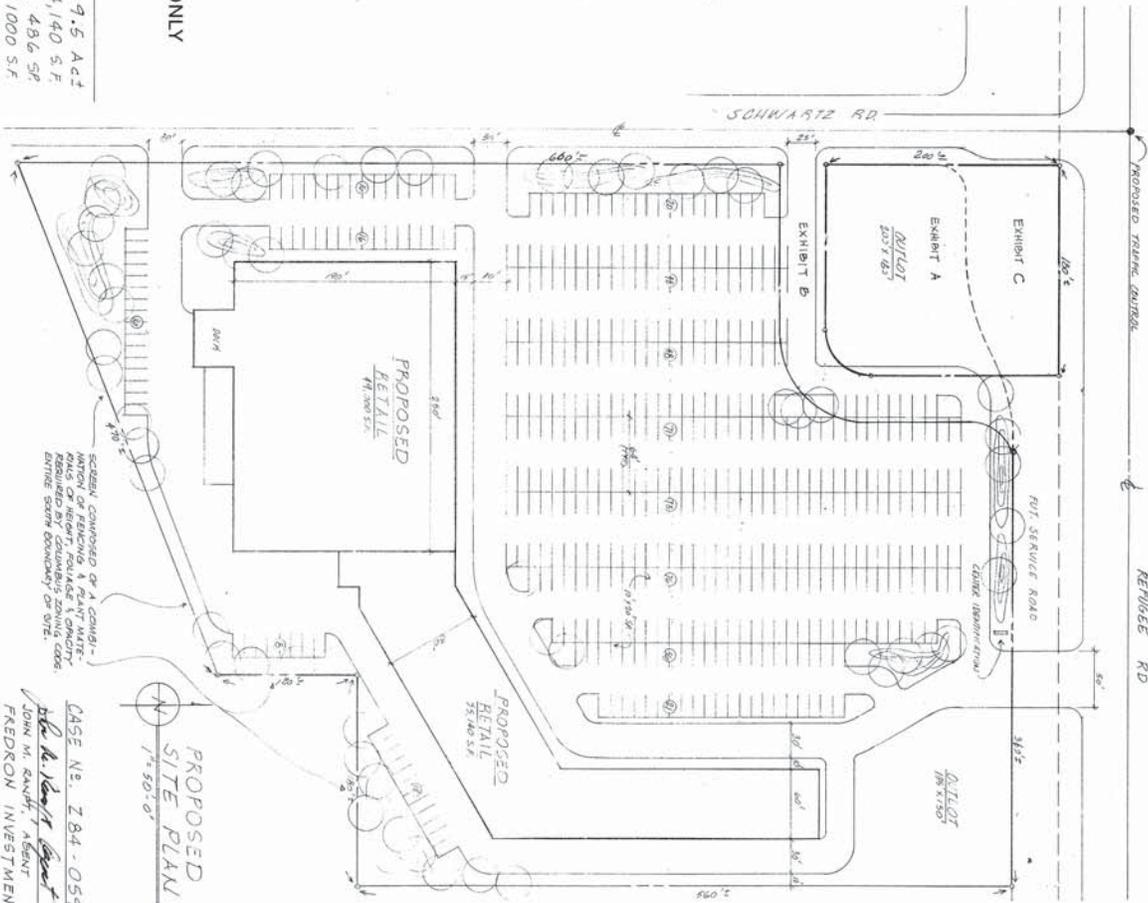


PROPOSED SITE PLAN ONLY  
NOT FINAL LAYOUT

SITE ANALYSIS  
LAND AREA 9.5 AC±  
BLDG. AREA 84,140 S.F.  
PARKING 486 SF  
PARKING RATIO 5.8 / 1000 S.F.



SCALE: 1/8" = 1'-0"  
NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. REQUIRED BY COLUMBUS ZONING CODE.  
3. REFER TO SHEET 1 FOR SITE BOUNDARY AND UTILITIES.

PROPOSED SITE PLAN  
1" = 50'-0"

CASE NO. Z84-059  
John M. Rumpf, AGENT  
FEDRON INVESTMENTS

JULY 5, 1997

PROPOSED RETAIL DEVELOPMENT - SCHWARTZ & REFUGEE RDS

FREDRON INVESTMENTS  
2848 BANWICK RD  
COLUMBUS, OHIO 43232  
614-221-2288



**James A Monsul & Assoc.  
ARCHITECTS**

842 BROOKSIDE BLVD. WESTERVILLE, OHIO 43081

614 890-3600

SHEET NO.

11-9-86  
DATE

REVISIONS

| NO. | DATE   | DESCRIPTION |
|-----|--------|-------------|
| 1   | 7-2-87 |             |

**“EXHIBIT A”**

8 December 1986

0.819 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of the Service Road (as vacated by City of Columbus Ordinance . dated ) and Part of Lot 12 Winchester Gardens, as the same is delineated and numbered upon the recorded plat thereof, of record in Plat Book 41, Page 59, Recorder’s Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the intersection of the south line of Refugee Road (northerly line of said Service Road) with the prolongation of the east line of Schwartz Road (60 feet wide), said intersection being the northwest corner of the herein described tract;

Thence, along the southerly line of said Refugee Road (northerly line of said Service Road), South 88 degrees 15 minutes East, 180.0 feet to a point;

Thence crossing said Service Road and across said Lot 12, and along the easterly and northerly lines of a proposed Service Road the following three (3) courses:

- (1) South 1 degree 45 minutes West, 162.50 feet to a point of curvature (passing the southerly line of said Service Road at 43.94 feet);
- (2) Along the arc of a curve to the right having a radius of 37.5 feet, delta-angle of 90 degrees 00 minutes, an arc length of 58.9 feet, a chord bearing and distance of South 46 degrees 45 minutes West, 53.03 feet;
- (3) North 88 degrees 15 minutes West, 142.50 feet to a point in the west line of said Lot 12 (easterly line of said Schwartz Road);

Thence, along the west line of said Lot 12 (east line of said Schwartz Road), North 1 degree 45 minutes East, 200.00 feet to the place of beginning, (passing a corner of said Service Road at 110.0 feet), CONTAINING 0.819 ACRES, subject however to all legal highways, easements, restrictions, leases, and agreements of record and of records in the respective utility offices. This description was prepared from records only by the undersigned in December 1986. Basis of bearings is per Plat Book 41, Page 59.

Sincerely,

MYERS SURVEYING COMPANY, INC.

Albert J. Myers, P.S. 6579

**“EXHIBIT B”**

8 December 1986

Revised 6-2-87

0.337 ACRES  
(Area to be Dedicated)

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 12 Winchester Gardens as the same is delineated and numbered upon the recorded plat thereof, of record in Plat Book 41, Page 59, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at the intersection of the south line of Refugee Road (northerly line of a Service Road, as shown on said record plat) with the northerly prolongation of the east line of Schwartz Road (60 feet wide);

Thence, along the northerly prolongation of said east line of Schwartz Road and along the westerly line of said Lot 12, South 1 degree 45 minutes West, 200.00 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

Thence, crossing said Lot 12 the following three (3) courses:

- (1) South 88 degrees 15 minutes East, 142.50 feet to a point of curvature;
- (2) Along the arc of a curve to the left having a radius of 37.5 feet, a delta angle of 90 degrees 00 minutes, an arc length of 58.90 feet, a chord bearing and distance of North 46 degrees 45 minutes East, 53.03 feet to a point of tangency;
- (3) North 1 degree 45 minutes East, 118.56 feet to a point in the southerly line of said Service Road,

Thence, along the southerly line of said Service Road (northerly line of said Lot 12), along the arc of a curve to the right having a radius of 187.0 feet, a sub-delta angle of 14 degrees 28 minutes 58 seconds, an arc length of 47.27 feet, a chord bearing and distance of North 84 degrees 30 minutes 31 seconds East, 47.14 feet to a point of tangency;

Thence, continuing along the southerly line of said Service Road (northerly line of said Lot 12), South 88 degrees 15 minutes East, 40.23 feet to the point of curvature;

Thence, crossing said Lot 12, the following four (4) courses:

- (1) Along the arc of curve to the left having a radius of 47.0 feet, a delta angle of 90 degrees 00 minutes, an arc length of 73.83 feet, a chord bearing and distance of South 46 degrees 45 minutes West, 66.47 feet to a point of tangency;
- (2) South 1 degree 45 minutes West, 77.50 feet to a point of curvature;
- (3) Along the arc of a curve to the right having a radius of 77.50 feet, a delta angle 90 degrees 00 minutes, an arc length of 121.74 feet, a chord bearing and distance of South 46 degrees 45 minutes West, 109.60 feet to a point of tangency;

(4) North 88 degrees 15 minutes West, 142.50 feet to a point in the easterly line of said Schwartz Road (westerly line of said Lot 12);

Thence, along the easterly line of said Schwartz Road (westerly line of said Lot 12), North 1 degree 45 minutes East, 40.0 feet to the place of beginning, CONTAINING 0.337 ACRES, subject however to all legal highways, easements, restrictions, leases, and agreements of record and of records in the respective utility offices. This description was prepared from records only by the undersigned in December of 1986. Basis of bearings is per Plat Book 41, Page 59.

Sincerely,

MYERS SURVEYING COMPANY, INC.

Albert J. Myers, P.S. 6579

**“EXHIBIT C”**

8 December 1986

0.267 ACRE

(Area to be Vacated)

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of the Service Road (as vacated by City of Columbus Ordinance / dated ), as shown on the plot of Winchester Gardens, as the same is delineated and numbered on the plat thereof of record in Plat Book 41, Page 59, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the Intersection of the south line of Refugee Road (northerly line of said Service Road) with the prolongation of the east line of Schwartz Road (60 feet wide), being the northwest corner of the herein described tract;

Thence, along the southerly line of said Refugee Road (the northerly line of said Service Road), South 88 degrees 15 minutes East, 180.0 feet to a point;

Thence, across said Service Road, South 1 degree 45 minutes West, 43.94 feet to a point in the southerly line of said Service Road (the northerly line of Lot 12 of said plat);

Thence, along the southerly line of said Service Road (northerly line of said Lot 12) the following four (4) courses:

- (1) Along the arc of a curve to the left having a radius of 187.0 feet, a sub-delta angle of 8 degrees 35 minutes 28 seconds, an arc length of 28.04 feet, a chord bearing and distance of South 72 degrees 58 minutes 18 seconds West, 28.01 feet to a point of reverse curvature;
- (2) Along the arc of a curve to the right, having a radius of 213.0 feet, a delta angle of 23 degrees 04 minutes 26 seconds, an arc length of 85.78 feet, a chord bearing and distance of South 80 degrees 12 minutes 47 seconds West, 85.20 feet to a point of tangency;
- (3) North 88 degrees 15 minutes West, 50.0 feet to a point of curvature;
- (4) Along the arc of a curve to the left having a radius of 20.0 feet, a delta angle of 90 degrees 00 minutes, an arc length 31.42 feet, a chord bearing and distance of South 46 degrees 45 minutes West, 28.28 feet to a point of tangency in the easterly line of said Schwartz Road (the westerly line of said Lot 12);

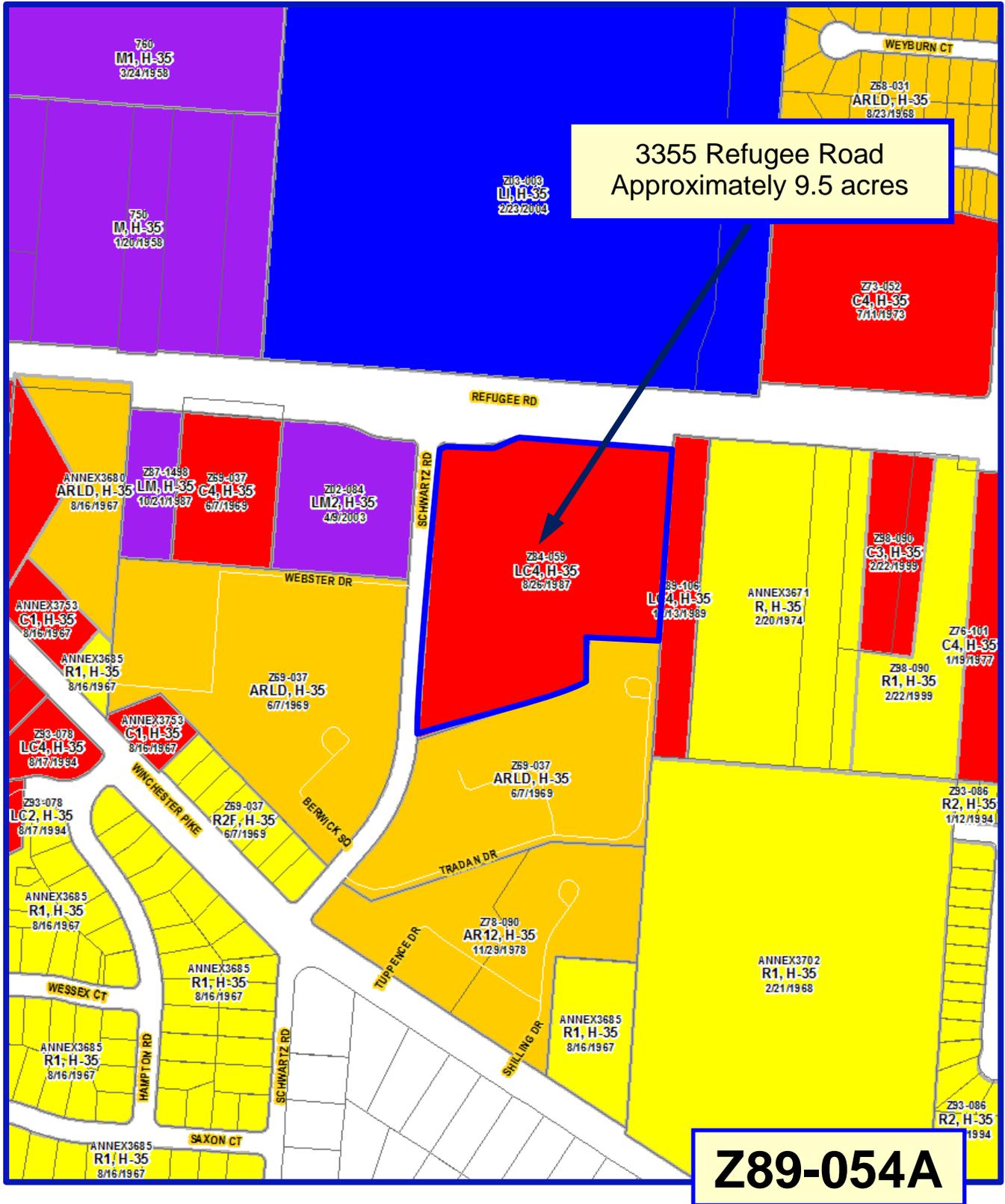
Thence, along the prolongation of the easterly line of said Schwartz Road in a northerly direction, North 1 degree 45 minutes East, 90.0 feet to the point of beginning, CONTAINING 0.267 ACRES, subject however to all legal highways, easements, restrictions, leases, and agreements of record and of records in the respective utility

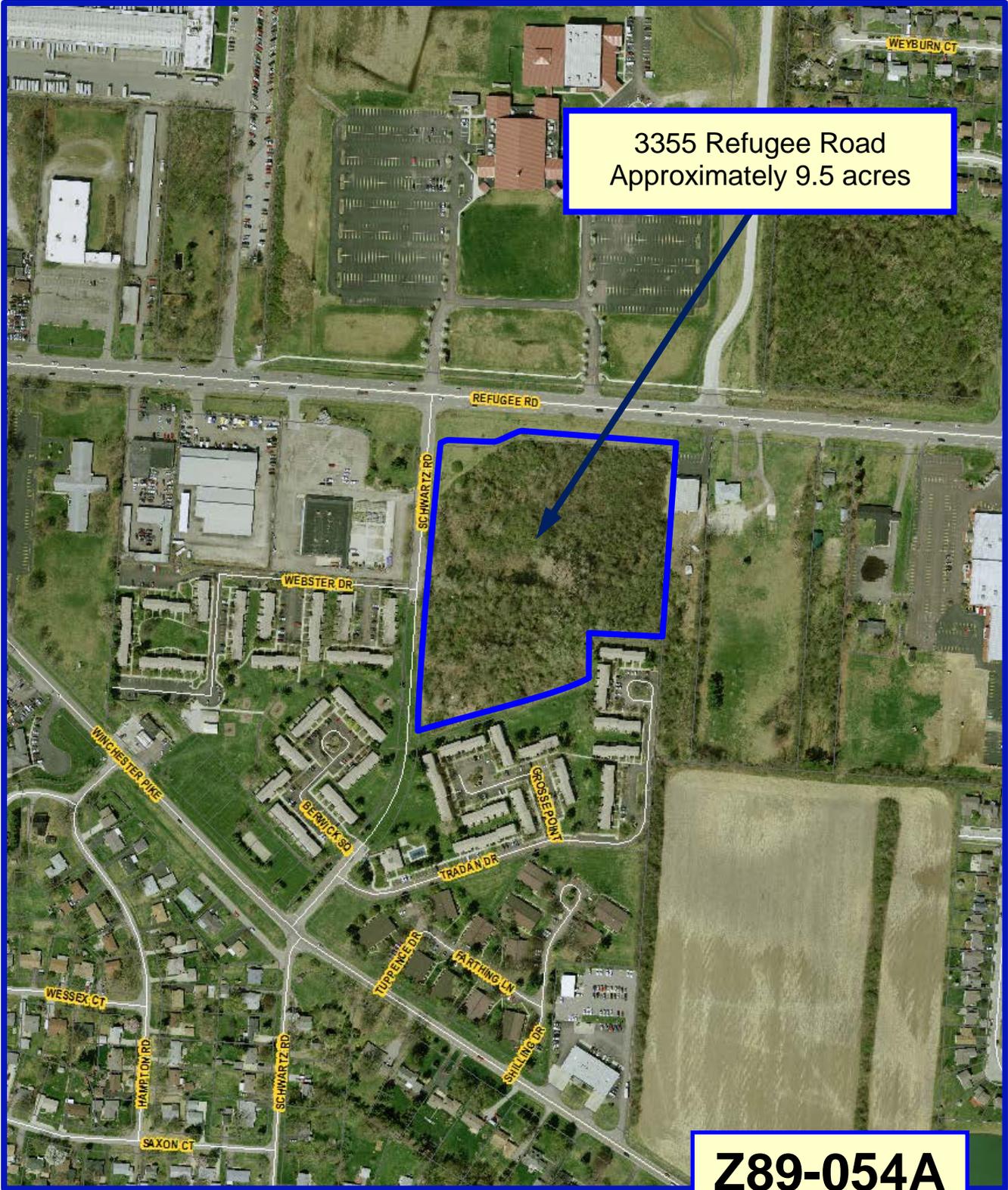
offices. This description was prepared from records only by the undersigned in December of 1986. Basis of bearings is per Plat Book 41, Page 59.

Sincerely,

MYERS SURVEYING COMPANY, INC.

Albert J. Myers, P.S. 6579





3355 Refugee Road  
Approximately 9.5 acres

**Z89-054A**



# STANDARDIZED RECOMMENDATION FORM

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)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number

284-059A

Address

3349  
3355 Refugee Road, Columbus, OH 43232

Group Name

Southeast Community Coalition

Meeting Date

6-6-2013

Specify Case Type

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

Recommendation

(Check only one)

- Approval
- Disapproval

**NOTES:**

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Vote

Unanimous at regularly scheduled public meeting

Signature of Authorized Representative

Judy White  
SIGNATURE

Southeast Community Coalition zoning chair  
RECOMMENDING GROUP TITLE

740-927-1173 or 614-864-0259 (SECC president)  
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



# 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 # 204-059A

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Columbus (Refugee) DG, LLC  
of (COMPLETE ADDRESS) 361 Summit Boulevard, Suite 110 Birmingham, AL 35243

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. Capital Growth Properties Operating Partners, LP<br>361 Summit Blvd, Suite 110<br>Birmingham, AL 35243<br>Columbus based employees - 0<br>Steve Camp (205) 968-9288 | 2. CGP Management II, LLC<br>361 Summit Blvd, Suite 110<br>Birmingham, AL 35243<br>Columbus based employees - 0<br>Steve Camp (205) 968-9288 |
| 3. Scott Smith<br>361 Summit Blvd, Suite 110<br>Birmingham, AL 35243<br>Columbus based employees - 0<br>Steve Camp (205) 968-9288                                      | 4.   |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Steven E. Camp  
Steven E. Camp, Manager

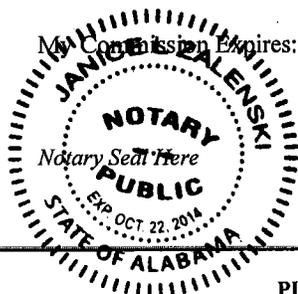
Subscribed to me in my presence and before me this 10 day of JUNE, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Janice L. Zolenski  
Oct. 22, 2014

My Commission Expires:

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



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