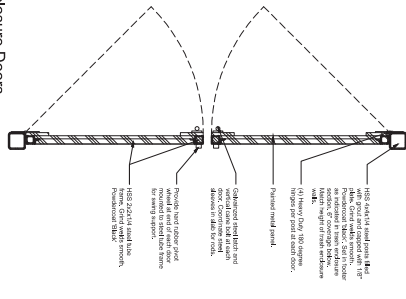
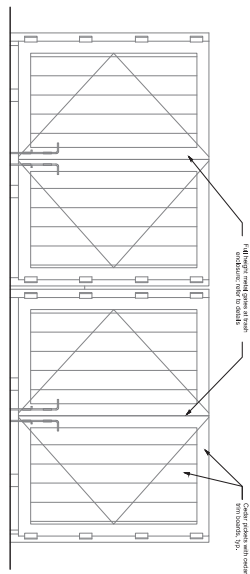


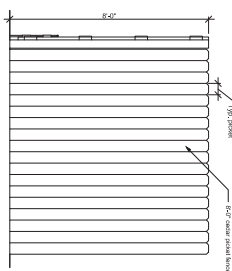
Dumpster Enclosure Plan



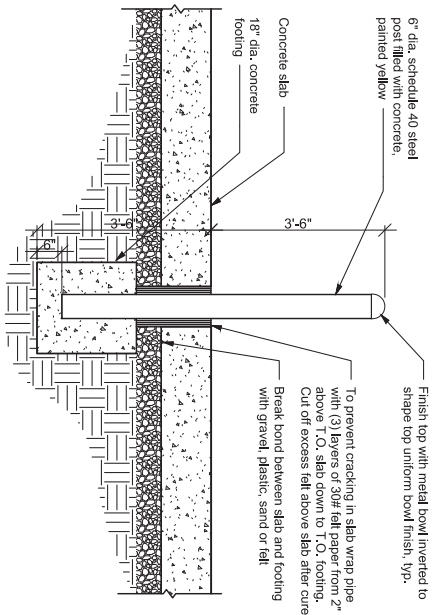
Enclosure Doors



Dumpster Enclosure - Elevation 1

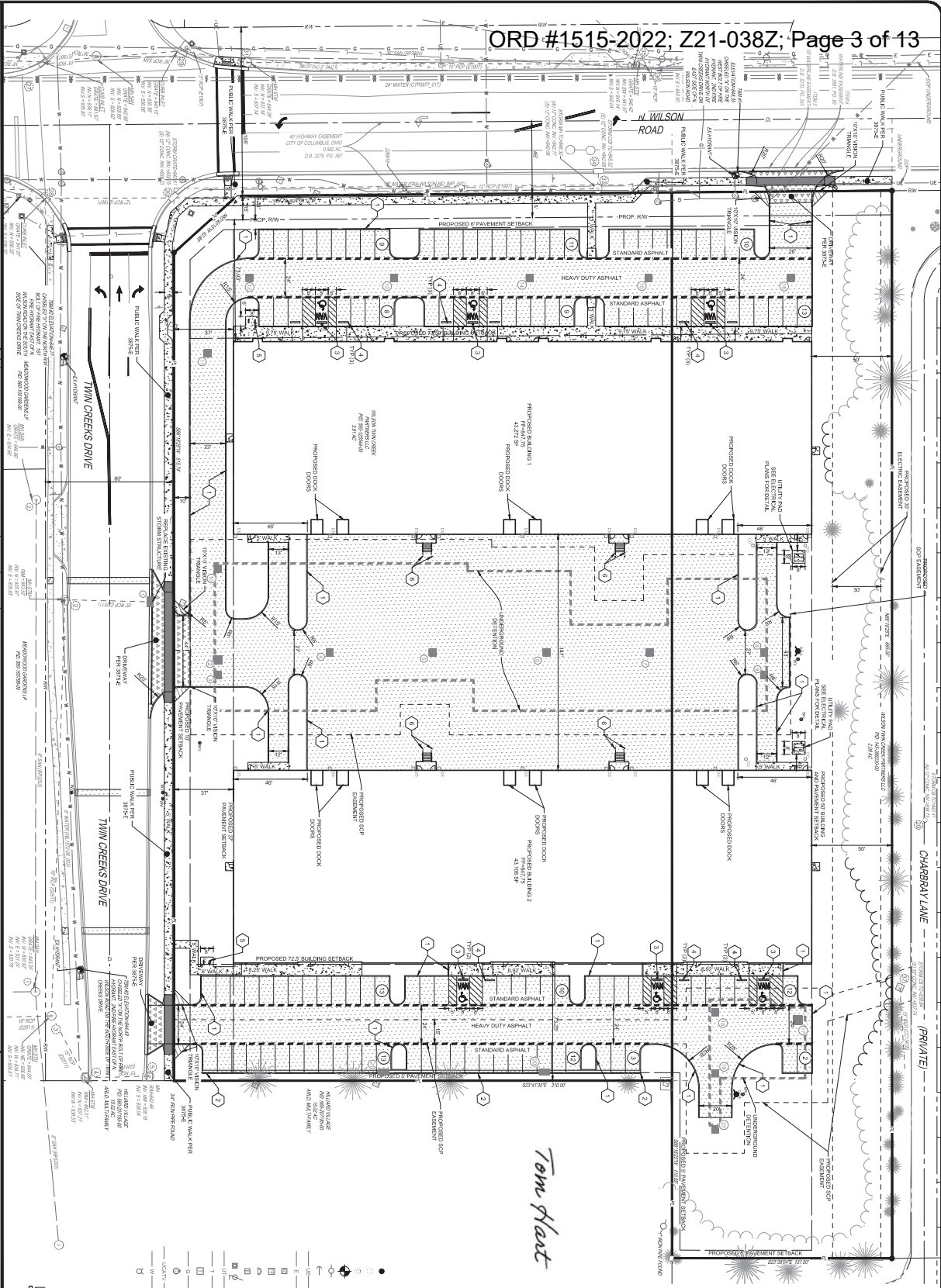


Dumpster Enclosure - Elevation 2



Typical Bolard

Tom Hlat



Tom Heat

- PROPOSED LEGEND**

	ADAPTAL, PAPERLESS (SEE DETAIL 1, 2 & 3 ON SHEET 1)
	CONCRETE MULK (SEE DETAIL 3 ON SHEET 1)
	CONCRETE BALUSTRADE AND STAKE
	PROPOSED 4" INSULATION HEAVY DUTY ADAPTAL 7 AND STANDARD DUTY ADAPTAL
	PROPOSED WINDOW COAT
	PROPOSED INSULATION AND DETAILING SYSTEM











































**CODED NOTES**

  - 1" BARRIER CURT (SEE DETAIL 4 ON SHEET 1)
  - CORR AND CUTTER (SEE DETAIL 1 ON SHEET 1)
  - ANCHORING PAPERLESS (SEE DETAIL 1 ON SHEET 1)
  - PAPERLESS BLOCK (SEE DETAIL 1 ON SHEET 1)
  - PERMANENT FIRE BLOCK (SEE DETAIL 1 ON SHEET 1)
  - PIPE DOLLAND (SEE DETAIL 3 ON SHEET 1)

NOTES:

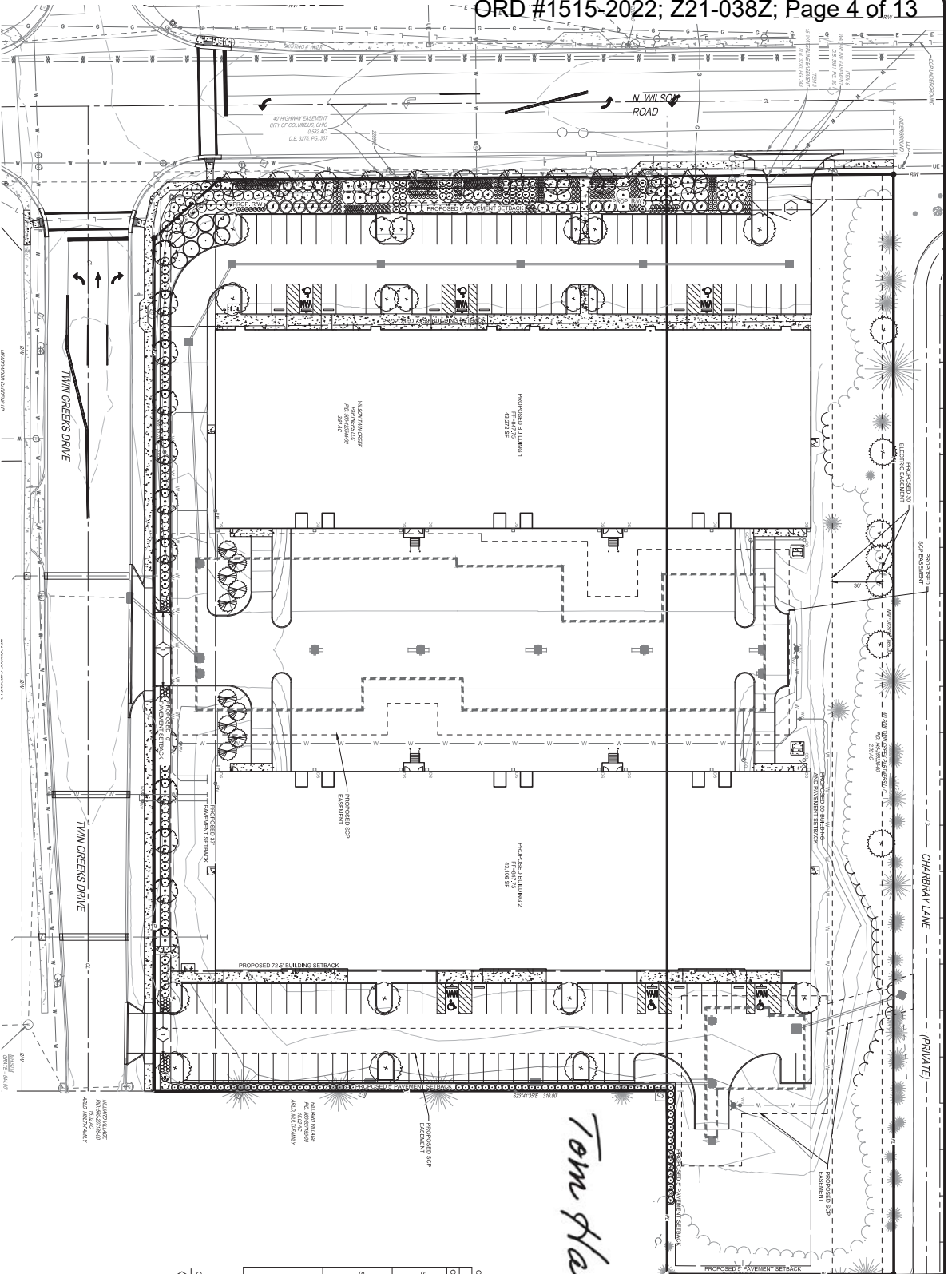
- [illegible]

## EXISTING LEGEND

- |   |                              |   |                         |
|---|------------------------------|---|-------------------------|
|  | 5/8" CARPENTER ROCK NAIL SET |  | WATER VALVE             |
|  | WATER PUMP                   |  | WATER TAILER            |
|  | 1" IRON PIPE FLAND           |  | MANHOLE                 |
|  | BENCHMARK                    |  | CLEAN OUT               |
|  | UTILITY POLE                 |  | SANITARY SEWER          |
|  | GUY WIRE                     |  | STORM SEWER             |
|  | UNDERGROUND ELECTRIC         |  | CATCH BASIN             |
|  | OVERHEAD ELECTRIC            |  | INLET                   |
|  | HYDRA UNIT                   |  | DOWN SPOUT              |
|  | TRANSFORMER                  |  | TRAFFIC CONTROL CABINET |
|  | GROUND LIGHT                 |  | TRAFFIC SIGNAL POLE     |
|  | ELECTRIC BOX                 |  | SEEN                    |
|  | LOFT POLE                    |  | GLASS DIRT PIPE ROLLING |
|  | UNDERGROUND TELEPHONE        |  | OVERHEAD POLE           |
|  | OVERHEAD TELEPHONE           |  | CONCRETE POLE           |
|  | TELEPHONE PESTLE             |  | PERFECT                 |
|  | GAS MAIN                     |  | HARDWOOD FINE           |
|  | GAS VALVE                    |  | FREE                    |
|  | UNDERGROUND CABLE TV         |  | FREE                    |
|  | WATER MAIN                   |  | CONCRETE                |
|  | FIRE HYDRANT                 |  |                         |







PLANS PREPARED BY:

**THE KLEINGERS GROUP**

LANDSCAPE ARCHITECTURE  
www.kleingers.com  
14400 E. 14TH AVE. SUITE 100  
DENVER, CO 80231

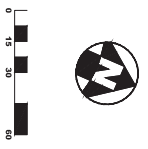
NO.	REVISION DESCRIPTION	INITIAL	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

LANDSCAPE PLAN

Final Site Plan Received 5.9.22 Sheet 4 of 4 Z21-038A

N WILSON ROAD DEVELOPMENT  
1260-1312 N WILSON ROAD  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO

DATE	SHEET NO.
03/23/2022	200809.000
SCALE	
1" = 30'	
SHEET	4/4



CONSTRUCTION NOTES:

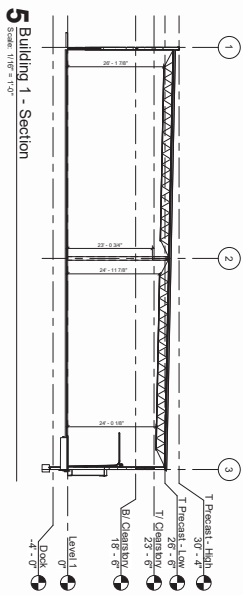
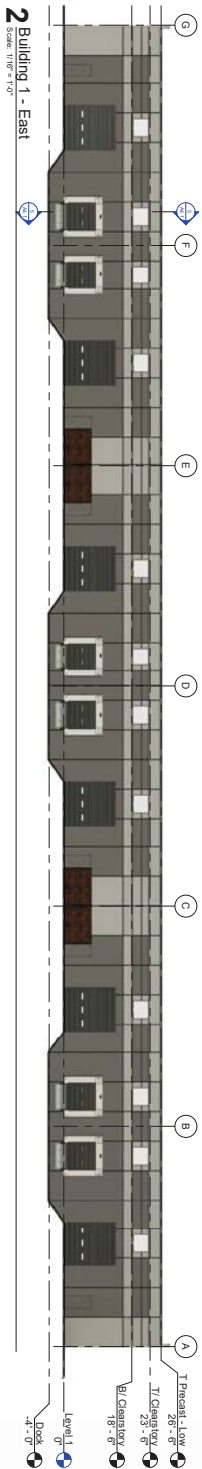
1. SITE TRIANGLE PLANT MATERIAL SHALL HAVE A MATURE HEIGHT OF 2' OR LESS.

COLUMBUS OHIO LANDSCAPE ZONING REQUIREMENTS		REQUIRED	PROPOSED
OFF-STREET PARKING	SCREENED PARKING WITH FENCE ALONG RIGHT-OF-WAY	SCREENING ADJACENT TO RIGHT-OF-WAY TO HEIGHT OF 3' ABOVE PARKING OR COMBINATION OF 75% WHEN IN LEAF	SHRUB HEDGE ALONG LARGE PLANT BED ALONG WILSON ROAD
	SCREENING ADJACENT TO RESIDENTIAL	SCREEN PARKING WITH FENCE, MOULD PLANTINGS OR COMBINATION OF 75% WHEN IN LEAF	EVERGREEN SHRUB HEDGE ALONG EAST BOUNDARY, EVERGREEN PLANTINGS ALONG NORTH BOUNDARY
TREES	1 TREE PER EVERY 1.60 PARKING SPACES	1 TREE PER EVERY 1.60 PARKING SPACES	BUILDING 1: 11 TREES
	1 TREE PER EVERY 1.60 PARKING SPACES	1 TREE PER EVERY 1.60 PARKING SPACES	BUILDING 2: 7 TREES

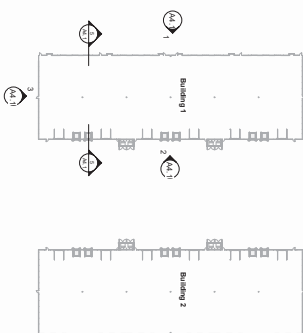
Tom Hat

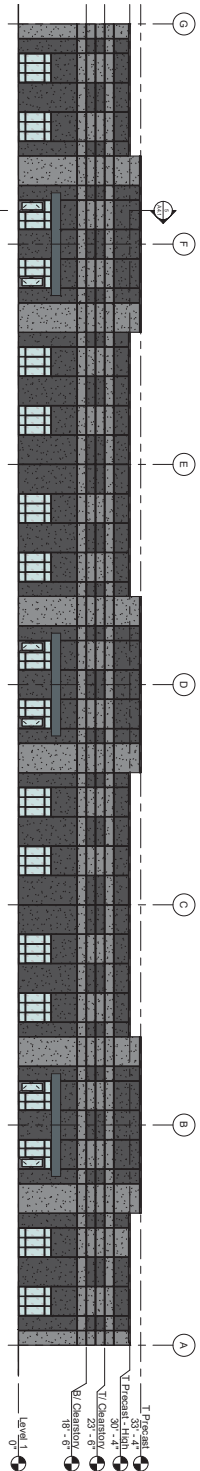
- LEGEND
- DECIDUOUS TREE, TYP.
  - ORNAMENTAL TREE, TYP.
  - EVERGREEN TREE, TYP.
  - SHRUB, PERENNIAL & ORNAMENTAL GRASSES, TYP.
  - EXISTING TREES TO REMAIN.
  - PROTECT IN PLACE

- PLANTING NOTES
1. EXISTING CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING TREES.
  2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES.
  3. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES.
  4. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES.
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  7. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES.
  8. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES.
  9. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES.

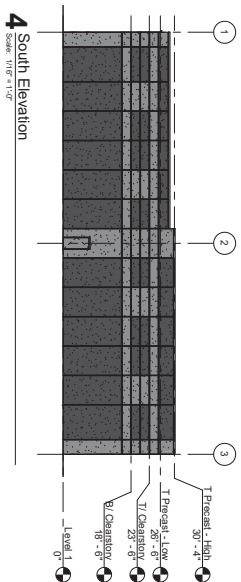
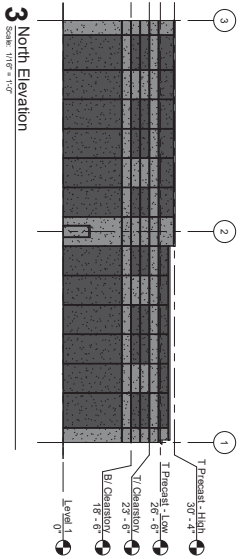
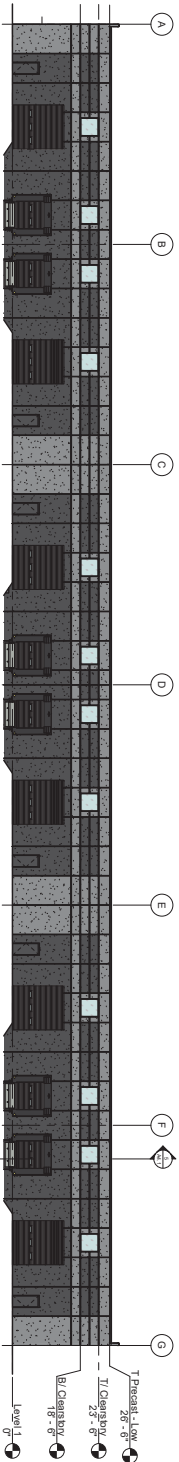


KEY PLAN - EXTERIOR ELEVATIONS

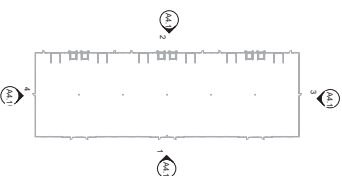
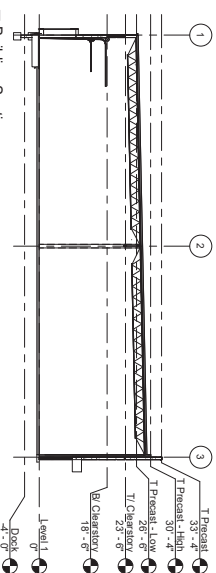




Tom Hlat



KEY PLAN - EXTERIOR ELEVATIONS





Twin Creeks Drive Flex Office  
3590 Twin Creeks Drive  
Columbus, Ohio 43204

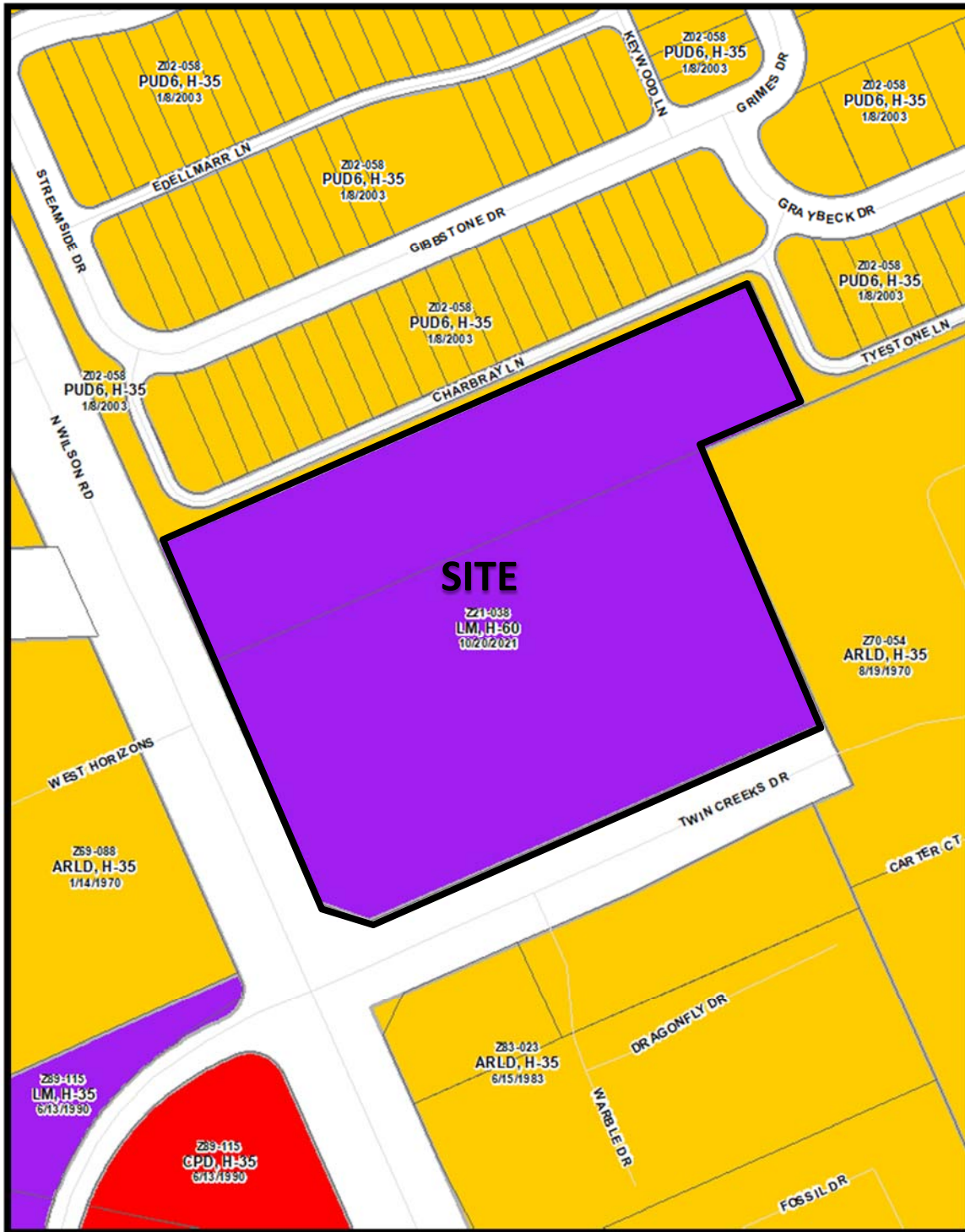
Tom Hart

ORD #1515-2022; Z21-038Z; Page 7 of 13

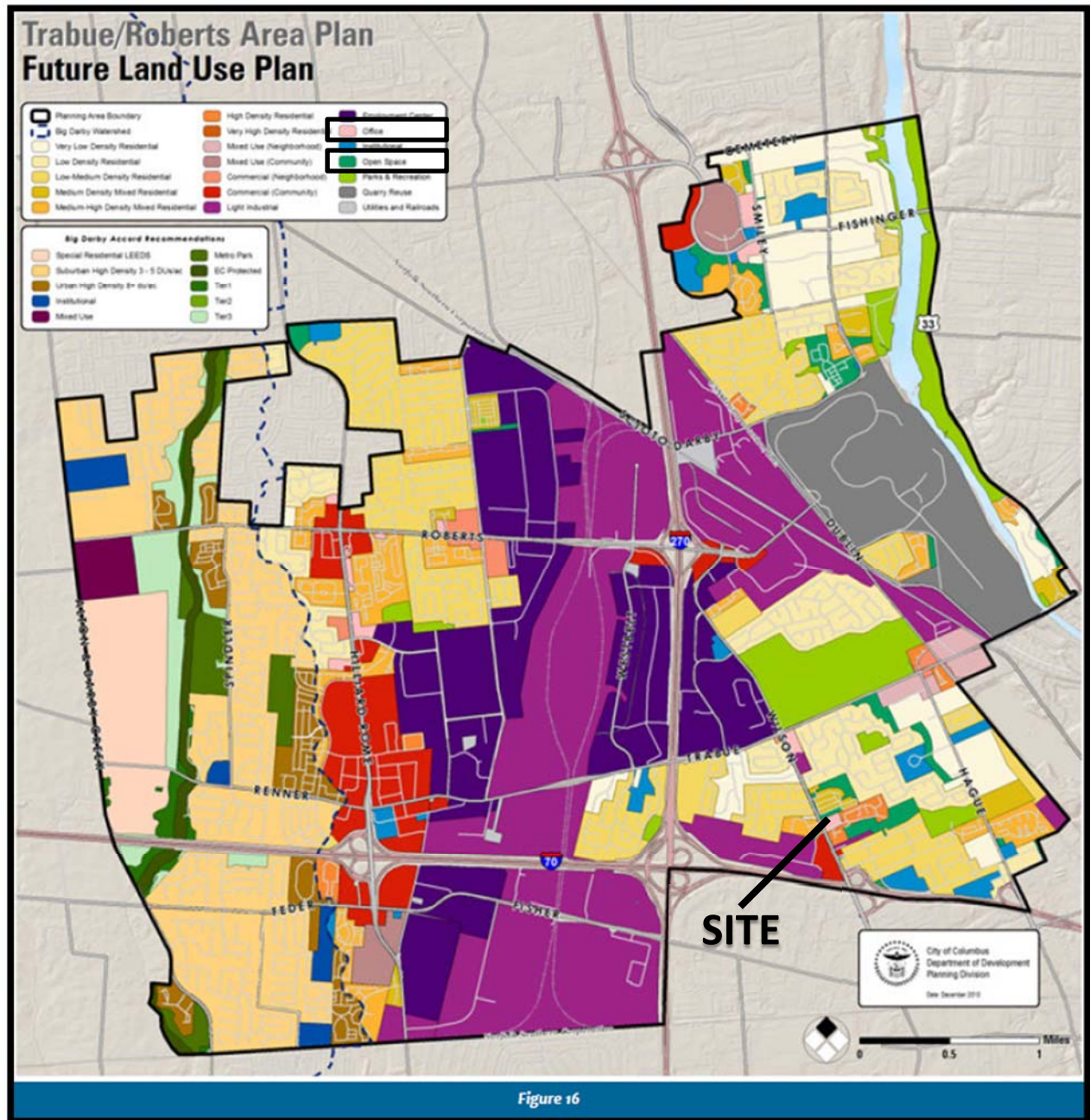








ZA22-003 (Z21-038)  
3590 Twin Creeks Dr.  
Approximately 6.0 acres  
L-M to L-M



ZA22-003 (Z21-038A)  
3590 Twin Creeks Dr.  
Approximately 6.0 acres  
L-M to L-M





ZA22-003 (Z21-038)  
3590 Twin Creeks Dr.  
Approximately 6.0 acres  
L-M to L-M





DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/baz

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number	<u>ZA22-033/Z21-038A</u>
Address	<u>1260 N Wilson Rd/3590 Twin Creeks Dr</u>
Group Name	<u>West Scioto Area Commission</u>
Meeting Date	<u>May 19, 2022</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

WSAC voted unanimously to approve this application by a vote of 6-0.

Vote	<u>6-0-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>(Please print name and title)</small>
Recommending Group Title	<u>West Scioto Area Commission</u>
Daytime Phone Number	<u>614-404-9220</u>

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# Rezoning Application

ORD #1515-2022; Z21-038Z; Page 13 of 13

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: ZA22-003 / Z21-038A

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.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas L. Hart

of (COMPLETE ADDRESS) 5029 Cemetery Road, Hilliard, OH 43026

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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Wilson Twin Creek Partners LLC <i>(Six employees Columbus)</i> Two Miranova Pl, Ste. 910 Columbus, OH 43215 <i>614-206-5862</i>	2. Richard B. Schuen Two Miranova Pl, Ste. 910 Columbus, OH 43215 <i>614-206-5862</i>
3.	4.

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

SIGNATURE OF AFFIANT *Thomas L. Hart*

Sworn to before me and signed in my presence this 29 day of March, in the year 2022

*Lizbeth A. Russell-Pickard*  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



LIZABETH A. RUSSELL-PICKARD  
Notary Public, State of Ohio  
My Comm. Expires 05-20-22

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