



## REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 214042/14335-00000-00030  
Date Received: 9/2/14  
Application Accepted By: SP & TP Fee: \$3200  
Comments: Assigned to Tom Proehl; 645-2749; vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5160 N. High Street Zip 43214  
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 010-143134

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

Current Zoning District(s) C-4 Requested Zoning District(s) CPD

Area Commission or Civic Association: Clintonville Area Commission

Proposed Use or reason for rezoning request: Car Wash

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 0.669  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Moo Moo Express Car Wash c/o Dave Perry, David Perry Company, Inc.  
Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215  
Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

### PROPERTY OWNER(S):

Name Stanley M. and Teresa M. Bradham  
Address 5160 N. High Street City/State Columbus, OH Zip 43214-1555  
Phone # (614) 846-7826 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
☐ Check here if listing additional property owners on a separate page

**ATTORNEY/AGENT** (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent For Applicant

Name Donald Plank, Plank Law Firm  
Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215  
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Moo Moo Express Car Wash LLC by David B. Perry, Agent  
PROPERTY OWNER SIGNATURE Stanley M. and Teresa M. Bradham by David B. Perry, Agent  
**ATTORNEY/AGENT SIGNATURE** Donald Plank

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



## REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### AFFIDAVIT

(See instruction sheet)

APPLICATION #

814-042

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry  
of (1) MAILING ADDRESS David Perry Company, Inc., 145 E. Rich Street, FL 3, Columbus, OH 43215  
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 5160 N. High Street  
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) \_\_\_\_\_

(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) Stanley M. and Teresa M. Bradham  
5160 N. High Street  
Columbus, OH 43214-1555

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

Moo Moo Express Car Wash  
c/o Dave Perry, (614) 228-1727

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

(5) Clintonville Area Commission  
c/o Dana Bagwell  
3982 N. High Street  
Columbus, OH 43214

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)

Subscribed to me in my presence and before me this 29<sup>th</sup> day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



Amy K. Kuhn, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**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

714-042

**EXHIBIT A, Public Notice**  
**5160 N High Street**  
**Z14-\_\_\_\_\_**  
**August 27, 2014**

**APPLICANT**

Moo Moo Express Car Wash  
c/o Dave Perry, Agent  
David Perry Company, Inc.  
145 East Rich Street, FL 3  
Columbus, OH 43215

**PROPERTY OWNER**

Stanley M. and Teresa M. Bradham  
5160 N. High Street  
Columbus, OH 43214-1555

**ATTORNEY FOR APPLICANT**

Donald Plank, Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

**COMMUNITY GROUP**

Clintonville Area Commission  
c/o Dana Bagwell  
3982 N. High Street  
Columbus, OH 43214

**PROPERTY OWNERS WITHIN 125 FEET**

Pebble Hill Associates  
111 W. 39<sup>th</sup> St., Ste. A  
Vancouver, WA 98660

State of Ohio  
5220 N. High St.  
Columbus, OH 43214

John H. Severing  
Joyce A. Severing  
6127 Clark State Rd.  
Columbus, OH 43230

Mario Le Scinto, et al.  
4377 Landmark Ln.  
Hilliard, OH 43026

Worthington Gardens  
Schottenstein Prop. Group  
PO Box 24550  
Columbus, OH 43224-0550

Wesley Glen Inc.  
Attn: CFO  
5155 N. High St.  
Columbus, OH 43214

5 Girls LLC  
Kohr Royer Griffith Inc., c/o John Royer  
1480 Dublin Rd.  
Columbus, OH 43215

**ALSO NOTIFY**

Bob Lockett  
Smith Realty Partners  
5003 Horizons Dr., Suite 100  
Columbus, OH 43220

Moo Moo Express Car Wash  
c/o John Roush  
13375 National Road, Suite C  
Reynoldsburg, OH 43068

**5160 N High Street**  
**Z14-\_\_\_\_\_**  
**Exhibit A, Public Notice**  
**Page 1 of 1, 8/28/14**



## REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # 714-042

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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. Stanley M. and Teresa M. Bradham 5160 N. High Street Columbus, OH 43214-1555 # of Columbus Employees: 0 Stanley Brodham: (614) 846-7826	2. Moo Moo Express Car Wash 13375 National Road, Suite C Reynoldsburg, OH 43068 # of Columbus Employees: 6 John Roush (614) 833-4800
3.	4.

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 29th day of AUGUST, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015



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

BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**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

**Z14-\_\_\_\_\_**  
**5160 N High Street**  
**Legal Description, 0.669 acres**

---

Situated in the County of Franklin, State of Ohio, City of Columbus, being part of Lot No. 19 of the Scioto Company's Subdivision of Quarter Township 3, Township 2, Range 18, United States Military Lands, and being 0.669 acre out of the northwesterly corner of the 13.933 acre tract conveyed to Worthington Gardens by deed of record in Deed Book 2770, Page 279, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of North High Street, (U.S. Route No. 23), said point being the northwesterly corner of the said Worthington Gardens 13.933 acre tract;

thence along the northerly line of the said 13.933 acre tract, South 86° 26' East, (passing an iron pin at 45.26 feet), 400.00 feet to an iron pin;

thence South 3° 36' 19" West, 80.0 feet to an iron pin;

thence North 86° 26' West, (being parallel to and 80.0 feet Southerly from the northerly line of the said 13.933 acre tract), 110.0 feet to an iron pin;

thence North 41° 26' West, 14.14 feet to an iron pin;

thence North 86° 26' West, (being parallel to and 70.0 feet Southerly from the northerly line of the said 13.933 acre tract, and passing an iron pin at 247.0 feet), 280.0 feet to a point in the centerline of North High Street;

thence along the said centerline, North 3° 36' 19" East, 70.0 feet to the place of beginning, containing 0.669 acre, more or less.

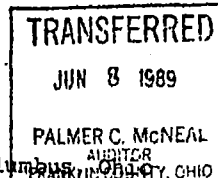
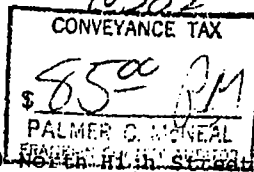


## General Warranty Deed\*

059658

SANFORD J. SOLOMON and NANETTE SOLOMON, husband and wife,  
~~(AKA) SANFORD SOLOMON~~ of Franklin County, Ohiofor valuable consideration paid, grant(s) with general warranty covenants, to STANLEY M. BRADHAM  
and TERESA M. BRADHAM, whose tax-mailing address isthe following REAL PROPERTY: Situated in the County of Franklin in the State  
of Ohio and in the City of Columbus

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Except for conditions, restrictions and easements of record,  
if any, contained in former conveyances for said premises,  
subject to all of which this conveyance is made, and  
excepting taxes and assessments now and hereafter a lien upon  
said premises.This conveyance is given in satisfaction of the terms of a  
land contract between Grantors and Grantee dated April 30,  
1984, and recorded in the office of the Franklin County  
Recorder on May 2, 1984, in Official Record Volume 4182,  
page C-01.

PROPERTY ADDRESS: 5160 North Hill Street, Columbus, Ohio

Prior Instrument Reference: Volume Page of the Deed Records of Franklin  
County, Ohio.  
Witness our hands this day  
of May 19 89  
Signed and acknowledged in presence of:  
Sanford J. Solomon  
Nanette SolomonState of Ohio County of Franklin ss.  
BE IT REMEMBERED, That on this 26 day of May, 1989, before me,  
the subscriber, a notary public  
SANFORD J. SOLOMON and NANETTE SOLOMON  
foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.  
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary seal  
on the day and year last aforesaid.LORI A. BAKER  
Notary Public, State of Ohio  
My commission expires 11-17-92This instrument was prepared by Michael N. Schaeffer, Attorney at Law  
88 West Mound Street, Columbus, Ohio 43215

- (1) Name of Grantor(s) and marital status.  
(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.  
(3) Delete whichever does not apply.  
(4) Execution in accordance with Chapter 5301 Ohio Revised Code.

TIME 11:30 A  
RECORDED FRANKLIN CO., OHIO

Auditor's and Recorder's Stamp

(2) MAIL  
ENVELOPE FURNISHED  
STAR BANK

JUN - 8 1989

JOSEPH W. TESTA, RECORDER

\*See Sections 5302.05 and 5302.06 Ohio Revised Code.

RECORDED FRANKLIN CO., OHIO

13537102

214-042

EXHIBIT "A"

Situated in the County of Franklin, State of Ohio, City of Columbus, being part of Lot No. 19 of the Scioto Company's Subdivision of Quarter Township 3, Township 2, Range 18, United States Military Lands, and being 0.669 acre out of the northwesterly corner of the 13.933 acre tract conveyed to Worthington Gardens by deed of record in Deed Book 2770, Page 279, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of North High Street, (U.S. Route No. 23), said point being the northwesterly corner of the said Worthington Gardens 13.933 acre tract;

thence along the northerly line of the said 13.933 acre tract, South  $86^{\circ} 26'$  East, (passing an iron pin at 45.26 feet), 400.00 feet to an iron pin;

thence South  $3^{\circ} 36' 19''$  East, 80.0 feet to an iron pin;

thence North  $86^{\circ} 26'$  West, (being parallel to and 80.0 feet Southerly from the northerly line of the said 13.933 acre tract), 110.0 feet to an iron pin;

thence North  $41^{\circ} 26'$  West, 14.14 feet to an iron pin;

thence North  $86^{\circ} 26'$  West, (being parallel to and 70.0 feet Southerly from the northerly line of the said 13.933 acre tract, and passing an iron pin at 247.0 feet), 280.0 feet to a point in the centerline of North High Street;

thence along the said centerline, North  $3^{\circ} 36' 19''$  East, 70.0 feet to the place of beginning, containing 0.669 acre, more or less.

13537103

0-99-G

ALL OF

010-143134

5/23/84 JC



# City of Columbus Zoning Plat



214-042

## 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: 010143134

Zoning Number: 5160

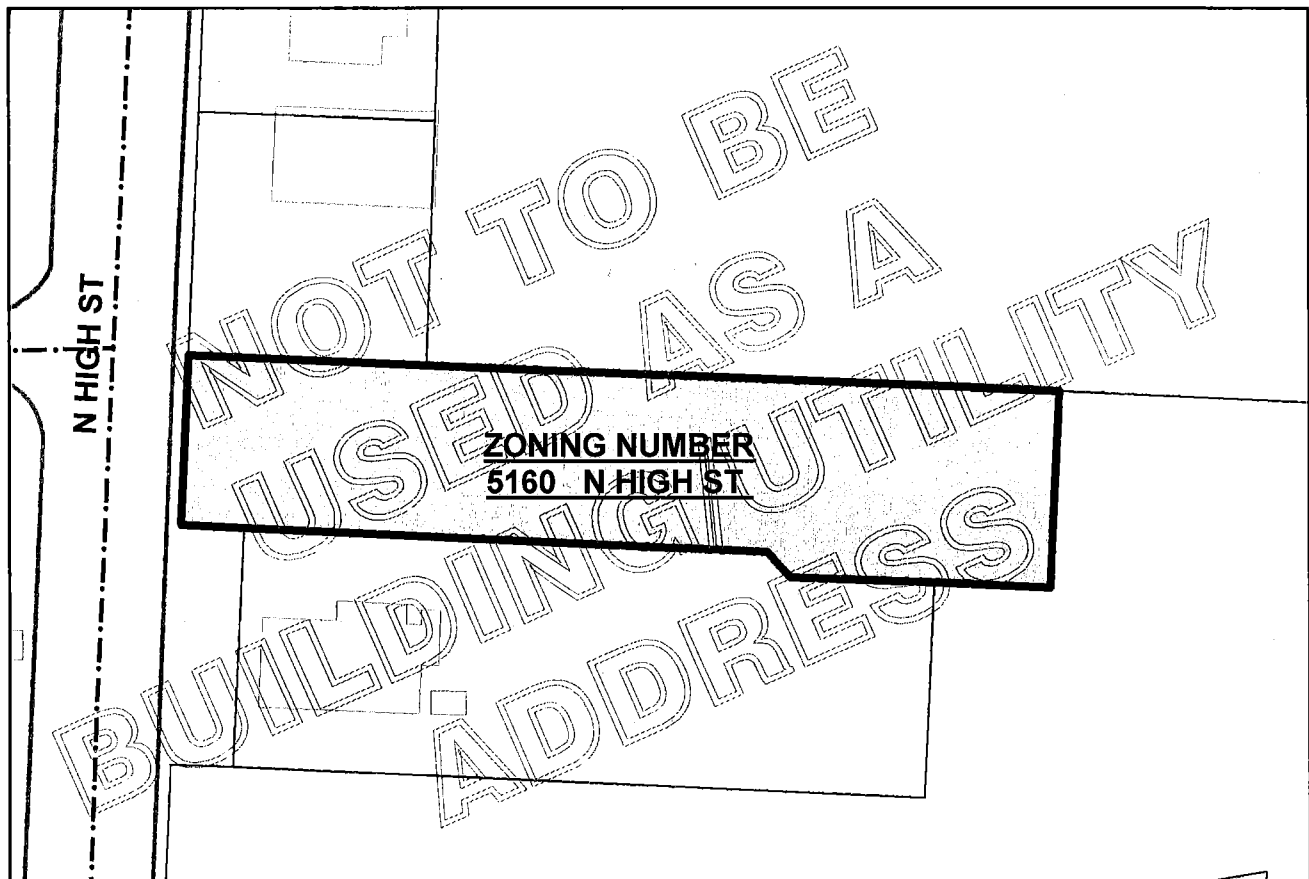
Street Name: N HIGH ST

Lot Number N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: *Patricia Austin* Date: 3/27/2014



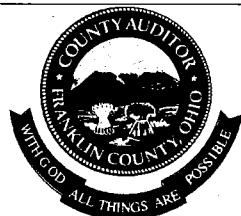
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 18980



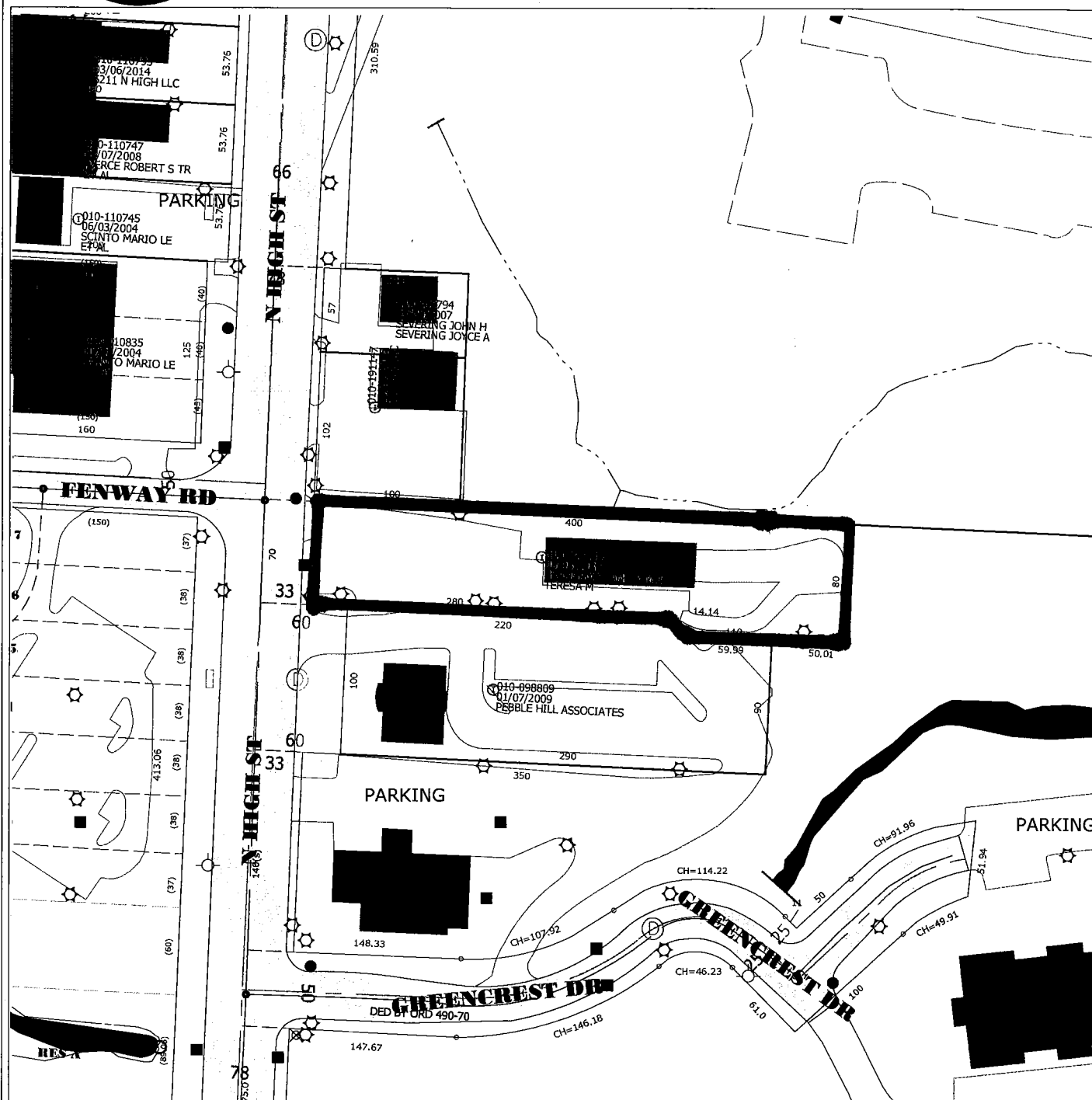
714-042



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: DBP      DATE: 8/15/14



Disclaimer

Scale = 100



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

**CPD, COMMERCIAL PLANNED DEVELOPMENT**  
**0.669 +/- ACRES**

EXISTING ZONING: C-4, Commercial District  
 PROPOSED ZONING: CPD, Commercial Planned Development  
 PROPERTY ADDRESS: 5160 N High Street, Columbus, OH 43214  
 APPLICANT: Moo Car Express Car Wash LLC c/o Dave Perry, Agent,  
 David Perry Company, Inc., 145 East Rich Street, FL 3,  
 Columbus, OH 43215 and Donald Plank, Attorney, Plank  
 Law Firm, 145 East Rich Street, FL 3, Columbus, OH  
 43215.  
 PROPERTY OWNER: Stanley and Teresa Bradham c/o Dave Perry, Agent, David  
 Perry Company, Inc., 145 East Rich Street, FL 3,  
 Columbus, OH 43215 and Donald Plank, Attorney, Plank  
 Law Firm, 145 East Rich Street, FL 3, Columbus, OH  
 43215.  
 DATE OF TEXT: September 1, 2014  
 APPLICATION NUMBER: Z14-\_\_\_\_\_

**1. INTRODUCTION:** The 0.669 +/- acre site is located on the east side of N. High Street, 235 +/- feet north of Greencrest Drive. The site is presently zoned C-4, Commercial. The existing building was built for and used as a single bay car wash prior to the 1972 C-5 legislation, then changed to a used car sales office and lot in about 1983. Applicant proposes to rezone the site to CPD to permit a single bay automatic car wash and C-4 uses. The site plan titled "Site Plan, Moo Moo Express Car Wash, 5160 N. High Street", dated \_\_\_\_\_, 2014, hereinafter "Site Plan", and the building elevations titled "Building Elevations, Moo Moo Express Car Wash, 5160 N. High Street", dated \_\_\_\_\_, 2014, hereinafter "Building Elevations" are submitted as the development plan for the automatic car wash. The proposed automatic car wash will be on the same footprint as the existing building and with the existing walls, but a new gable roof will be installed. The property is in the North High Street Community Commercial Overlay.

**2. PERMITTED USES:** All uses of Chapter 3356, C-4, Commercial District, and an automatic car wash.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated on the Site Plan, which shall only be applicable for development of a car wash, or in this written text, the applicable development standards shall be those standards contained in Chapter 3356, C-4, Commercial District, of the Columbus City Code.

**A). Density, Height, Lot and/or Setback commitments.**

Development of the site with a car wash shall be as depicted on the submitted Site Plan. Development standards of the Zoning Code shall apply to use of the property for uses of the C-4 District.

**B.) Access, Loading, Parking and/or other Traffic related commitments.**

1. Development of the site with a car wash shall be as depicted on the submitted Site Plan. Development standards of the Zoning Code shall apply to use of the property for uses of the C-4 District.

2. Right of way totaling 60 feet from centerline of North High Street shall be provided to the City of Columbus prior to approval of the final Site Compliance Plan for a car wash.

3. Vehicular access shall be from a full-turning movement curbcut on N High Street, as presently exists for the parcel.

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

Required landscaping for the car wash shall be as depicted on the Site Plan.

**D.) Building design and/or Interior-Exterior treatment commitments.**

N/A

**E.) Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.**

N/A

**F.) Graphics and Signage commitments.**

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-5, Commercial District, if the site is developed with a car wash, or the C-4 Commercial District, if developed with a C-4, Commercial District Use. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

**G.) Other CPD Requirements.**

1. Natural Environment: The site is located on the east side of N. High Street, 235 +/- feet north of Greencrest Drive. N. High Street is a north/south arterial right of way. The site is flat. The North High Street corridor is developed with a wide variety of commercial uses.

2. Existing Land Use: There is a commercial building on the premises that was built as a single bay automatic car wash, then subsequently converted to the garage and office for the sale of used cars.

3. Circulation: Vehicular access will be via a full-turning movement curbcut on N High Street, as depicted on the submitted Site Plan.

4. Visual Form of the Environment: The area surrounding the site is zoned and developed with commercial uses.

5. Visibility: North High Street is an arterial right of way. The site will be visible from North High Street.

6. Proposed Development: Automatic car wash.

7. Behavior Patterns: Vehicular access will be via a full-turning movement curbcut on N High Street, as depicted on the submitted Site Plan. On-site circulation for an automatic car wash shall be as depicted on the Site Plan.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

**H). Modification of Code Standards.**

1. Section 3312.11, Drive-up Stacking Area, to not provide an exclusive by-pass lane for the car wash.

2. 3372.705(D)(F), Building Design Standards, to not have a primary entrance door on the North High Street façade and to not have 40% of the area between two (2) feet and ten (10) feet above grade be finished with clear window glass (see submitted building elevations)

**I.) Miscellaneous commitments.**

1. Development of the site with an automatic car wash shall be in accordance with the site plan and building elevations titled "Site Plan, Moo Moo Express Car Wash, 5160 N. High Street" and "Building Elevations, Moo Moo Express Car Wash, 5160 N. High Street", both dated \_\_\_\_\_, 2014, and signed \_\_\_\_\_, 2014 by David B. Perry, Agent, and Donald Plank, Attorney. The Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he 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 Codes, other than as specified herein.*

Signature: \_\_\_\_\_  
David B. Perry, Agent Date


Signature: \_\_\_\_\_  
Donald Plank, Attorney Date

SITE DATA TABLE	
ADDRESS:	510 NORTH HIGH STREET
PLOT:	015-10134
AREA:	
EXISTING SITE AREA:	27,749.79 S.F. (0.634 ACRES)
RIGHT OF WAY (N. HIGH STREET):	100' WIDE
THORNDIKE PARK:	100'
AREA OF RIGHT OF WAY REQUESTED TO CITY OF COLUMBUS:	(271,162.1 S.F.) (6.247 ACRES)
NET SITE AREA:	20,333.9 S.F. (0.461 ACRES)
CONCRETE EXISTING:	CAL COMMERCIAL
PROPOSED:	CAL COMMERCIAL PLANNED DEVELOPMENT
USE:	OFFICE
EXISTING:	USED CAR SALES LOT
PROPOSED:	AUTOMATIC CAR WASH
HEIGHT:	N/A
PARKING:	2 REQUIRED, 12 PROVIDED
PARKING LOT LIGHTING:	13 SPACES REQUIRED, 13 SPACES PROVIDED
FLOOD PLAIN:	ZONE X, PANEL 3040C0196C, ON 11/2/2018

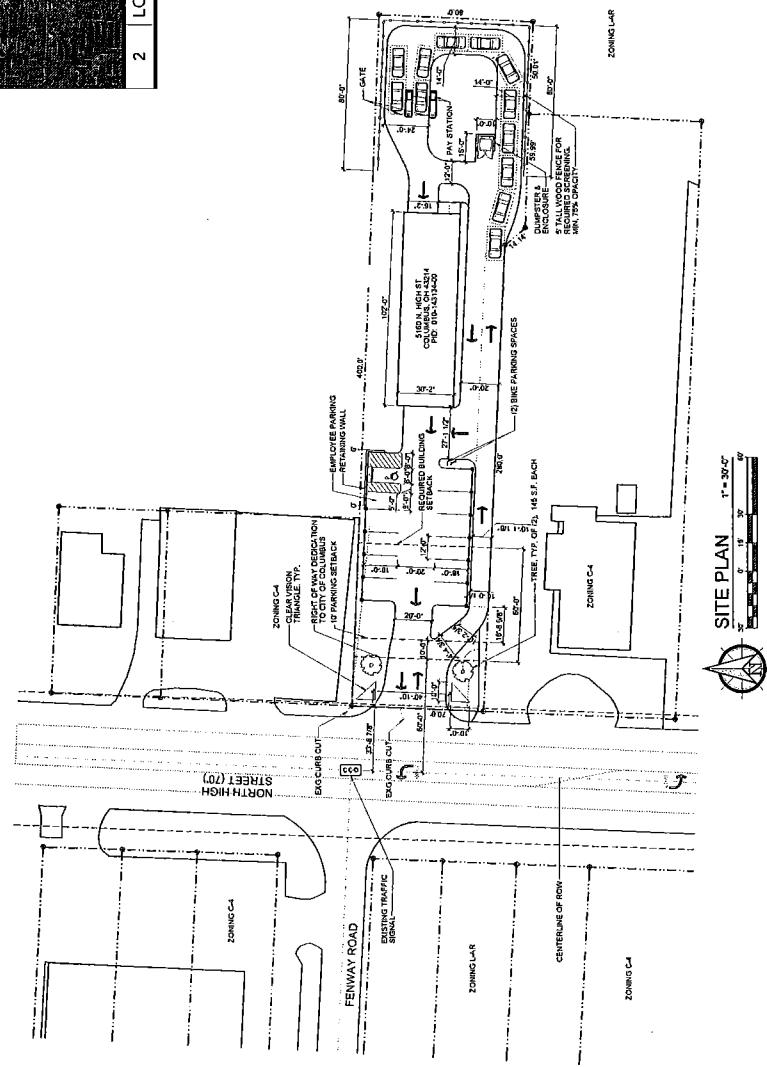
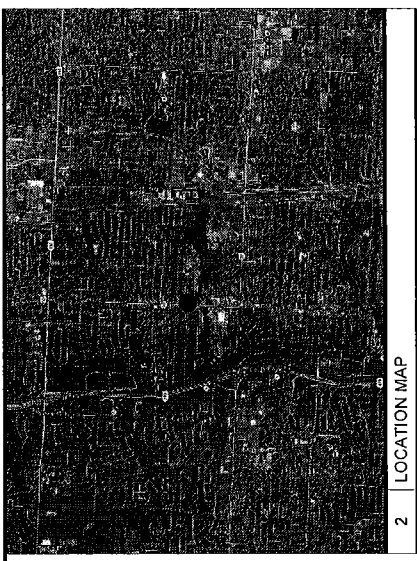
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

**MooMoo EXPRESS CAR WASH**  
5160 N. HIGH ST. COLUMBUS, OHIO 43214



**SB**  **STUDIOS**  
ARCHITECTURAL DESIGN  
614.562.761 [WWW.SB-STUDIOS.COM](http://WWW.SB-STUDIOS.COM)

SCALE: 1" = 30'-0"
SHEET # / DESCRIPTION
SITE PLAN
<b>S1-1</b>
DATE: 04.28.2014
PRELIMINARY SITE COMPLIANCE
BWA STUDIOS PROJECT # 2013-000

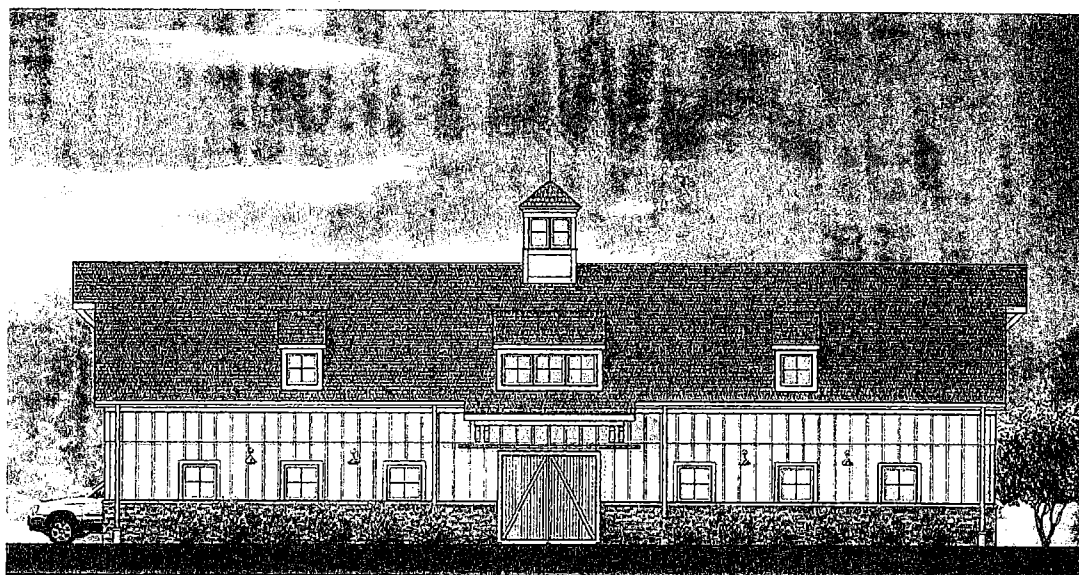
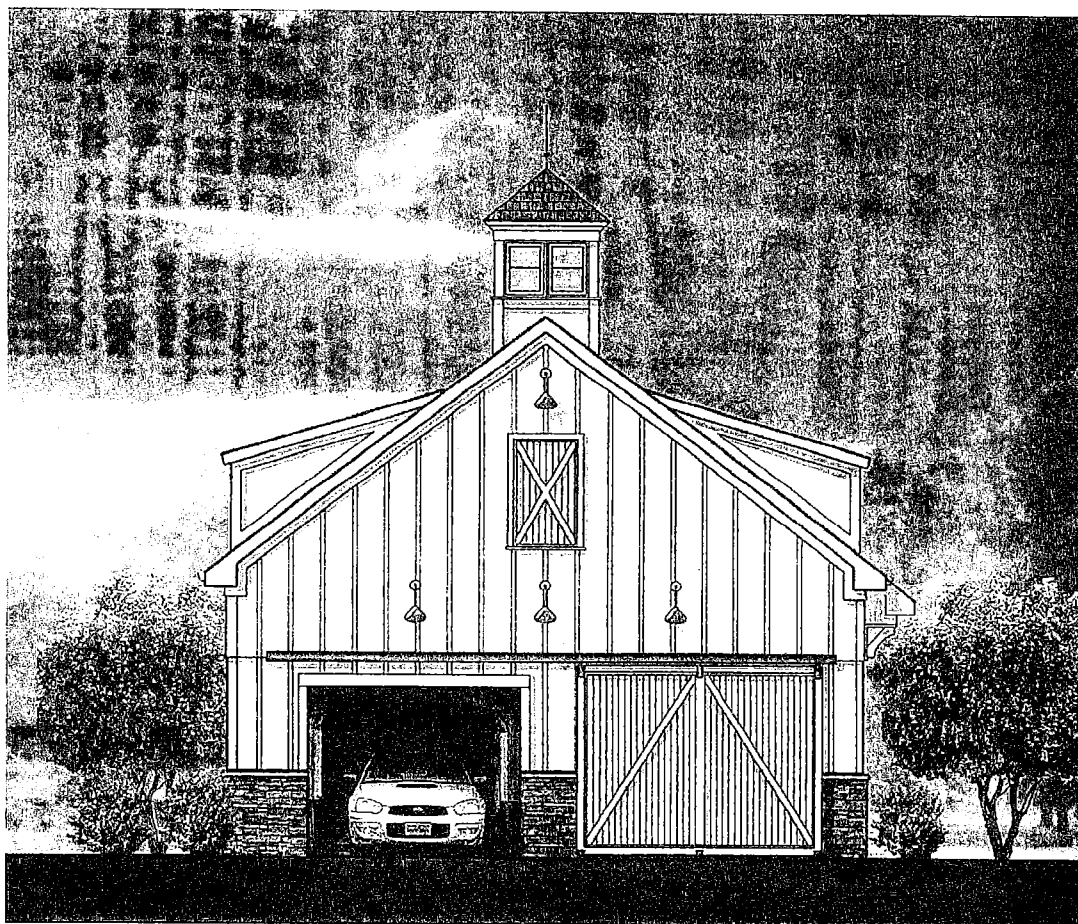


**SITE PLAN** 1" = 30'-0"

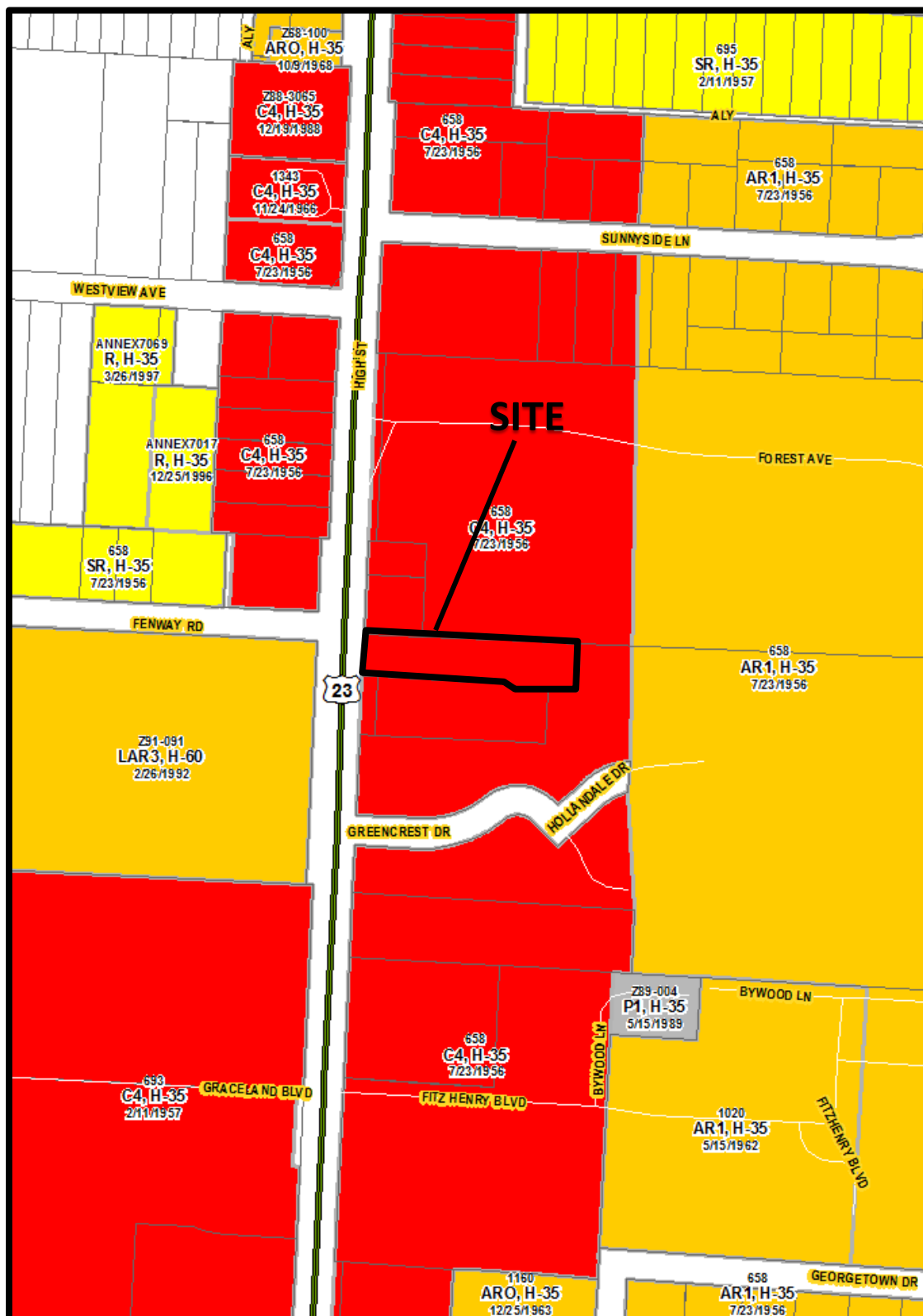
The site plan shows a rectangular building with a central section and two side wings. The building is oriented horizontally. To the left of the building is a parking area with several spaces. To the right is a smaller area, possibly a courtyard or another parking area. The site is bounded by a street on the left and a property line on the right. Dimensions are indicated along the bottom and right sides. The bottom dimension is 60' and the right dimension is 30'. A north arrow is located in the upper right corner.

214

214-042

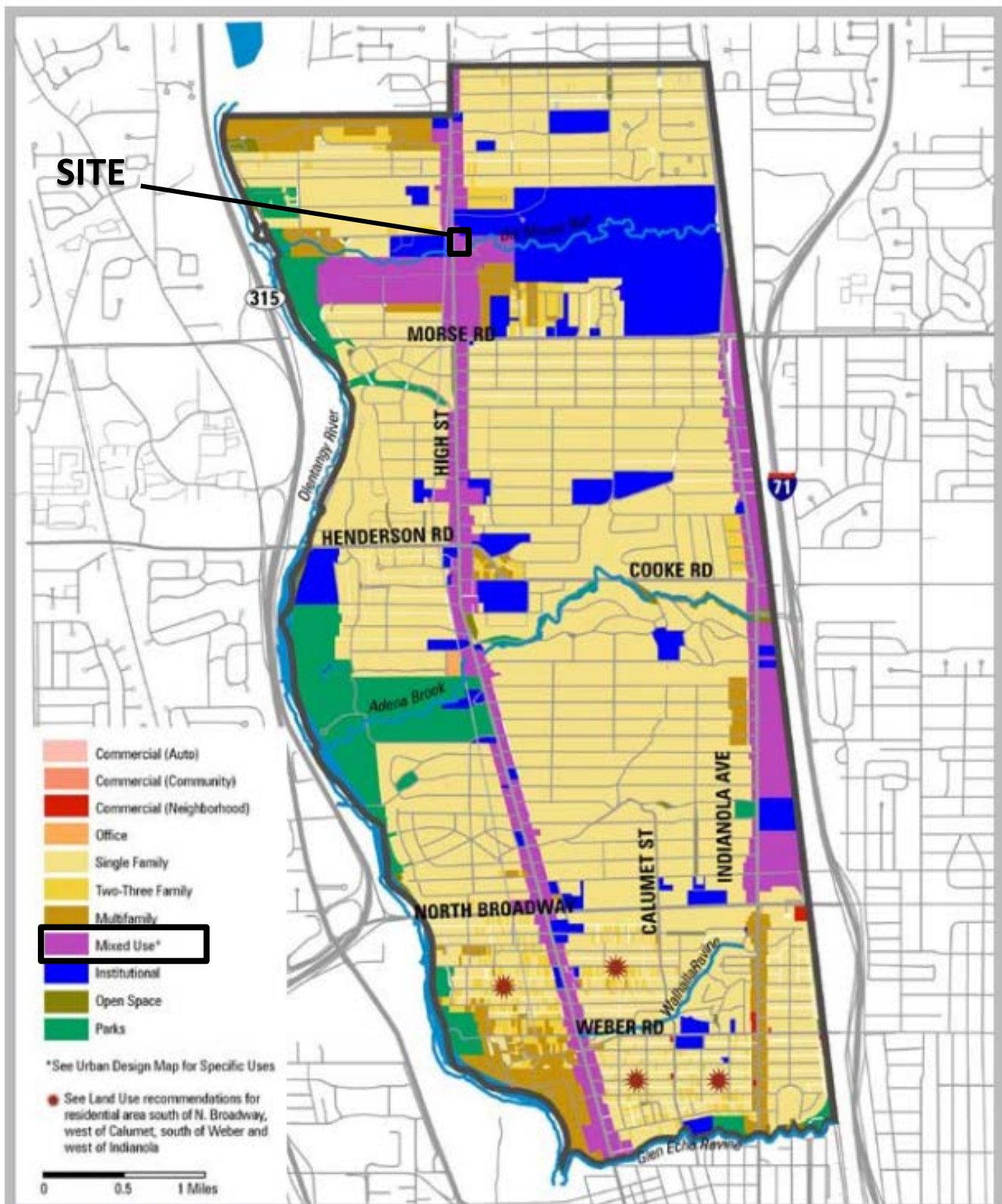


PROPOSED EXPRESS CAR WASH  
5160 NORTH HIGH STREET



Z14-042  
5160 N. High Street  
Approximately 0.67 acres  
C-4 to CPD





Z14-042  
 5160 N. High Street  
 Approximately 0.67 acres  
 C-4 to CPD





Z14-042  
5160 N. High Street  
Approximately 0.67 acres  
C-4 to CPD