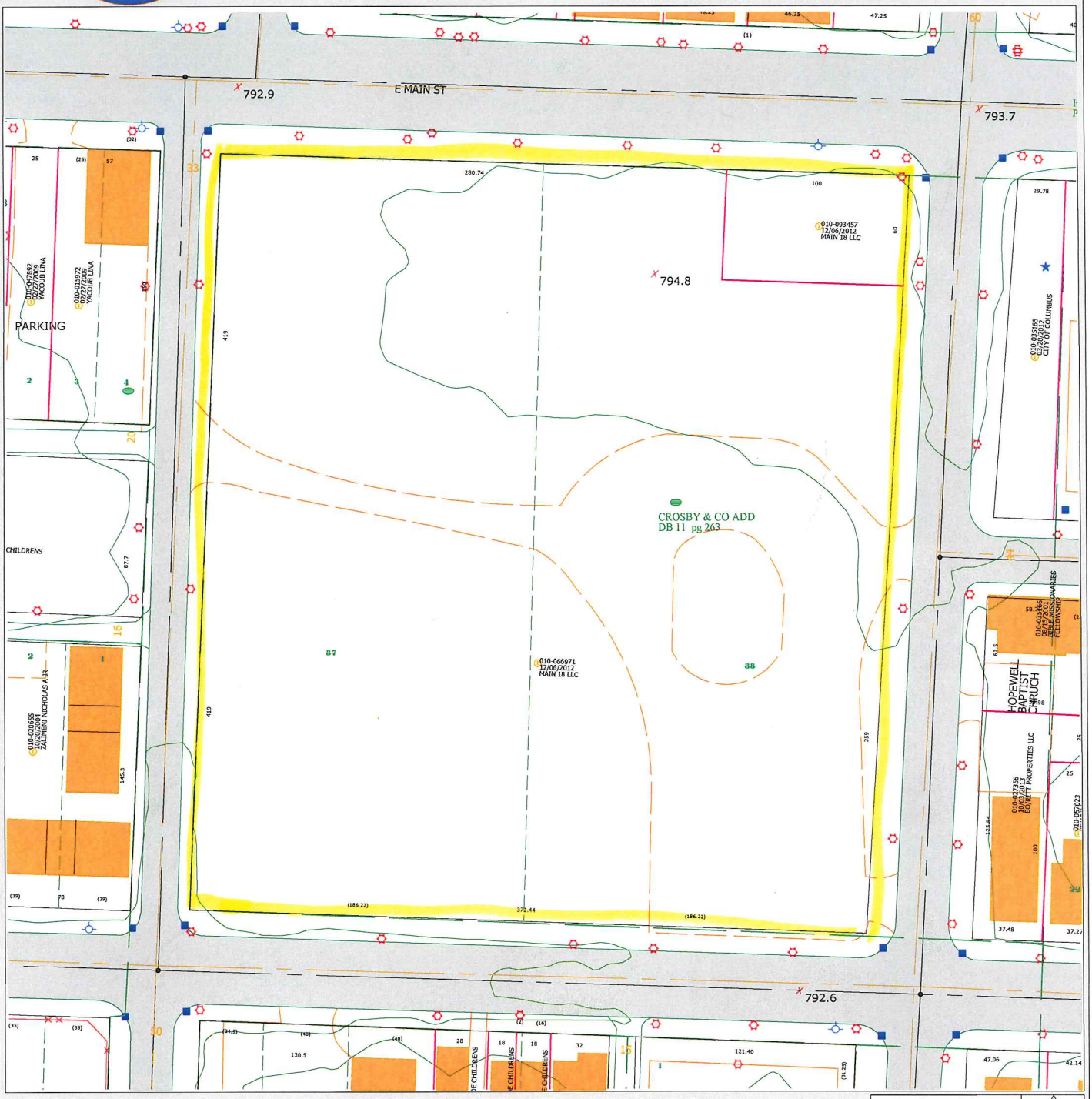
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes. thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the assumed bearing of North 90° 00' 00" East for the centerline of East Main Street.

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: c **DATE: 7/28/15**



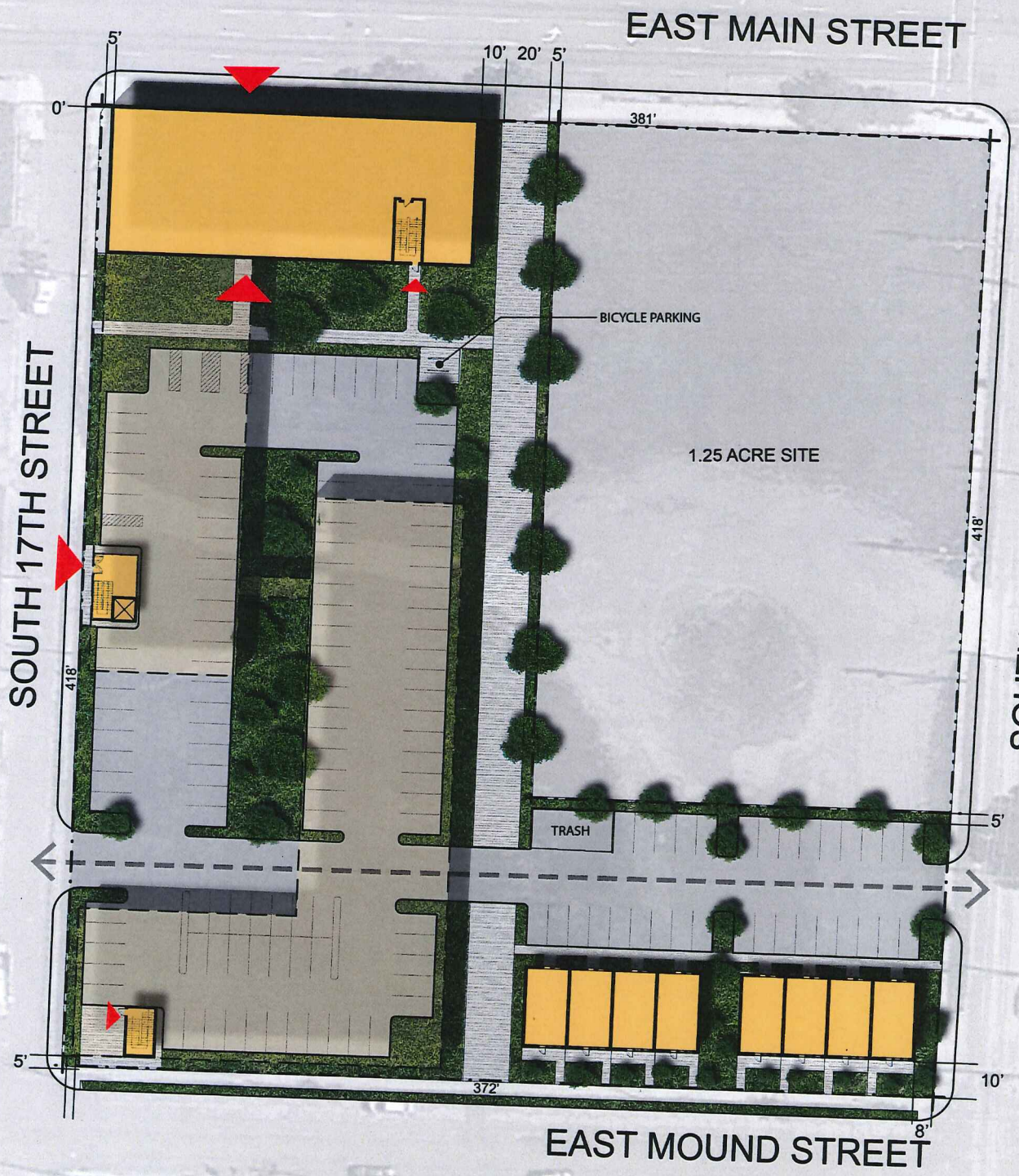
Scale = 80

Grid North

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



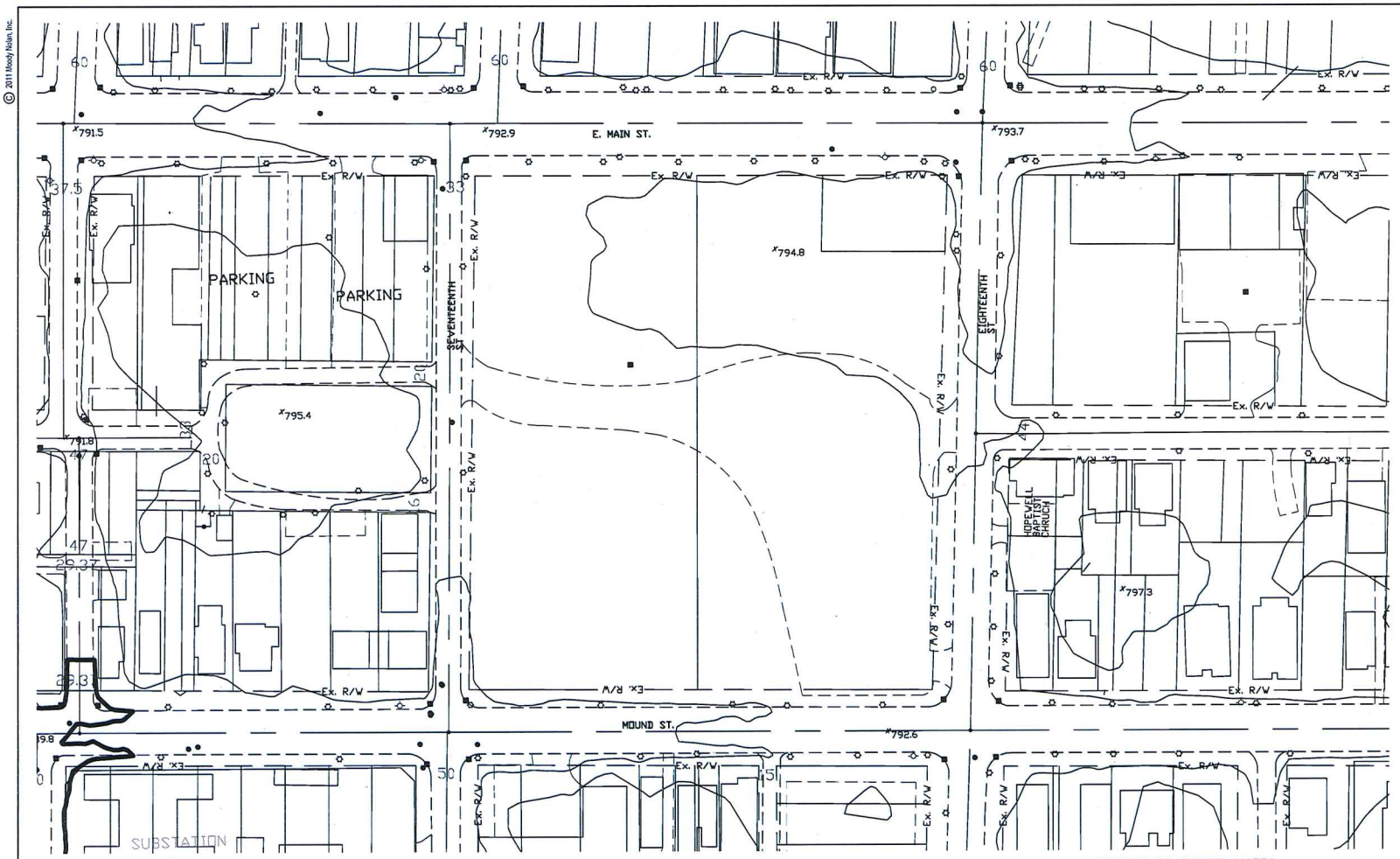
102 APARTMENT UNITS
3 LEVELS APPROX. 45' HEIGHT
151 TOTAL PARKING SPACES
145 STANDARD SPACES
5 ACCESSIBLE SPACES
1 VAN ACCESIBLE SPACE
8 BICYCLE PARKING SPACES
ENTRY / EXIT

N

0' 15' 45' 105'

CU15-049

© 2011 Moody Nolan, Inc.





SITE LOCATION MAP

0 40 80
SCALE: 1"=40'

PROJECT ZONING INFORMATION

Project: 859 Main Street Development

Certified Site Address: Pending

Owner: Main 18 LLC
536 S. Wall Street Ste. 300
Columbus, Ohio 43215

Owner Contact: Tim Swiney
(614) 552-5619
tswiney@wallick.com

A. SITE PLAN: As Shown

B. SITE LOCATION MAP: As Shown

C. ZONING DISTRICT:
C1 H-35 COMMERCIAL AND Z73-197

REQUIRED LOADING SPACE – FOR A GROSS FLOOR AREA OF 50,000 S.F. OR MORE, BUT LESS THAN 250,000 S.F. : 1 LOADING SPACE REQUIRED.
FOR A GROSS FLOOR AREA OVER 250,000 S.F. : 1 SPACE FOR EACH 250,000 S.F., OR PORTION THEREOF.

D. SITE AREA: 3.62 Acres

E. AREA PER USE:
104,800 SF GROSS-RESIDENTIAL

F. BUILDING HEIGHT:
45'

G. FLOOD DESIGNATION: This site is NOT located within a special flood hazard area per the Federal Emergency Management Agency's Flood Insurance Rate Map, No. 39049C0328K, June 17, 2008.

H. DUMPSTER SCREENS: Plan and Section to be Provided

I. The proposed project will comply with the following Sections of the City of Columbus Codes:
3321.01 Dumpster
3321.07 Landscape
3321.03 Lighting
3312.21 Screens
3312.39 Striping/Marking
3312.43 Surface
3312.45 Wheel Stops/Curbs

J. REZONING:

K. BUILDING FACADE/LANDSCAPING/LIGHTING: Copy of plan to be submitted.

L. DOWNTOWN COMMISSION: Does not apply.

M. UNIVERSITY PLANNING OVERLY AREA: Does not apply.

N. NORTH EAST AREA COMMISSION: Applies to this site.

O. PARKLAND DEDICATION ORDINANCE: Does Not Apply

P. ENGINEER'S SEAL AND SIGNATURE: As Shown

DIVISION OF POWER NOTES

THE DIVISION OF POWER HAS OVERHEAD PRIMARY, SECONDARY, AND STREET LIGHTING IN THE PROJECT AREA. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. THE DOP DISPATCH OFFICE NUMBER IS: (614) 645-7627 (VOICE).

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S STREET LIGHTING SYSTEM IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO THE CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS-CITY OF COLUMBUS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM DOP'S EXISTING CONDUCTOR SAFETY POLICY AND HOLD CARD SYSTEM, MIS-95, COPIES OF WHICH ARE AVAILABLE FROM DOP. IF YOU HAVE ANY QUESTIONS, CALL MIHAI ORBOCEA AT (614) 645-6851 OR CHRIS VOGEL AT (614) 645-8963.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

#	Date	Change Description

859 E. Main Street Development

Columbus, Ohio

for

Main 18 LLC

MOODY·NOLAN
architecture | civil engineering | interior architecture
300 Spruce Street
Suite 300
Columbus, Ohio 43215
Phone: (614) 461-4664
Fax: (614) 280-8881
www.moody-nolan.com

STATE OF OHIO · MARK LAWRENCE · 68331 · REGISTERED PROFESSIONAL ENGINEER

Dwg. Coord.: CMC Tech. Coord.: M/N #15319

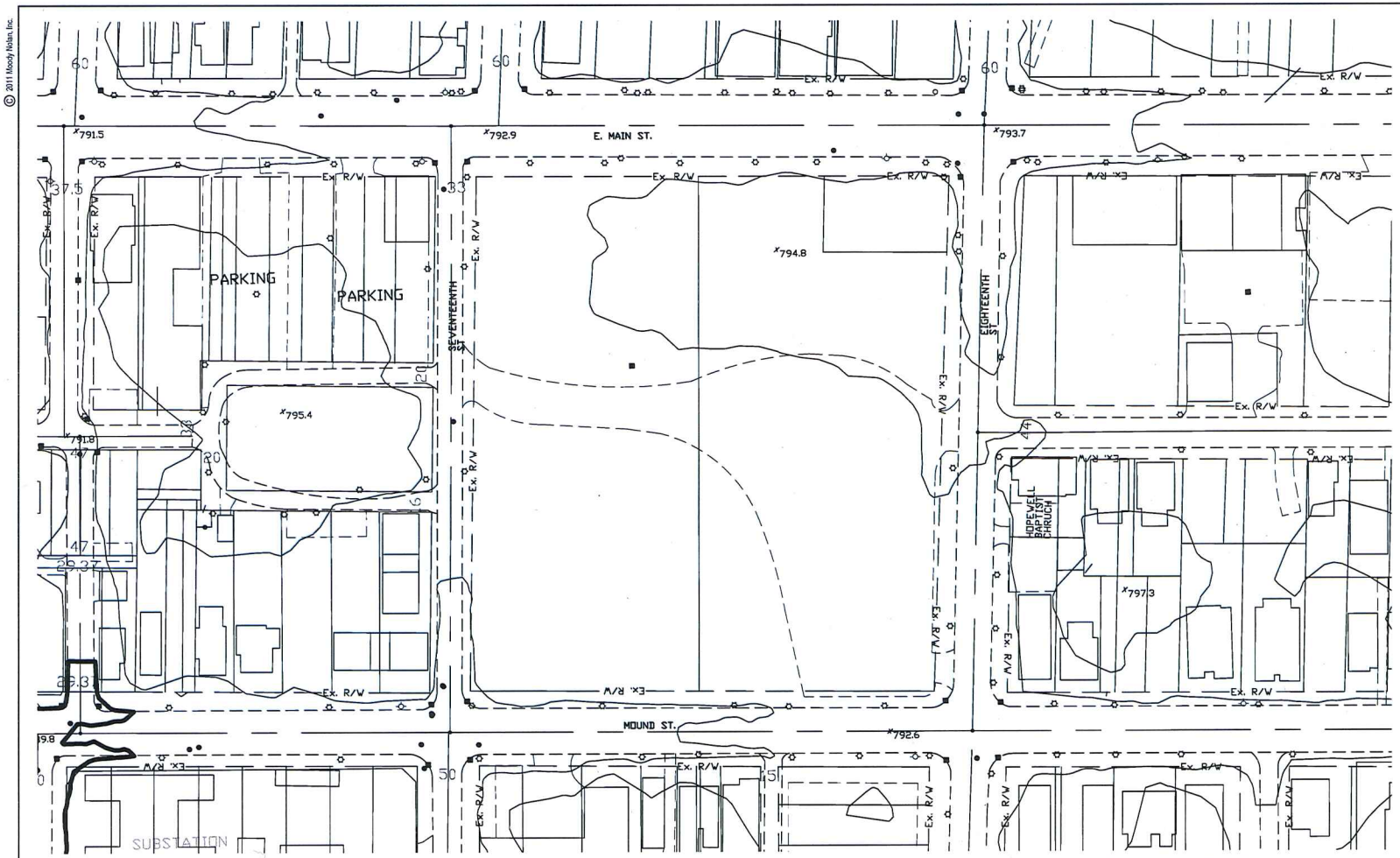
SITE PLAN **Z1.1**

PRELIMINARY DOCUMENTS August 3, 2015

CV15-049

DRAWING: P:\2015\15_859 E. Main\CAD\DWG\15_Z1.1.dwg
August 03, 2015, 4:32pm

© 2011 Moody Nolan, Inc.





SITE LOCATION MAP

0 40 80
SCALE: 1"=40'

PROJECT ZONING INFORMATION

Project:	859 Main Street Development
Certified Site Address:	Pending
Owner:	Main 18 LLC 536 S. Wall Street Ste. 300 Columbus, Ohio 43215
Owner Contact:	Tim Swiney (614) 552-5619 tswiney@wallick.com

A. SITE PLAN: As Shown

B. SITE LOCATION MAP: As Shown

C. ZONING DISTRICT:
C1 H-35 COMMERCIAL AND Z73-197

REQUIRED LOADING SPACE – FOR A GROSS FLOOR AREA OF 50,000 S.F. OR MORE, BUT LESS THAN 250,000 S.F. : 1 LOADING SPACE REQUIRED.
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G. FLOOD DESIGNATION: This site is NOT located within a special flood hazard area per the Federal Emergency Management Agency's Flood Insurance Rate Map, No. 39049C0328K, June 17, 2008.

H. DUMPSTER SCREENS: Plan and Section to be Provided

I. The proposed project will comply with the following Sections of the City of Columbus Codes:
3321.01 Dumpster
3321.07 Landscape
3321.03 Lighting
3312.21 Screens
3312.39 Striping/Marking
3312.43 Surface
3312.45 Wheel Stops/Curbs

J. REZONING:

K. BUILDING FACADE/LANDSCAPING/LIGHTING: Copy of plan to be submitted.

L. DOWNTOWN COMMISSION: Does not apply.

M. UNIVERSITY PLANNING OVERLY AREA: Does not apply.

N. NORTH EAST AREA COMMISSION: Applies to this site.

O. PARKLAND DEDICATION ORDINANCE: Does Not Apply

P. ENGINEER'S SEAL AND SIGNATURE: As Shown

DIVISION OF POWER NOTES

THE DIVISION OF POWER HAS OVERHEAD PRIMARY, SECONDARY, AND STREET LIGHTING IN THE PROJECT AREA. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. THE DOP DISPATCH OFFICE NUMBER IS: (614) 645-7627 (VOICE).

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S STREET LIGHTING SYSTEM IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO THE CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS–CITY OF COLUMBUS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM DOP'S EXISTING CONDUCTOR SAFETY POLICY AND HOLD CARD SYSTEM, MIS-95, COPIES OF WHICH ARE AVAILABLE FROM DOP. IF YOU HAVE ANY QUESTIONS, CALL MIHAI ORBOCEA AT (614) 645-6851 OR CHRIS VOGEL AT (614) 645-6963.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

#	Date	Change Description

859 E. Main Street Development

Columbus, Ohio

for

Main 18 LLC

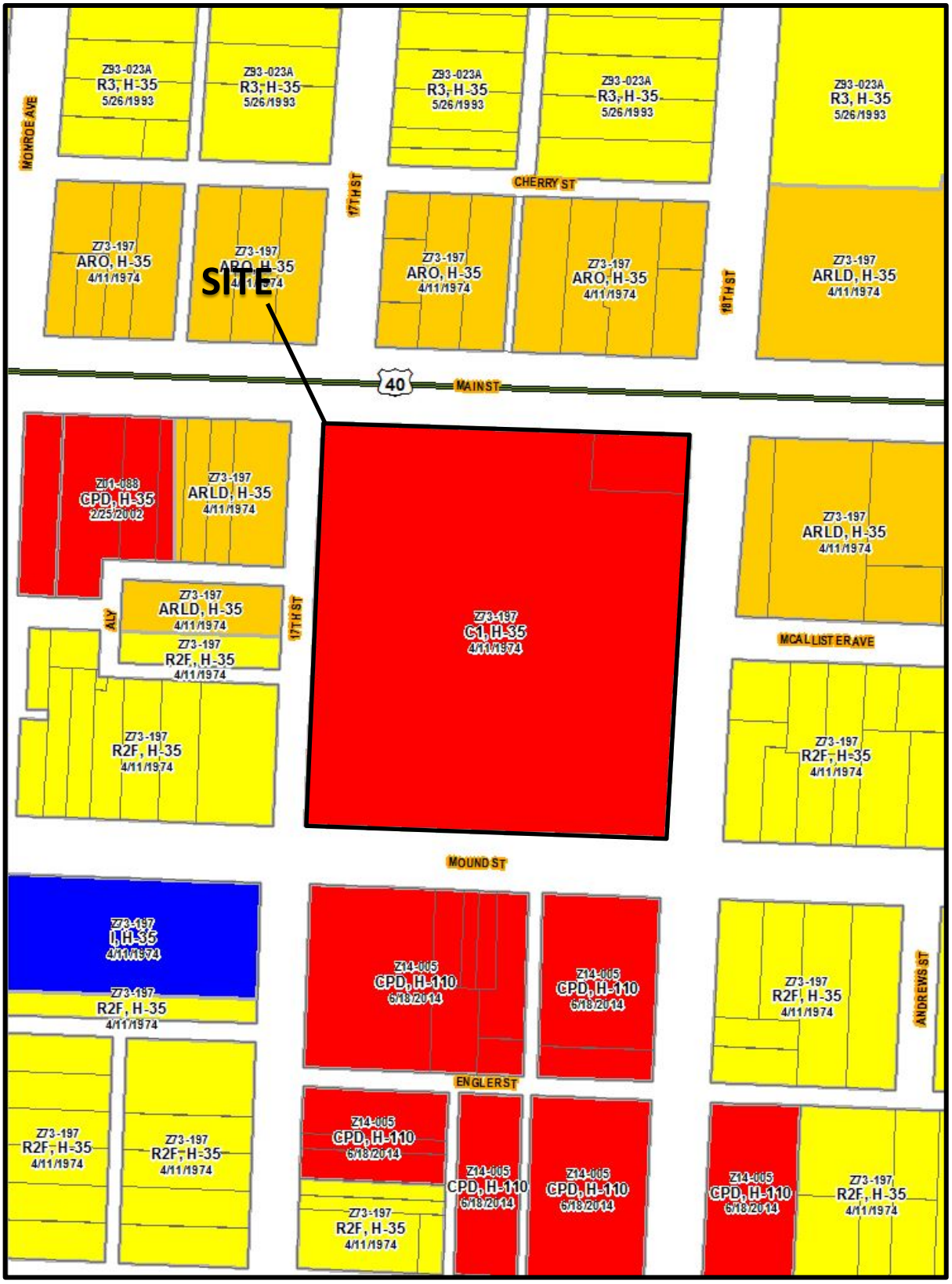
MOODY·NOLAN
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Phone: (614) 461-4664
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www.moodynolan.com

Dwg. Coord.: CMC Tech. Coord.: M/N #15319

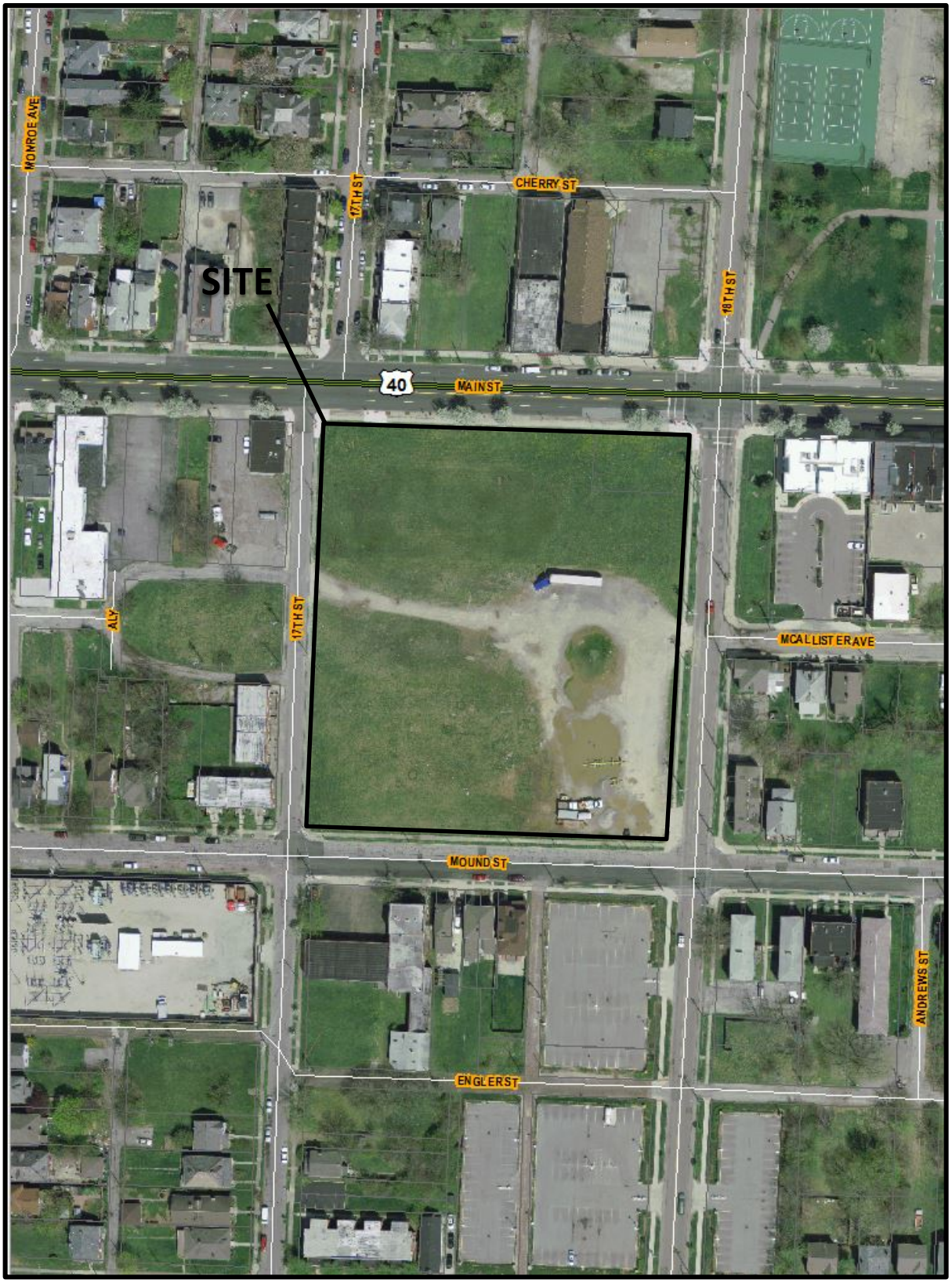
SITE PLAN Z1.1

PRELIMINARY DOCUMENTS August 3, 2015

CV15-049



CV15-049
827 East Main Street
3.62 Acres



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3.62 Acres