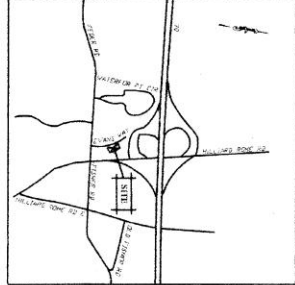


EXISTING SCHEDULE				
CODE	DESCRIPTION	QUANTITY	UNIT	NOTES
100	ASPH/FLY	100	YD	
200	CONCRETE	100	YD	
300	GRAVEL	100	YD	
400	WATER	100	YD	
500	SEWER	100	YD	
600	ELECTRIC	100	YD	
700	TELEPHONE	100	YD	
800	CABLE	100	YD	
900	LANDSCAPE	100	YD	
1000	OTHER	100	YD	

CALL TOLL FREE 1-800-362-2784
OHIO UNIFORM PROTECTION SERVICE

Let's R. Shuck
1/16/03

McGLAUGHLIN OIL
3776 DUNSTON AVE
COLUMBUS, OHIO 43227
INDEX OF DRAWINGS
SP-1 SITE PLAN
A-1 FLOOR PLAN
A-2 FLOOR PLAN
E-1 ELECTRICAL PLAN
E-2 MECHANICAL PLAN
M-1 MECHANICAL PLAN
M-2 MECHANICAL PLAN
P-1 PLUMBING DETAILS
P-2 PLUMBING DETAILS
S-1 STRUCTURAL DETAILS
S-2 STRUCTURAL DETAILS



LOCATION MAP
BENCHMARKS
1. N. 1/4 SEC. 10, T. 10 N., R. 10 E., S. 10 W.
2. 100' OF DUNSTON AVE. AT E. 1/2 SEC. 10, T. 10 N., R. 10 E., S. 10 W.
3. 100' OF DUNSTON AVE. AT E. 1/2 SEC. 10, T. 10 N., R. 10 E., S. 10 W.

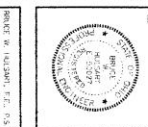
DRAWING NUMBER
SP-1

DRAWING TITLE
SITE PLAN

NEW CAR WASH
FOR McGLAUGHLIN OIL
EVANS WAY COURT
COLUMBUS, OHIO

NO.	DATE	REVISION
1	1/16/03	ISSUED FOR PERMIT

HUSARY & ASSOCIATES, INC.
CIVIL ENGINEERING AND SURVEYING
2719 HEALY'S MILL ROAD
MIDDLETOWN, OHIO 43042
740-897-1829 FAX 740-927-1829



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2003**

9. **APPLICATION:** **Z03-068**
 Location: **1116 EVANS WAY COURT (43228)**, being 0.79± acres located on the east side of Evans Way Court, 175± feet north of Fisher Road. (010-230426)

 Existing Zoning: C-4, Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Car wash.
 Applicant(s): McGlaughlin Oil Co.; c/o Edward W. Erfurt, Atty.; 85 East Gay Street, Suite 508; Columbus, Ohio 43215.

 Property Owner(s): The applicant.
 Planner: John Turner, 645-2485; jmturner@columbus.gov

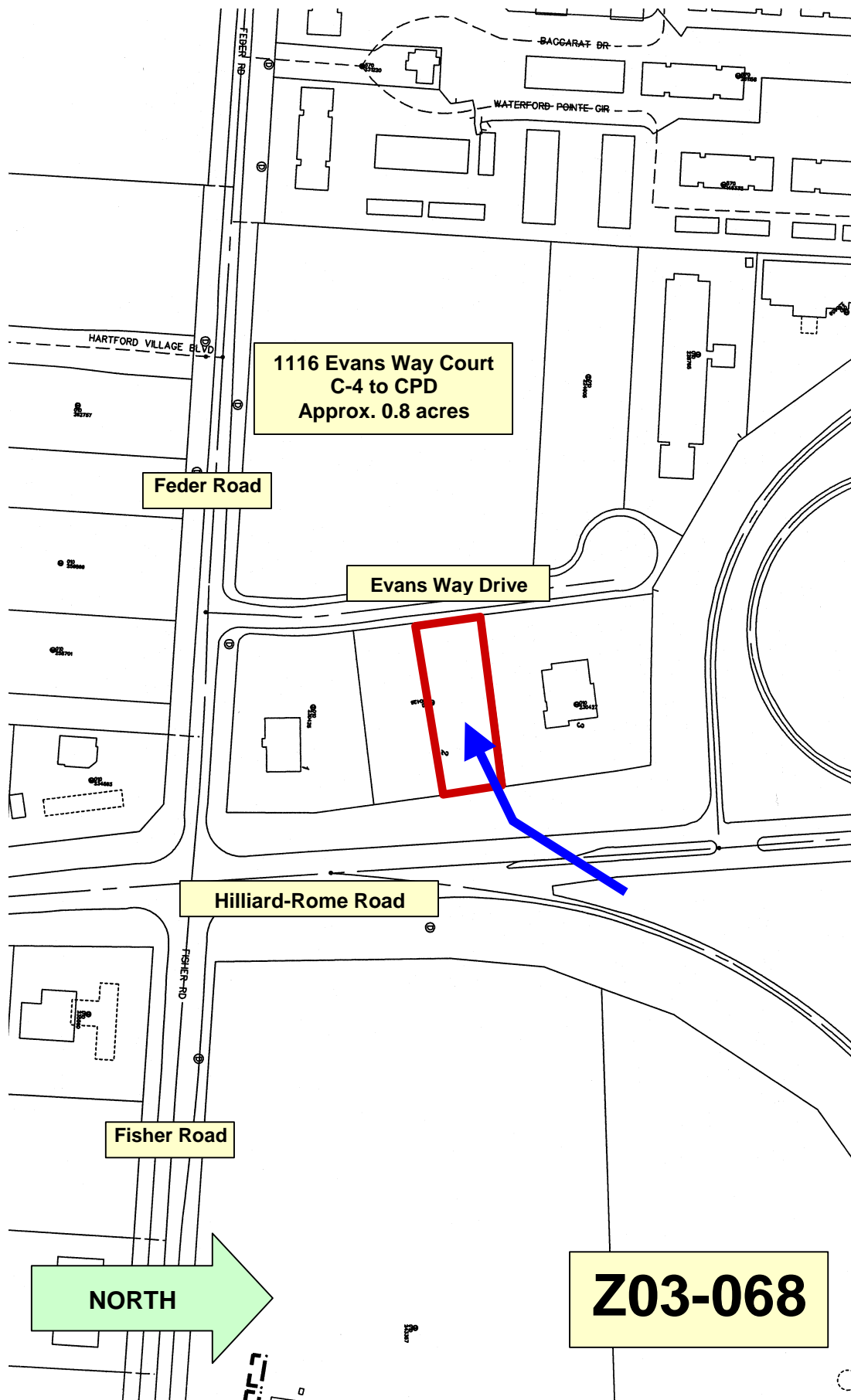
BACKGROUND:

- The 0.79± acre undeveloped site is located adjacent to the Interstate 70 and Hilliard-Rome Road interchange and is zoned in the C-4, Commercial District. The applicant requests the CPD, Commercial Planned Development District to develop a car wash.
- Several highway-oriented commercial uses surround the site, including hotels, restaurants, fuel sales, and an oil change business, zoned in the C-4, Commercial, CPD, Commercial Planned Development, L-C-4, Limited Commercial, and C-5, Commercial Districts. To the west of the site, across Evans Way Court is undeveloped land zoned in the C-4, Commercial District.
- The enclosed CPD Site plan and Text establish development standards for lighting, landscaping, and building design. The site will share a common drive with the adjacent oil change business to the south, which is also owned by the applicant
- The subject site lies within the boundaries of the *West Columbus Interim Development Concept: 1991*, which recommends commercial uses for the site.
- The site will back onto Hilliard-Rome Road, which is identified on the *Columbus Thoroughfare Plan* as a 4-2D arterial.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The Applicant requests the CPD, Commercial Planned Development district to develop a car wash. The site is located adjacent the Interstate 70 and Hilliard-Rome interchange in an area developed with similar commercial land-uses. The proposed use is consistent with the land-use recommendations of the *West Columbus Interim Development Concept: 1991*.

Z03-068





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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 203-068

Being first duly cautioned and sworn (NAME) EDWARD W. ERFURT, III, Attorney at Law (0003108)
of (COMPLETE ADDRESS) 85 East Gay St. Ste 508 Columbus, Ohio 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

McGlaughlin Oil Company

3750 East Livingston Ave. Columbus, Ohio 43227

SIGNATURE OF AFFIANT

Edward W. Erfurt III

Subscribed to me in my presence and before me this 5 day of August, in the year 2003

SIGNATURE OF NOTARY PUBLIC

Sumeth R. Speit

My Commission Expires:

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

Notary Seal Here

NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.