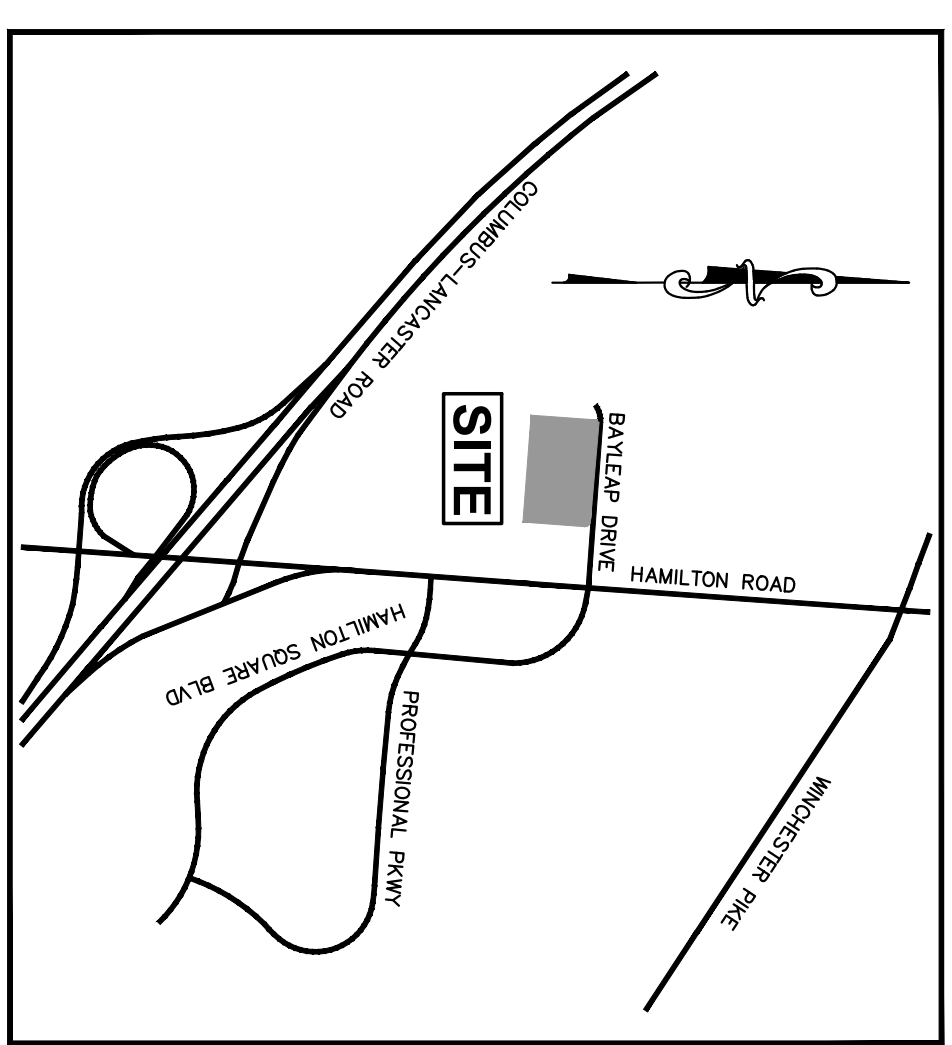
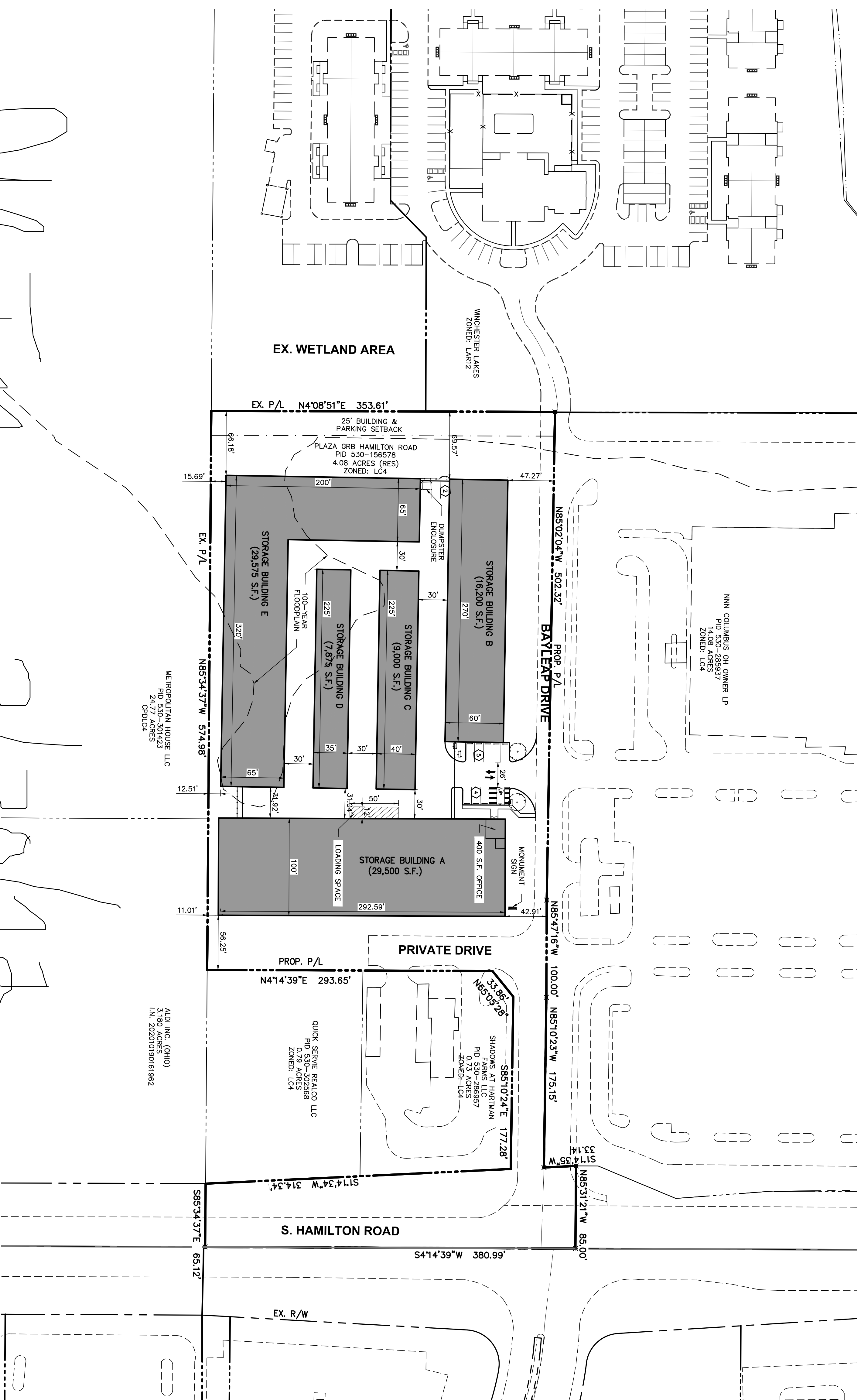


SITE PLAN FOR CARDINAL STORAGE 2022



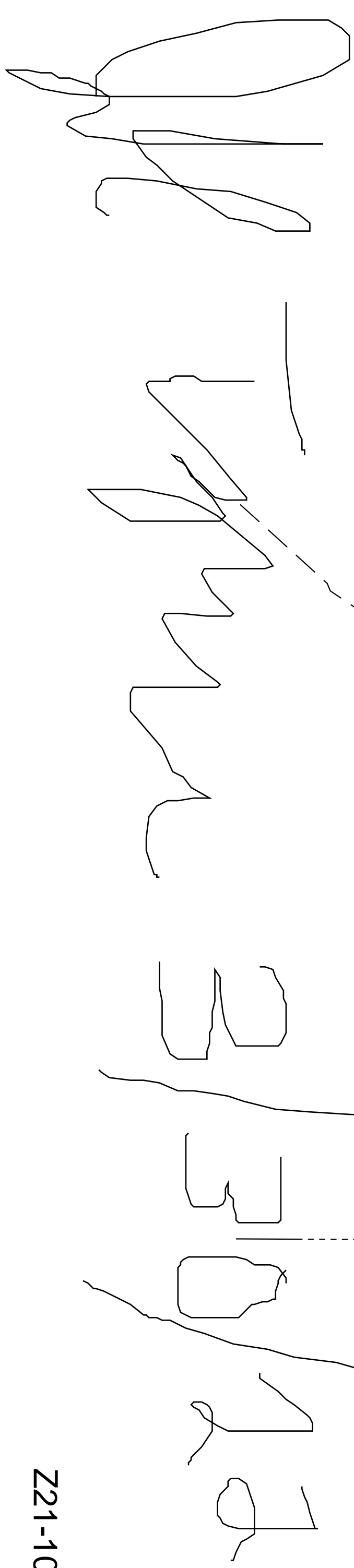
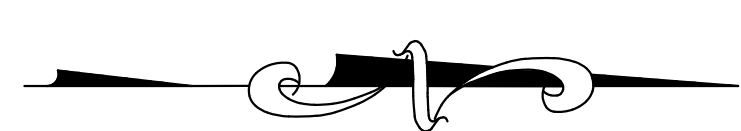
SITE LOCATION MAP
NOT TO SCALE

APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
THE ELLIS COMPANY
1301 DUBLIN ROAD, SUITE 200
COLUMBUS, OHIO 43215
PHONE: 614-469-8222
FAX: 614-901-3301
CONTACT: COLE ELLIS
EMAIL: COLEELLIS@GMAIL.COM

ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
DUBLIN, OH 43020
PHONE: (614) 428-7750
FAX: (614) 428-7752
CONTACT: M. JARVIS, P.E.
EMAIL: TMJARVIS@ADVANCEDCIVILDESIGN.COM

SITE DATA TABLE:

- SITE AREA: = 5,457 AC. (237,707 S.F.)
- CURRENT ZONING: = LC4
- TOTAL LOT COVERED AREA: = 4,150 S.F.
- STRUCTURE COVERED AREA: = 38,828
- TOTAL LOT COVERAGE AREA: = 70.1%
- PARKING PROVIDED: 11 SURFACE SPACES
- HOP SPACES REQUIRED: 1 SPACES
- HOP SPACES PROVIDED: 1 SPACES (1 VAN ACCESSIBLE)
- BICYCLE PARKING REQUIRED: 2 SPACES FOR FIRST 20 SPACES AND 1 FOR EVERY 20 SPACES AFTER (W/ A MAX OF 20)
- BICYCLE SPACES PROVIDED: 2 BICYCLE SPACES REQUIRED
- BICYCLE PARKING PROVIDED: 1 ~ U TYPE RACKS
- PARKING SPACE SHADE TREES REQUIRED: 1 TREE PER 10 PARKING SPACES
- PARKING SPACE SHADE TREES PROVIDED: 2 TREES PROVIDED
- PROPOSED PARKING COUNT

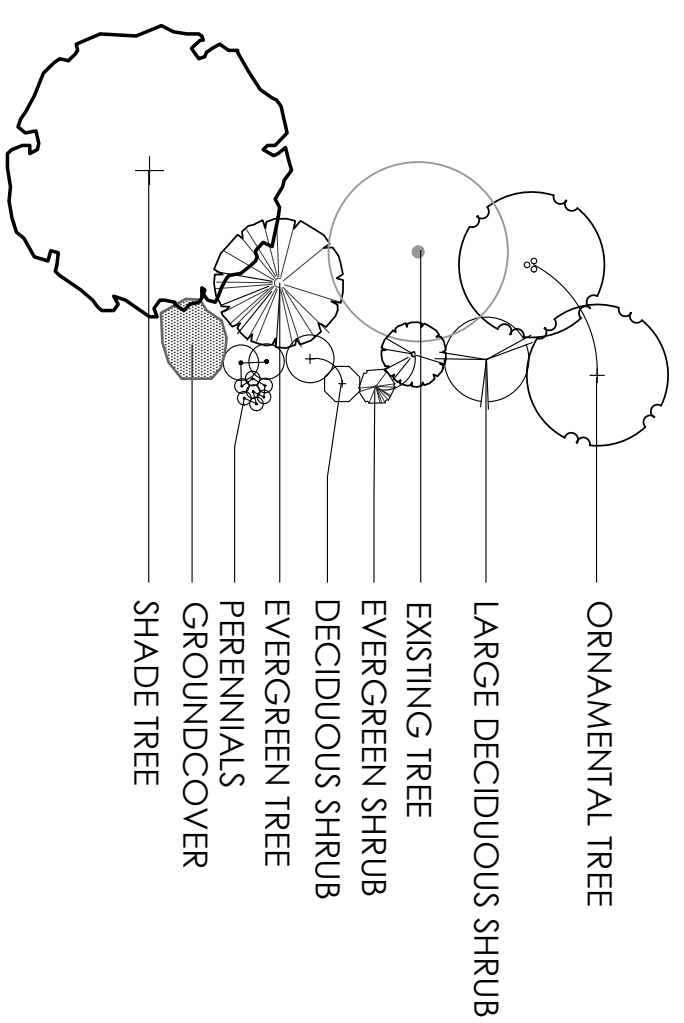


<p>CITY OF COLUMBUS, OHIO ZONING SITE PLAN FOR CARDINAL STORAGE S. HAMILTON ROAD</p> <p style="font-size: small;">PLAN PREPARED BY:</p>	
<p>ADVANCED CIVIL DESIGN ENGINEERS</p> <p style="font-size: x-small;">781 Science Boulevard, Suite 100 Columbus, Ohio 43230 ph 614.428.7750 fax 614.428.7755</p> <p style="font-size: x-small;">S T E R V E Y O R S</p>	<p>SCALE: 1"=60' DATE: 04/01/2022</p> <p>SHEET 1 / 1</p>

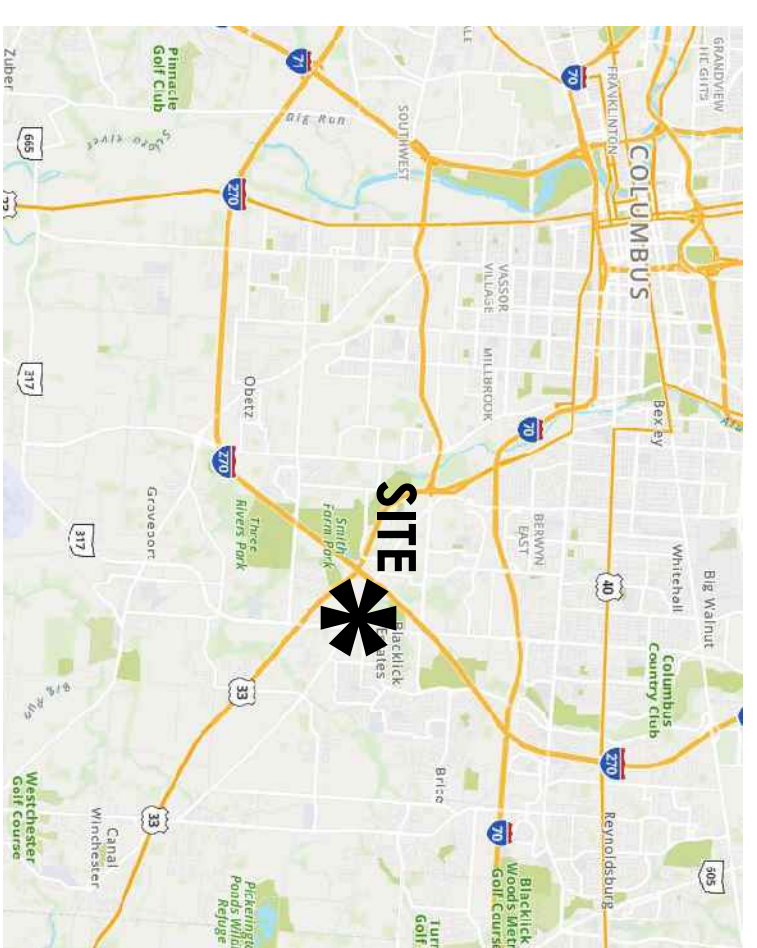
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



VICINITY MAP



CONSTRUCTION NOTES

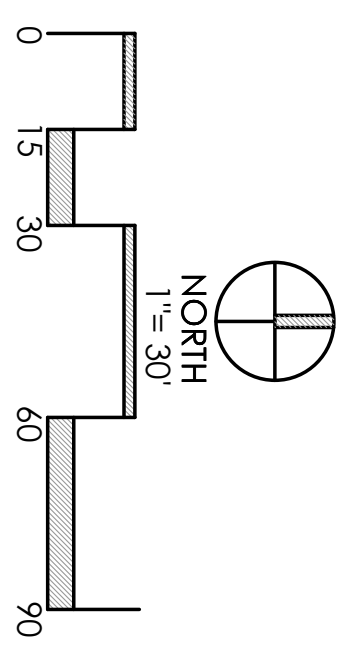
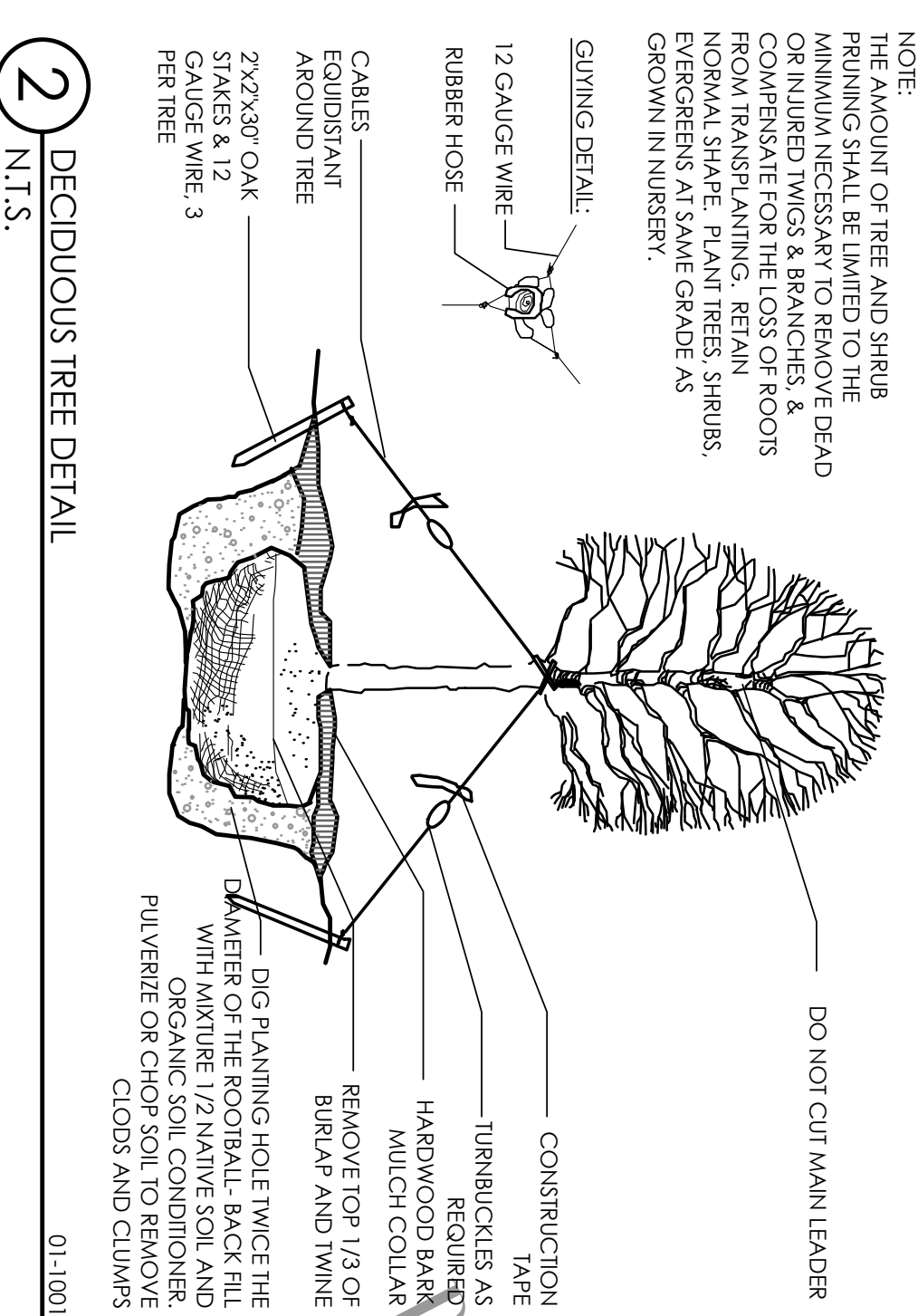
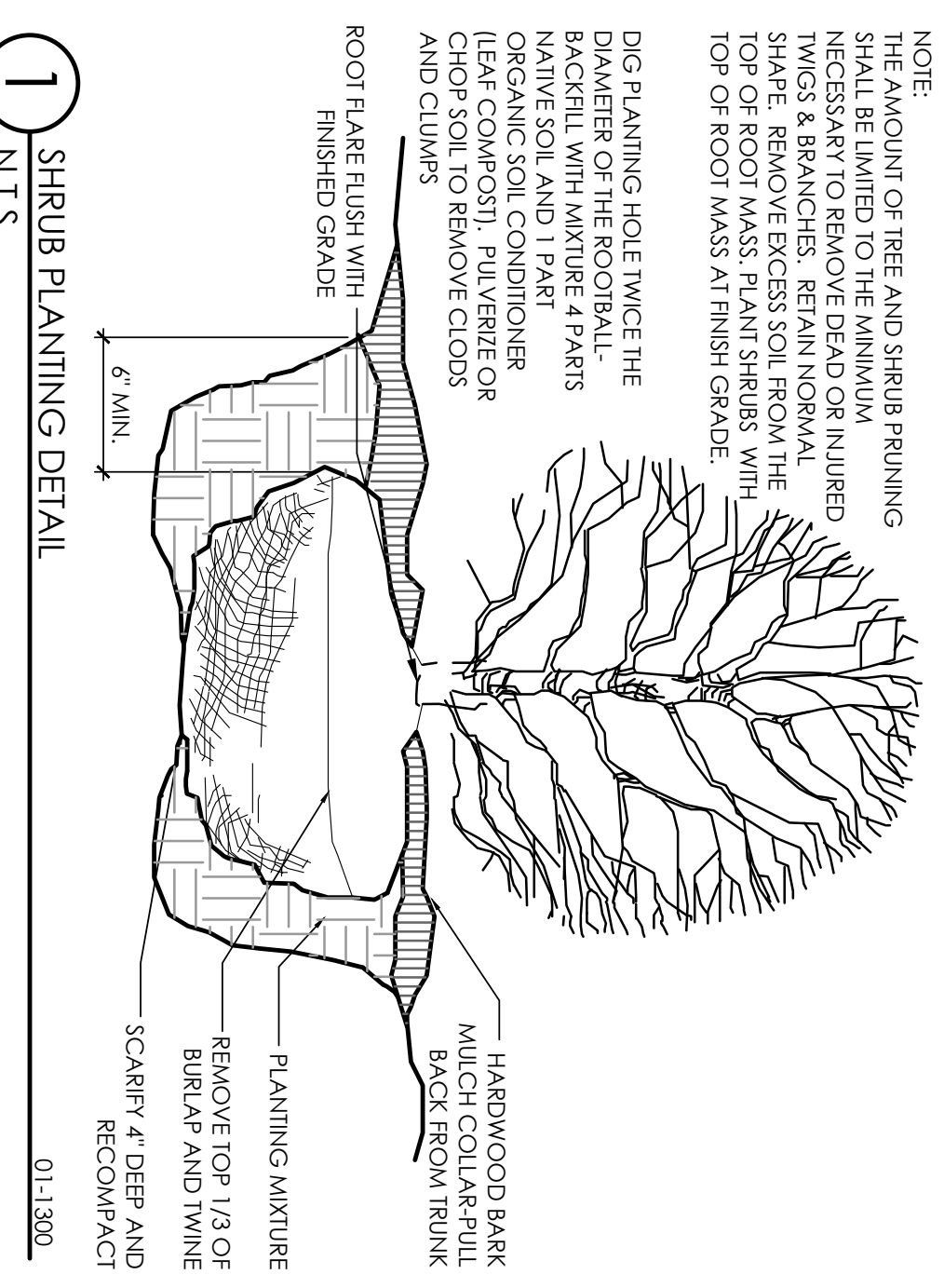
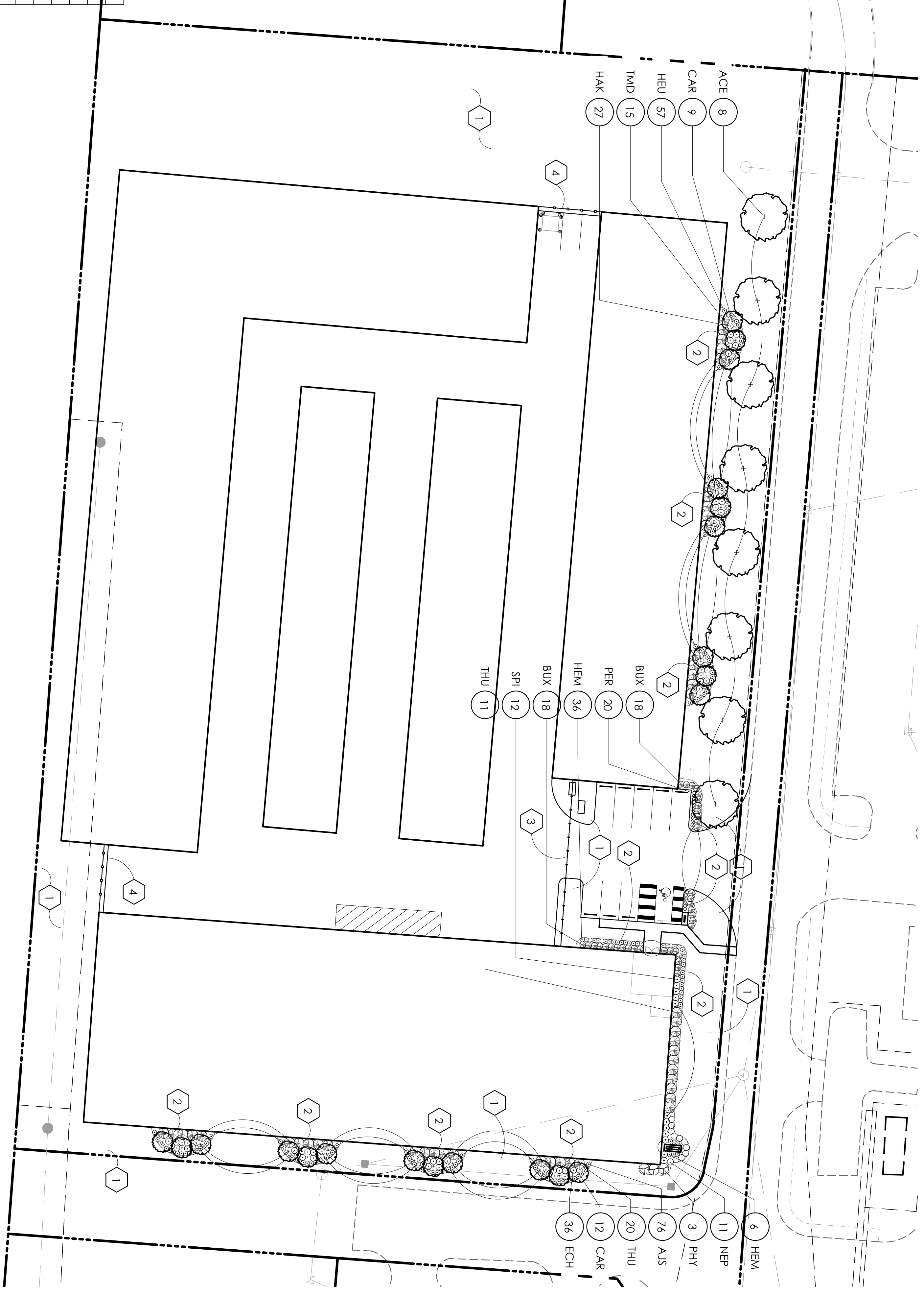
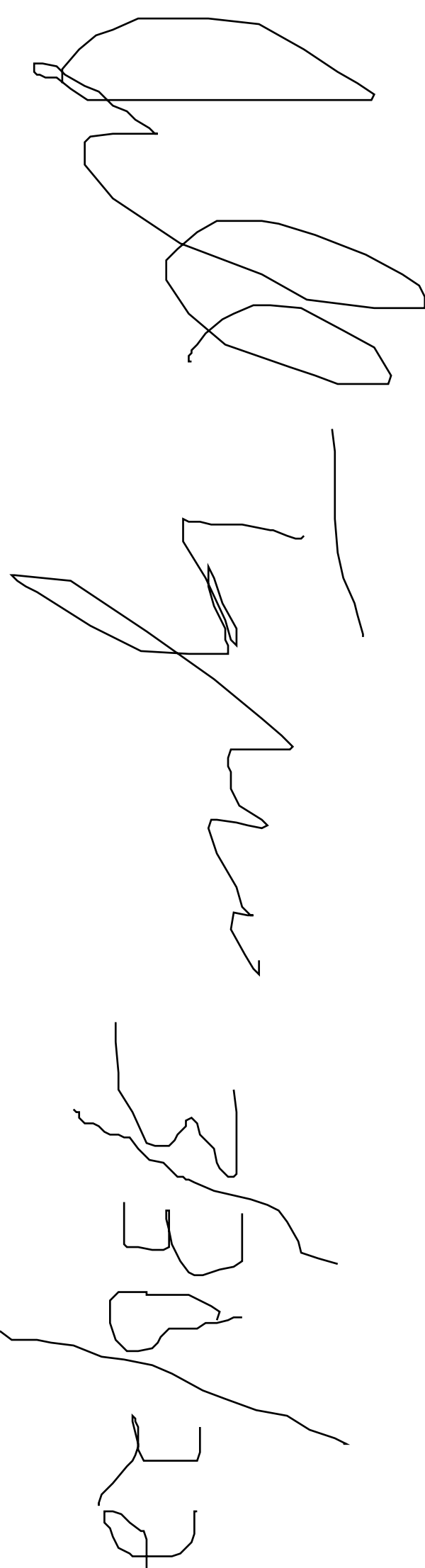
1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. METAL SECURITY FENCE. SEE ARCHITECTURAL DRAWINGS.
4. WOOD FENCE. SEE ARCHITECTURAL DRAWINGS.

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
8	ACE	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL.	B&B	
21	CAR	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE COLUMNAR HORNBEEAM	2" CAL.	B&B	
SHRUBS						
36	BUX	BUXUS X GREEN GEM	GREEN GEM BOXWOOD	24" HGT.	B&B	
3	PHY	PHYSCOCARPUS OPULENTIOLUS 'SEWARD'	SUMMER WINE NINEBARK	24" HGT.	B&B	
12	SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	B&B	
31	THU	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	24" HGT.	B&B	
15	TMD	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
76	AJS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.	
36	ECH	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	NO. 1	CONT.	
27	HAK	HAKONECHELOA MACGRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	NO. 1	CONT.	
42	HEM	HEMEROCALLIS 'LAKE OF FIRE'	RAINBOW RHYTHM LAKE OF FIRE DAYLILY	NO. 1	CONT.	
57	HEU	HEUCHERA X BLACK PEARL'	BLACK PEARL CORAL BELLS	NO. 1	CONT.	
11	NEP	NEPETA X FAASSENI 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	
20	PER	PEROVSKIA AIRPILICIFOLIA 'LACEY BLUE'	LACEY BLUE RUSSIAN SAGE	NO. 1	CONT.	

NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS



PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

OVERALL LANDSCAPE PLAN

CARDINAL STORAGE WALNUT

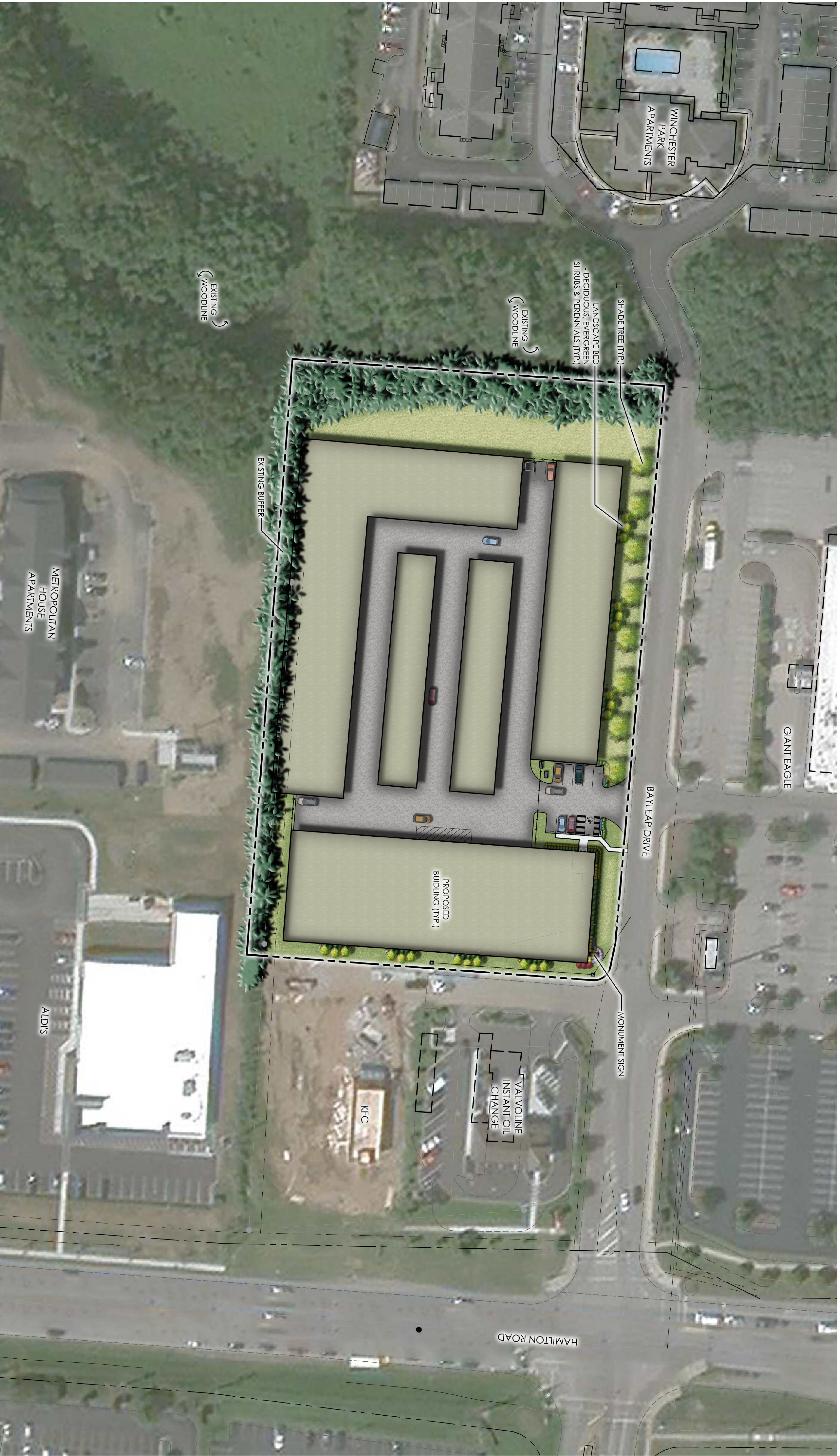
PREPARED FOR THE ELLIS COMPANY
1301 DUBLIN ROAD, SUITE 200
COLUMBUS, OH 43215

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com

DATE	12/6/21
PROJECT	XXXXXX
SHEET	

L-1



Z21-101 Final Received 3/30/2022 Page 3 of 5

DEVELOPMENT PLAN

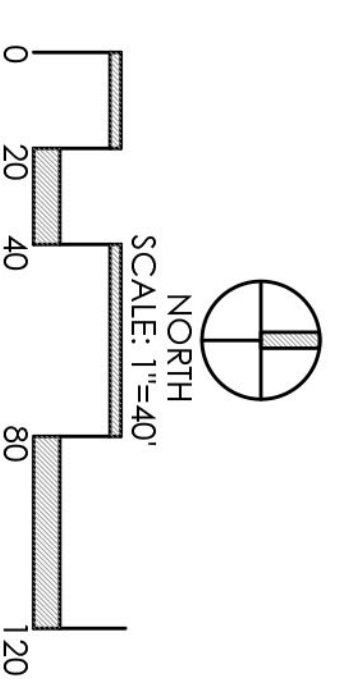
CARDINAL STORAGE WALNUT

PREPARED FOR THE ELLIS COMPANY

DATE: 1.19.22

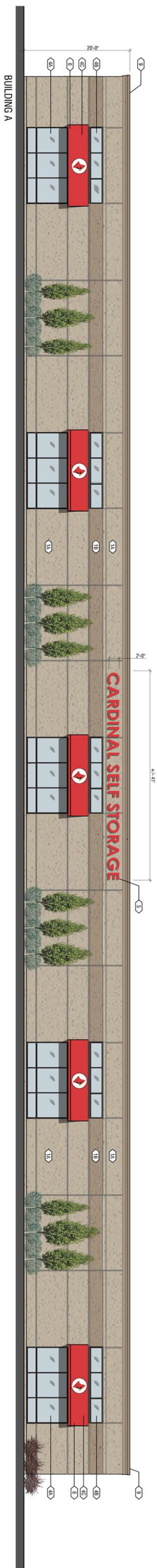
[Handwritten signature]

3/20/22



Farris Planning & Design
 LAND PLANNING
 4876 Cemetery
 P.O. Box 407-7184
 Hilliard, OH 43026
 www.farrisplanninganddesign.com

LANDSCAPE ARCHITECTURE
 Hilliard, OH 43026
 www.farrisplanninganddesign.com

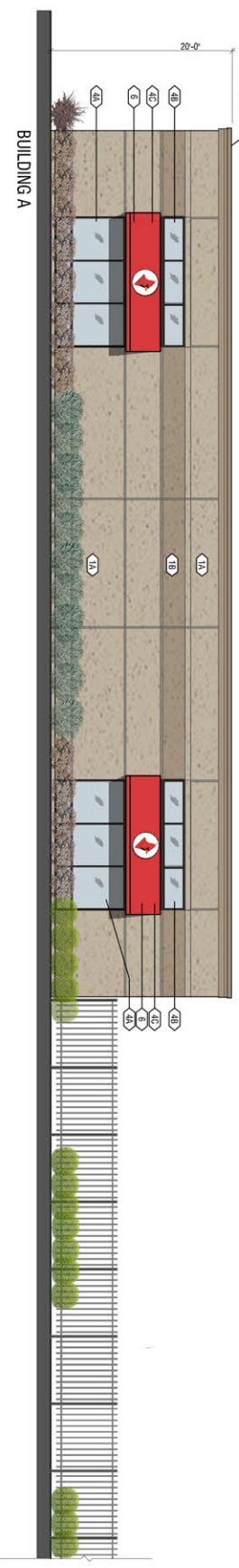


1 EAST ELEVATION
SCALE 1" = 20'-0"

ELEVATION
20 10 0

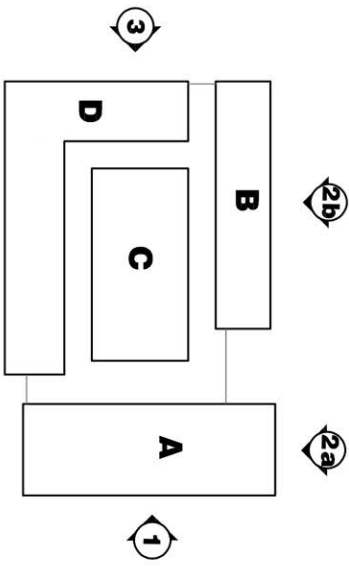
EXT ELEV CODED NOTES

- <1A> WATER MANAGED EFS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS; COLOR: SW 7506 - LOGGIA (LIGHT)
- <1B> WATER MANAGED EFS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS; COLOR: SW 7513 - SANDERLING (DARK)



2a NORTH ELEVATION - BUILDING A
SCALE 1" = 20'-0"

ELEVATION
20 10 0



- <2> SIMULATED BRICK; COLOR TBD
- <3> METAL WALL PANEL
- <4A> BRONZE ALUMINUM STOREFRONT WINDOWS. CLEAR LOW E GLAZING.
- <4B> BRONZE ALUMINUM STOREFRONT WINDOWS. SPANDREL GLASS.
- <4C> BRONZE ALUMINUM WALL PANELS BEHIND AWNING, BETWEEN WINDOWS.
- <5> WALL MOUNTED SIGNAGE
- <6> CANVAS AWNING
- <7> DECORATIVE METAL FENCE
- <8> 6'-0" HIGH WOOD FENCE
- <9> METAL FASCIA TRIM



2b NORTH ELEVATION - BUILDING B
SCALE 1" = 20'-0"

ELEVATION
20 10 0

Handwritten notes and signatures: "E | 3b | 22" and a signature.

CARDINAL SELF STORAGE - WALNUT: S.HAMILTON RD



3 WEST ELEVATION
SCALE 1" = 20'-0"

ELEVATION
20
10
0

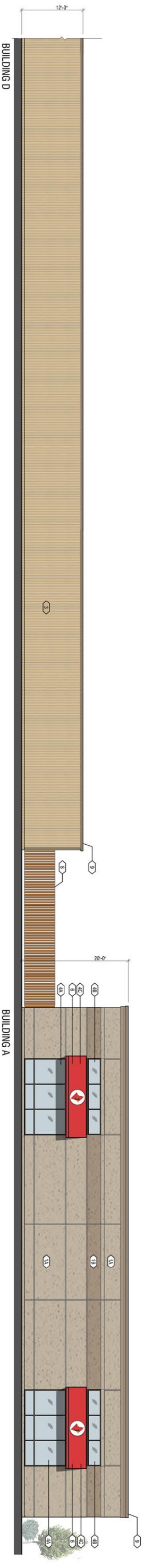
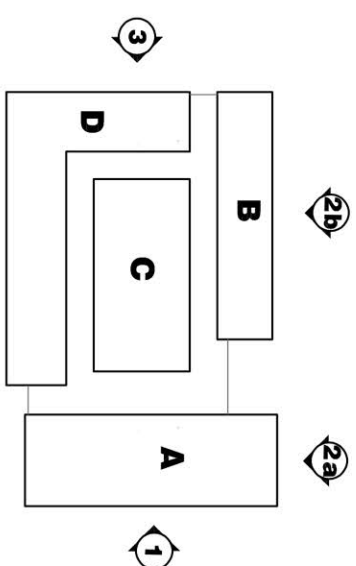
EXT ELEV CODED NOTES

- 1A) WATER MANAGED EFS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS; COLOR: SW 7506 - LOGGIA (LIGHT)
- 1B) WATER MANAGED EFS SYSTEM WITH A SAND FINE FINISH WITH AESTHETIC JOINTS; COLOR: SW 7513 - SANDERLING (DARK)
- 2) SIMULATED BRICK; COLOR TBD
- 3) METAL WALL PANEL
- 4A) BRONZE ALUMINUM STOREFRONT WINDOWS. CLEAR LOW E GLAZING.
- 4B) BRONZE ALUMINUM STOREFRONT WINDOWS. SPANDREL GLASS.
- 4C) BRONZE ALUMINUM WALL PANELS BEHIND AWNING, BETWEEN WINDOWS.
- 5) WALL MOUNTED SIGNAGE
- 6) CANVAS AWNING
- 7) DECORATIVE METAL FENCE
- 8) 6'-0" HIGH WOOD FENCE
- 9) METAL FASCIA TRIM



4a SOUTH ELEVATION
SCALE 1" = 20'-0"

ELEVATION
20
10
0



4b SOUTH ELEVATION
SCALE 1" = 20'-0"

ELEVATION
20
10
0

Handwritten signature and date: 3/30/22

CARDINAL SELF STORAGE - WALNUT: S.HAMILTON RD

Z21-101 Final Received 3/30/2022 Page 5 of 5

REVISED: 02.08.2021

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2022**

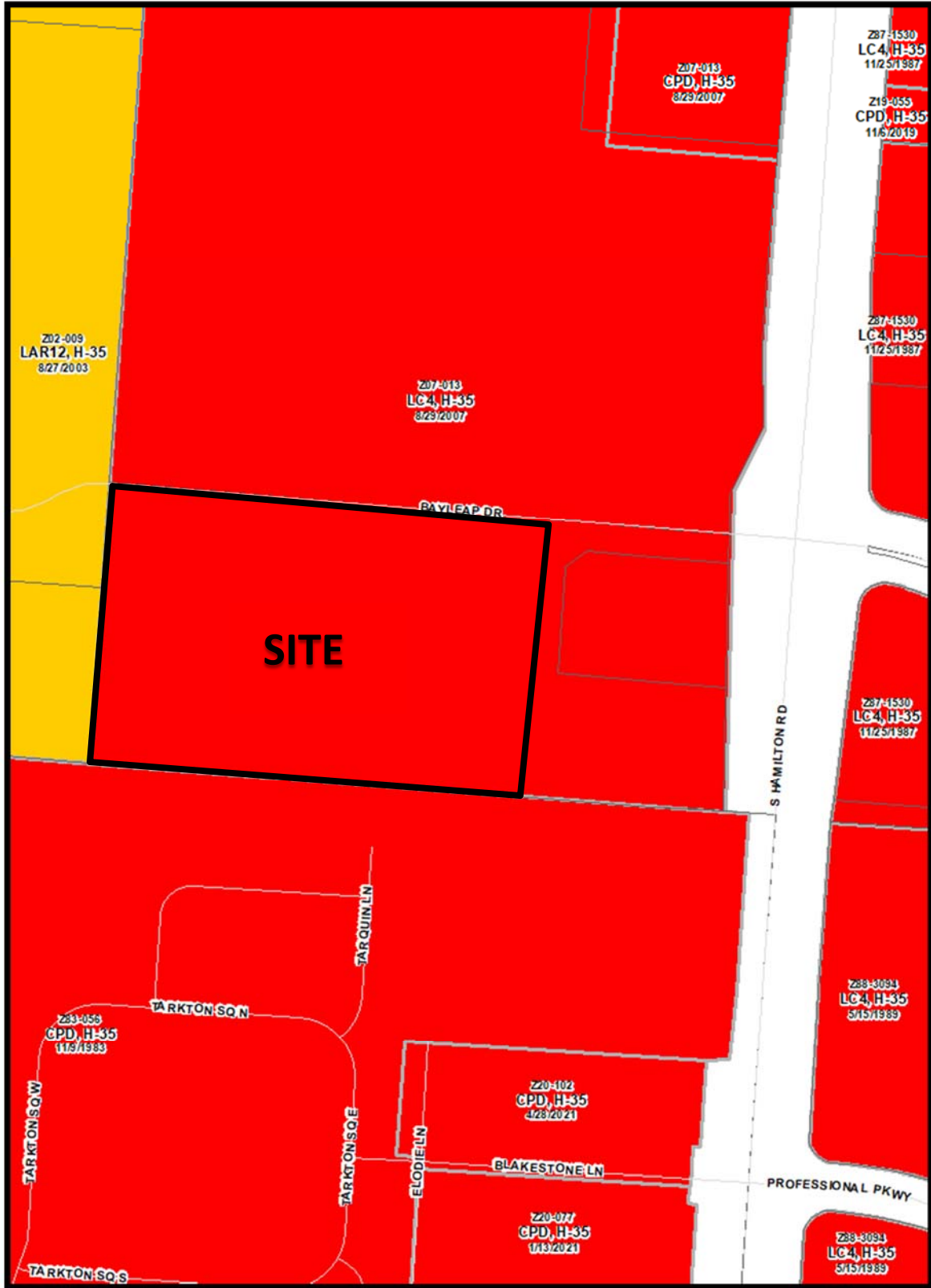
- 8. APPLICATION: Z21-101**
Location: 3925 S. HAMILTON RD. (43125), being 4.12± acres located 250± feet west of South Hamilton Road, along the south side of Bayleap Drive (part of 530-156578; Greater South East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use. Self-storage facility.
Applicant(s): Cardinal Self Storage LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Cardinal Title Holding Co.; 250 East Broad Street, Suite 1100; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The site consists of a portion of an undeveloped parcel in the L-C-4, Limited Commercial District. The requested L-M, Limited Manufacturing District will permit the development of a self-storage facility.
- To the north of the site across Bayleap Drive is a shopping center in the L-C-4, Limited Commercial District. To the south is a grocery store and an extended stay hotel development in the L-C-4, Limited Commercial District. To the east are an automobile service facility and a fast food establishment in the L-C-4, Limited Commercial District. To the west is a multi-unit residential development in the L-AR-12, Limited Apartment Residential Development.
- This area has adopted the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*, but is not within a planning area that gives land use recommendations.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval, but at the time this report was finalized, the written recommendation had not been received.
- The limitation text commits to a site plan, landscaping plan, and building elevations, and includes development standards addressing setbacks, access, and lighting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of South Hamilton Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way, although this site has no frontage on that road.

CITY DEPARTMENTS' RECOMMENDATION: Approval

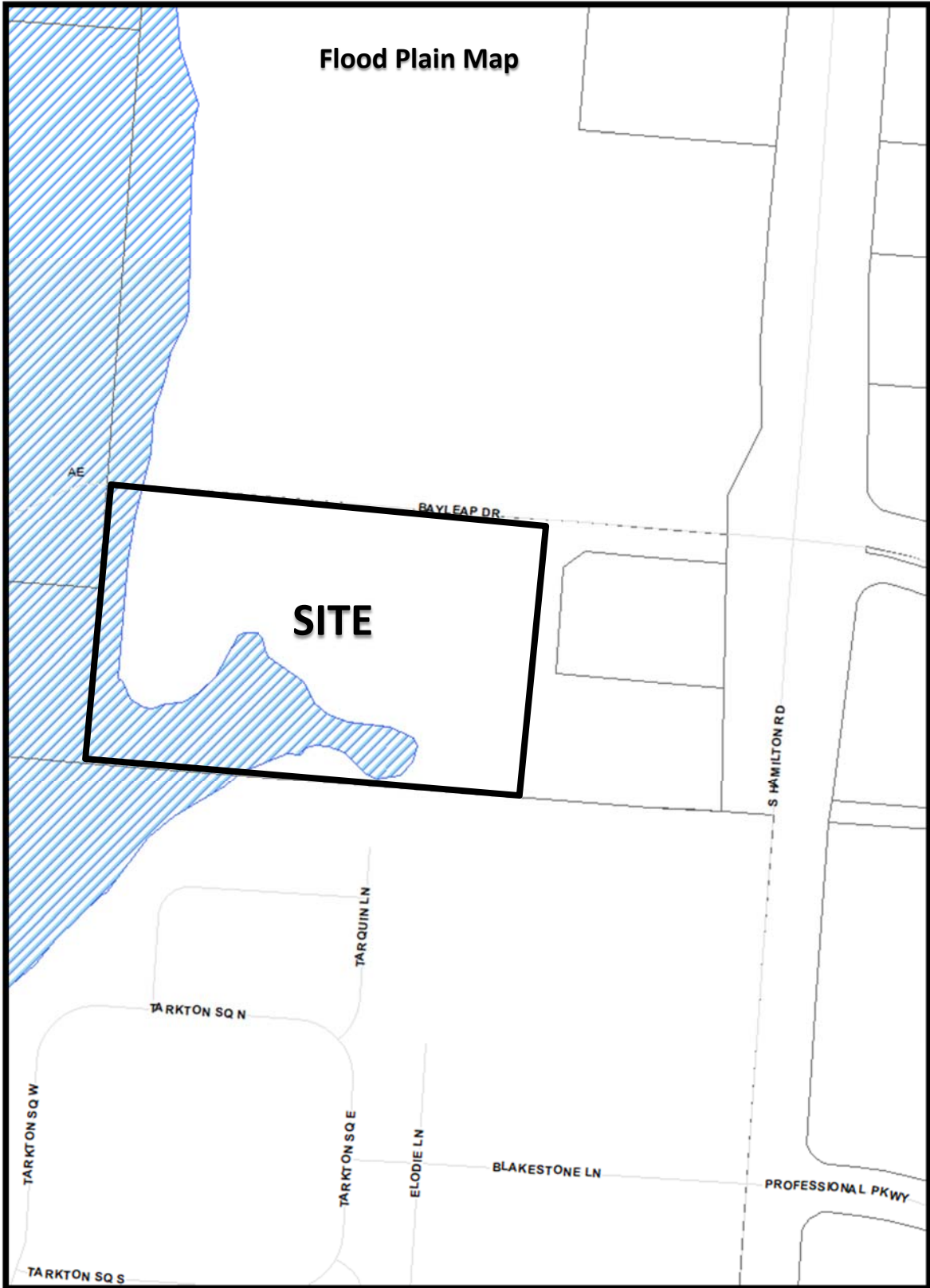
The requested L-M, Limited Manufacturing District will allow a self-storage facility. While the site is not within a planning area that gives land use recommendations, this area has adopted the *Columbus Citywide Planning Policies (C2P2)* Design Guidelines. Staff finds the proposal to be an appropriate land use for the site and the elevations and site design are consistent with C2P2 Design Guidelines.



Z21-101
3925 S. Hamilton Rd.
Approximately 4.12 acres
L-C-4 to L-M



Z21-101
3925 S. Hamilton Rd.
Approximately 4.12 acres
L-C-4 to L-M



Z21-101
3925 S. Hamilton Rd.
Approximately 4.12 acres
L-C-4 to L-M

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

ORD #1113-2022; Z21-101; Page 11 of 12

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-101

Address: 3925 S Hamilton Rd

Group Name: Greater Southeast Area Commission

Meeting Date: 1-25-2022

Specify Case Type:

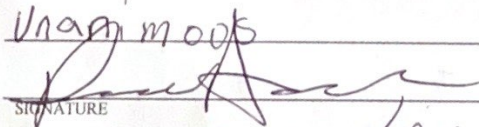
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: _____

Signature of Authorized Representative: 
SIGNATURE

Zoning Chair / full Commission
RECOMMENDING GROUP TITLE

(614) 897-8882
DAYTIME PHONE NUMBER

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-101

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) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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 (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)

<p>1. Cardinal Self Storage LLC 1301 Dublin Road, Suite 200, Columbus 43215 Cole Ellis 614-469-8222 - <u>5</u> Columbus Employees</p>	<p>2. Plaza GRB Hamilton Road, LLC 3016 Maryland Ave Columbus OH 43209 Nick Vollman 614-207-7417 0 Columbus Employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Sworn to before me and signed in my presence this 13th day of December, in the year 2021

Veronica Lees
SIGNATURE OF NOTARY PUBLIC

09/03/2025 Notary Seal Here
My Commission Expires



Veronica Lees
Notary Public, State of Ohio
My Commission Expires 09-03-25

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