

SITE DEVELOPMENT INFORMATION

GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCES AND THE CITY OF COLUMBUS SUBDIVISION ORDINANCES.
- 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF COLUMBUS.
- 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 16. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 17. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 18. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 19. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 20. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 21. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 22. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 23. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 24. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 25. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 26. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 27. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 28. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 29. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 30. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 31. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 32. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 33. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 34. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 35. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 36. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 37. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 38. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 39. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 40. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 41. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 42. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 43. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 44. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 45. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 46. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 47. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 48. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 49. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 50. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 51. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 52. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 53. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 54. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 55. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 56. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 57. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 58. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 59. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 60. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 61. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 62. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 63. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 64. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 65. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 66. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 67. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 68. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 69. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 70. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 71. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 72. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 73. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 74. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 75. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 76. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 77. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 78. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 79. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 80. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 81. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 82. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 83. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 84. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 85. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 86. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 87. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 88. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 89. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 90. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 91. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 92. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.
- 93. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
- 94. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
- 95. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED.
- 96. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED.
- 97. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED.
- 98. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
- 99. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
- 100. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED.

BASIS OF INFORMATION

ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE INFORMATION PROVIDED AND THE INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE INFORMATION PROVIDED AND THE INFORMATION AVAILABLE TO THE ENGINEER.

FLOOD ZONE NOTE

THE SITE IS NOT LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE CITY OF COLUMBUS FLOOD ZONE MAP. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.

SPECIAL NOTE

THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CURBS UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.

*Final copy
Don Bar
5-20-05*

David P. Perry, Architect
David P. Perry, Architect
1400 N. High Street, Columbus, OH 43212
614.291.1234

Z05-018 SCALE: 1" = 30.00'



SP9

SITE PLAN



FACTORY ENGINEERING
INC.
1100 N. HIGH STREET
COLUMBUS, OH 43212
614.291.1234



M&P PARTNERS
1100 N. HIGH STREET
COLUMBUS, OH 43212
614.291.1234

FOR INFORMATION ONLY
5.17.2005

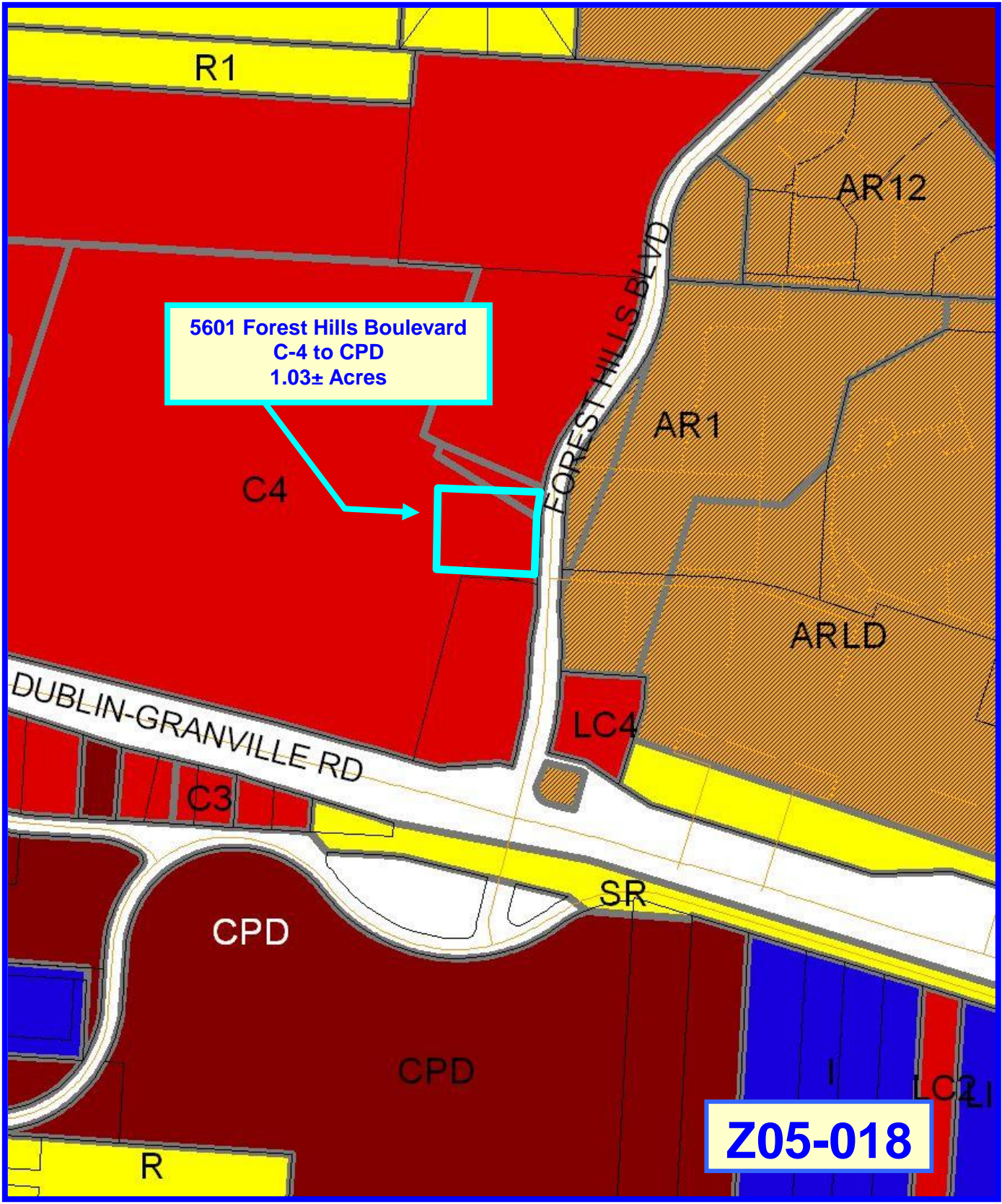
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
May 12, 2005**

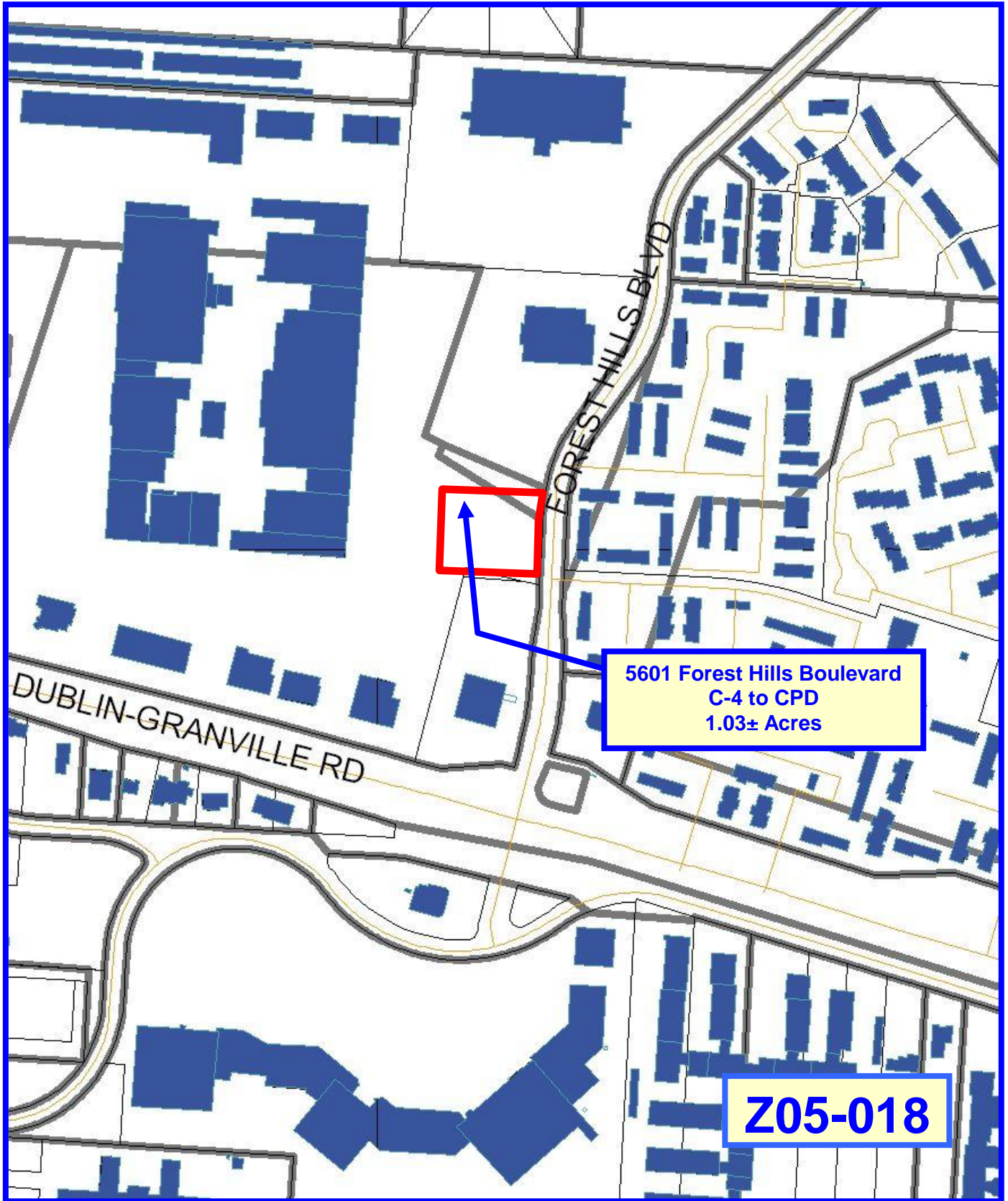
- 11. APPLICATION: Z05-018**
Location: **5601 FOREST HILLS BOULEVARD (43231)**, being 1.03± acres located on the west side of Forest Hills Boulevard, 560± feet north of East Dublin-Granville Road (010-105120).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Multi-family development.
Applicant(s): The Kroger Company; c/o David Perry, Agent; 145 East Rich Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Don Bier, 645-0712, drbier@columbus.gov

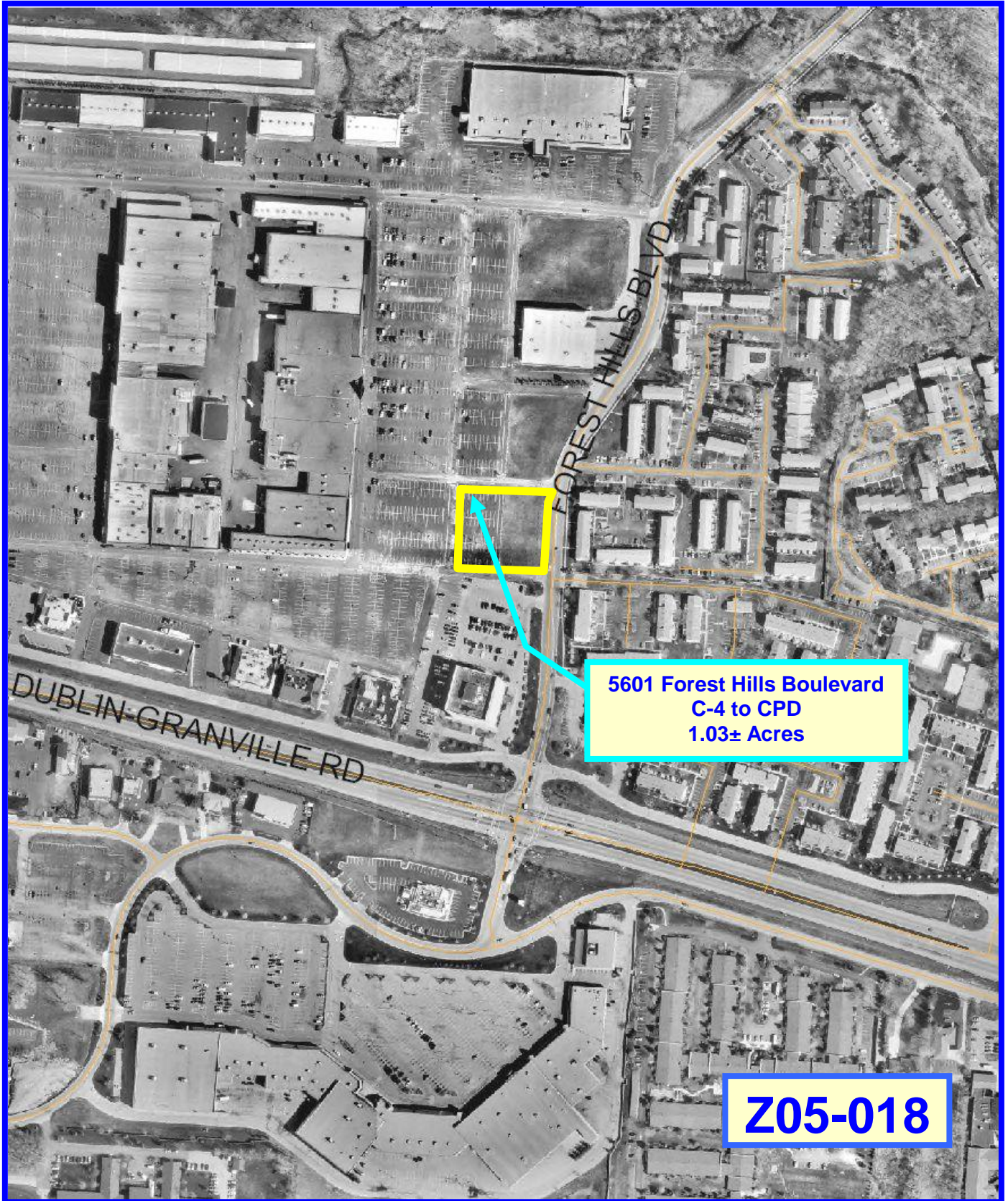
BACKGROUND:

- The 1.03± acre site is zoned in the C-4, Commercial District and is currently developed with non-required surface parking for a retail shopping center. The applicant is requesting the CPD, Commercial Planned Development District to develop retail fuel sales and a carwash.
- A retail store is located to the north in the C-4 Commercial District. Apartment complexes in the AR-1 and ARLD Apartment Residential Districts are located east of the site across Forest Hills Boulevard. An office building is located to the south and a retail shopping center to the west, both in the C-4, Commercial District.
- The site is located within the boundaries of the *Northland Plan: Volume I* (2001) but is not within a designated sub-area.
- The proposed CPD text permits a fuel center and carwash, and all C-4, Commercial land-uses. Development standards in the text and depicted on the CPD site plan address site access, orientation of the carwash and location of drying equipment, building design and materials, lighting restrictions, outside speakers, buffering and landscaping along Forest Hills Boulevard, and carwash operating hours. The carwash layout shown on the site plan is illustrative and a carwash cannot be built until the fuel center has been developed.

CITY DEPARTMENT'S RECOMMENDATION: Approval. The applicant's request for the CPD, Commercial Planned Development District to develop a fuel center and carwash is consistent with the surrounding development pattern. The CPD text includes development standards that address site access and design, operation of the carwash, lighting restrictions, outside speakers, buffering and landscaping along Forest Hills Boulevard, and requires substantial compliance with the registered CPD site plan for the fuel center.







5601 Forest Hills Boulevard
C-4 to CPD
1.03± Acres

Z05-018



Fax

To: Mr. Dave Perry	From: Jeff Murray
Fax: 614-228-1790	Pages: 1
Phone: 614-228-1727	Date: 3/30/05
Re: Z05-018 5601 Forest Hills Blvd	CC: Chris Presutti 645-2463 Kate McSweeney 645-6164 Council Activities 645-2463

Mr. Perry,

Our committee voted to support your application with the following conditions:

GAS STATION:

1. Outside sales displays limited to a five (5) foot perimeter around the kiosk, not to exceed three (3) feet in height except for pop machines.
2. Kiosk to be no larger than 120 square feet.
3. Kiosk to be constructed of glass and brick or brick-like material.
4. Hours of operation limited to 6 AM to Midnight.
5. No on-site dumpster. Trash to be taken to the dumpster/compactor behind the Kroger store.
6. Any exterior speakers to be maintained at a volume to not be heard beyond 100 feet.
7. All graphics shall conform to Columbus City Code as it applies to C-4 uses.

CAR WASH

1. Operating hours limited to 7 AM to 9 PM.
2. Building to be oriented for the entry from the North and exit to the South.
3. All drying equipment/blowers to be located completely inside the building.
4. Curbing/grass area to be extended to the North to discourage traffic from the gas station directly to the West.
5. Building materials to be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS, and/or glass. Vinyl siding may be permitted and shall be limited to an upgraded quality and a thickness of .044 mils or greater.
6. The primary roof shall be pitched or sloped with a minimum slope of 6:12. If shingles are used for roofing, they shall be dimensional shingles. Mansard roof fronts with a flat roof not visible from Forest Hills shall be permitted.
7. All graphics shall conform to Columbus City Code as it applies to C-4 uses.

If there are any questions, you can contact me at 614-882-8558.

Sincerely,

Jeff Murray
Chairman, Development Committee
Northland Community Council



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 APPLICATION # 205-018
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank, Esq.
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, 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
The Kroger Company (Applicant) c/o Tom Cowen	4111 Executive Parkway Columbus, Ohio 43081
Westerville Square, Inc.	2000 West Henderson Rd. Suite 500 Columbus, Ohio 43220

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 1st day of March, in the year 2005

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

My Commission Expires: 11-05-08

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

Notary Seal Here



STACEY L. DANZA
Notary Public, State of Ohio
My Commission Expires 11-05-08