

Rezoning Application

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

OFFICE USE ONLY

Application Number: Z21-093 Date Received: 11/23/21

Application Accepted by: KP Fee: \$4350

Assigned Planner: Tim Dietrich; tedietch@columbus.gov; 614-645-6665

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 3075 S. High St. Zip: 43207

Is this application being annexed into the City of Columbus? ☐ YES ☒ NO (select one)

If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010-112265 & 010-290009

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R2 and CPD Requested Zoning District(s): M

Area Commission or Civic Association: Far Southside Area commission

Proposed Use or reason for request: new distillery facility and retail/restaurant tenant spaces

Proposed Height District: 35 ft. Acreage: 19.25

(Columbus City Code Section 3309.14)

APPLICANT:

Applicant Name: Create Collaborative Phone Number: 614-562-4395 Ext.: _____

Address: 1116 W. 2nd Ave. City/State: Columbus, OH Zip: 43212

Email Address: kimmikanik@yahoo.com

PROPERTY OWNER(S): ☐ Check here if listing additional property owners on a separate page

Name: City of Columbus (Landbank), c/o John Turner Phone Number: 614-645-2551 Ext.: _____

Address: 845 Parsons Ave. City/State: Columbus Ohio Zip: 43206

Email Address: JMTurner@columbus.gov

ATTORNEY / AGENT: (Check one if applicable) ☐ Attorney ☒ Agent

Name: Create Collaborative (Kim Mikanik) Phone Number: 614-562-4395 Ext.: _____

Address: 1116 W. 2nd Ave. City/State: Columbus, OH Zip: 43212

Email Address: kimmikanik@yahoo.com

SIGNATURES:

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature] Administrator

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

Rezoning Application

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

AFFIDAVIT

APPLICATION #: Z21-093

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kimberly Mikanik, Create Collaborative

of (1) MAILING ADDRESS 1116 W. 2nd Ave. Columbus, OH 43212

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) PROPERTY ADDRESS OR ZONING NUMBER 3075 S. High St., Columbus, OH 43207

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/23/21

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

☐ Check here if listing additional
property owners on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

(4) City of Columbus - Land Bank

845 Parsons Ave.

Columbus, Ohio 43206

Kimberly Mikanik, Create Collaborative

614-562-4395

AREA COMMISSION OR CIVIC GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(5) Far Southside Area Commission

Robert Patterson/Michael Walker

bobpatterson45@yahoo.com/m_walker_sr@yahoo.com

and that the attached document (6) is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 19 day of November, in the year 2021

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



DERRON A. TURNER
Notary Public, State of Ohio
My Comm. Expires 03/28/2023
Recorded in Franklin County

This Affidavit expires six (6) months after date of notarization.

Applicant**Property Owner****Architect**

Z21-093

Rambling House Soda
310 E. Hudson Ave.
Columbus, OH 43202

Rambling House Soda
310 E. Hudson Ave.
Columbus, OH 43202

Create Collaborative
1116 W. 2nd Ave.
Columbus, OH 43212

Area Commission

Far Southside A.C. Zoning Chair
Robert Patterson
2664 Diane Place
Columbus, OH 43207

Far Southside A.C. Zoning Chair
Michael Walker
926 Tellega Ave.
Columbus, OH 43207

Surrounding Property Owners

City of Columbus
90 W. Broad St.
Columbus, OH 43215

SS South High LLC or current occupant
PO Box 320099 PTA – SI#2002
Alexandria, VA 22320-4099

Opal L Collier or current occupant
3101 Eastern Ave.
Sciotoville, OH 45662

Columbus & Southern Ohio
325 Civic Center Dr.
Columbus, OH 43215

AFN ABSprop002 LLC or current
occupant
38 Washington St.
Newport, RI 02840

Thomas McDowell or current occupant
3050 S. High St.
Columbus, OH 43207

Vicki L Rathburn or current occupant
5562 SR 752
Ashville, OH 43103

Windmill Pointe Apts.
310 E. 96th, suite 400
Indianapolis, IN 46240

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-093

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) Kimberly Mikanik, Create Collaborative
of (COMPLETE ADDRESS) 1116 W. 2nd Ave., Columbus, OH 43212

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. Rambling House (John Lynch) 614-301-5211 213 W. Como Ave., Columbus, OH 43202 10 employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 19 day of November, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



DERRON A. TURNER
Notary Public, State of Ohio
My Comm. Expires 03/28/2023
Recorded in Franklin County

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

EXHIBIT-A**TRACT 1:**

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as follows:

Being a 14.96 acre tract, more or less, in the Southwest Quarter of Section 9, Township 4, Range 22, Congress Lands, deeded to Resource General Corporation in Official Record 2347, Page I-15, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the northeast corner of said 14.96 acre tract in the centerline of South High Street (U.S. 23) (80 feet wide); thence along said center line South 1° 49' West a distance of 371.50 feet to a nail in the centerline of said South High Street at the northeast corner of R.S. Goodfleisch 14.7 acre tract (10-10-52); thence North 83° 58' West along the south line of said 14.96 acre tract a distance of 766.50 feet to an iron pin; thence South 5° 13' West a distance of 31.65 feet to an iron pin; thence North 89° 52' West (passing the centerline of the Columbus Feeder of the Ohio Canal at 666 feet) a distance 781.5 feet to an iron in to the east bank of the Scioto River; thence with said bank North 15° 44' East a distance of 438 feet to an iron pin; thence with said east bank North 13° 8' East 226.50 feet to an iron pin; thence South 81° 29' East (passing the centerline of the Columbus Feeder of the Ohio Canal at 36 feet) a distance of 225 feet to an iron pin; thence South 6° 10' West a distance of 146.75 feet to an iron pin; thence South 83° 30' East a distance of 1210.30 feet to the place of beginning, SUBJECT to all legal highways and to the right, title and interest of the State of Ohio in said Canal:

EXCEPTING therefrom premises deeded to Payless Statins, Inc., in Deed Book 2406, Page 19, Recorder's Office, Franklin County, Ohio, described as follows:

Beginning at a nail in the centerline of South High Street at the southeast corner of the above described 14.96 acre tract; thence North 83° 58' West along the south line of said 14.96 acre tract a distance of 300 feet to an iron pin; thence North 1° 49' East parallel to the centerline of said South High Street a distance of 275 feet to an iron pin; thence South 83° 58' East parallel to the south line of said 14.96 acre tract a distance of 00 feet to a nail in the centerline of said South High Street; thence along centerline of said South High Street a distance of 275 feet to the place of beginning.

<u>Franklin County Tax Parcel(s):</u>	All of 010-112265
<u>Prior Record Reference(s):</u>	Ins. 201410240141191;
	Recorder's Office, Franklin County, OH
<u>Property Address(es):</u>	000 S. High St., Columbus, OH 43207

EXHIBIT-B**TRACT 2:**

Situated in the State of Ohio, County of Franklin, City of Columbus. Being part of Section 9, Township 4, Range 22, Congress Lands East of the Scioto River and being part of a 11.140 acre (by Auditor) tract conveyed to WXZ Retail Group/South High, LLC, in instrument Number 200703270052468 (except where otherwise noted all records herein cited are on file at the Franklin County Recorder's Office Franklin County, Ohio being more particularly described as follows:

BEGINNING FOR REFERENCE at a point at the centerline intersection of South High Street *U.S. 23) and Williams Road, as shown on ODOT Right-of-Way Plans S.H. 5 Sec. F, EXP, G (pt.) sheet 2 of 5 dated 1939;

Thence North $19^{\circ}29'00''$ East for a distance of 729.71 feet along the centerline of US 2 to a point of curvature:

Thence with a curve to the left having a radius of 2291.83 feet, a delta angle of $19^{\circ}11'00''$, chord bearing of North $09^{\circ}53'30''$ East, a chord length of 763.75 feet and an arc length of 767.33 feet, along the centerline of US 23 to a point of tangency;=:

Thence North $00^{\circ}18'00''$ East a distance of 29.46 feet along the centerline of US 23 to a MAG nail set said point being the northeast corner of a 0.25 acre tract conveyed to James A. Lowe and Krisann A. Lowe in Official Record 32709 A01 and the southeast corner of the above referenced 11.140acre (by Auditor) WXZ Retail Group/South High, LLC tract:

Thence North $86^{\circ}10'47''$ West for a total distance of 179.68 feet along the common line between said 0.25 acre Lowe tract and said 11.140 acre (by Auditor) tract to MAG nail set at the northwest corner of said 0.25 acre Lowe tract also being a northeast corner of a 15.676 acre tract conveyed to Southway Post No. 144, American Legion, Inc., in Official Record O4641 A12;

Thence South $89^{\circ}59'02''$ West for a distance of 621.48 feet along the common line of said 15.676 acre Southway tract and said 11.140 acre (by Auditor) tract to an iron pipe set the TRUE POINT OF BEGINNING;

Thence South $89^{\circ}17'59'02''$ West continuing along said common line for a distance of 675.20 feet to an iron pipe set on the easterly line of the former Columbus Feeder of The Ohio and Erie Canal said pipe set being North $21^{\circ}31'59''$ East a distance of 7.83 feet from an angle point in said line, 79.0' left of Station 227+28.41 as shown on Sheet 8 of the Plat of The Columbus Feeder of the Ohio and Erie Canal by The Jennings-Lawrence Company, on file at the Ohio Department of Natural Resources, Division of Parks and Recreation Canal Land Program, said Canal Land being of the State of Ohio by the Canal Land Act of 18255; Thence along said easterly line the following courses and distances:

North 21°31'59" East, 112.31 feet of an iron pipe set;
 North 11°28'46" East, 122.37 feet to a ¾" rebar found in concrete;
 North 05°08'32" East, 174.69 feet to an iron pipe set on the north line of the above referenced 11.140 acre (by Auditor) WXA Retail Group/South High, LL tract, the south line of aa 13.071 acre tract conveyed to a Resource General Corporation etal in Official Record 02347 115, Official Record 27597 J17 and Official Record 27598 A01:

Thence North 88°36'59" East for a distance of 520.71 feet along the said common line to an iron pipe set to the northwest corner of a proposed 0.231 acre tract, currently under lease to Columbus Cellular Telephone Company, Official Record 17764 F03.

Thence South 03°44'19" West for a distance of 100.40 feet along the westerly line of said proposed 0.231 acre tract to an iron pipe set;;

Thence North 88°36'59" East for a distance of 100.40 feet along the south line of said proposed 0.231 acre tract to a point on an east line of the 11.140 acre (by Auditor) WXZ Retail Group/South High, LLC tract, the west line of 2.941 acre tract conveyed to SS South High, LLC in Instrument Number 200406250148053, said point being referenced South 03°44'19" Est at a distance of 100.40 feet from a ¾" iron pipe found at a northeast corner of said 11.140 acre tract (northeast corner of proposed 0.231 acre tract and current Columbus Cellular Telephone Co. lease);

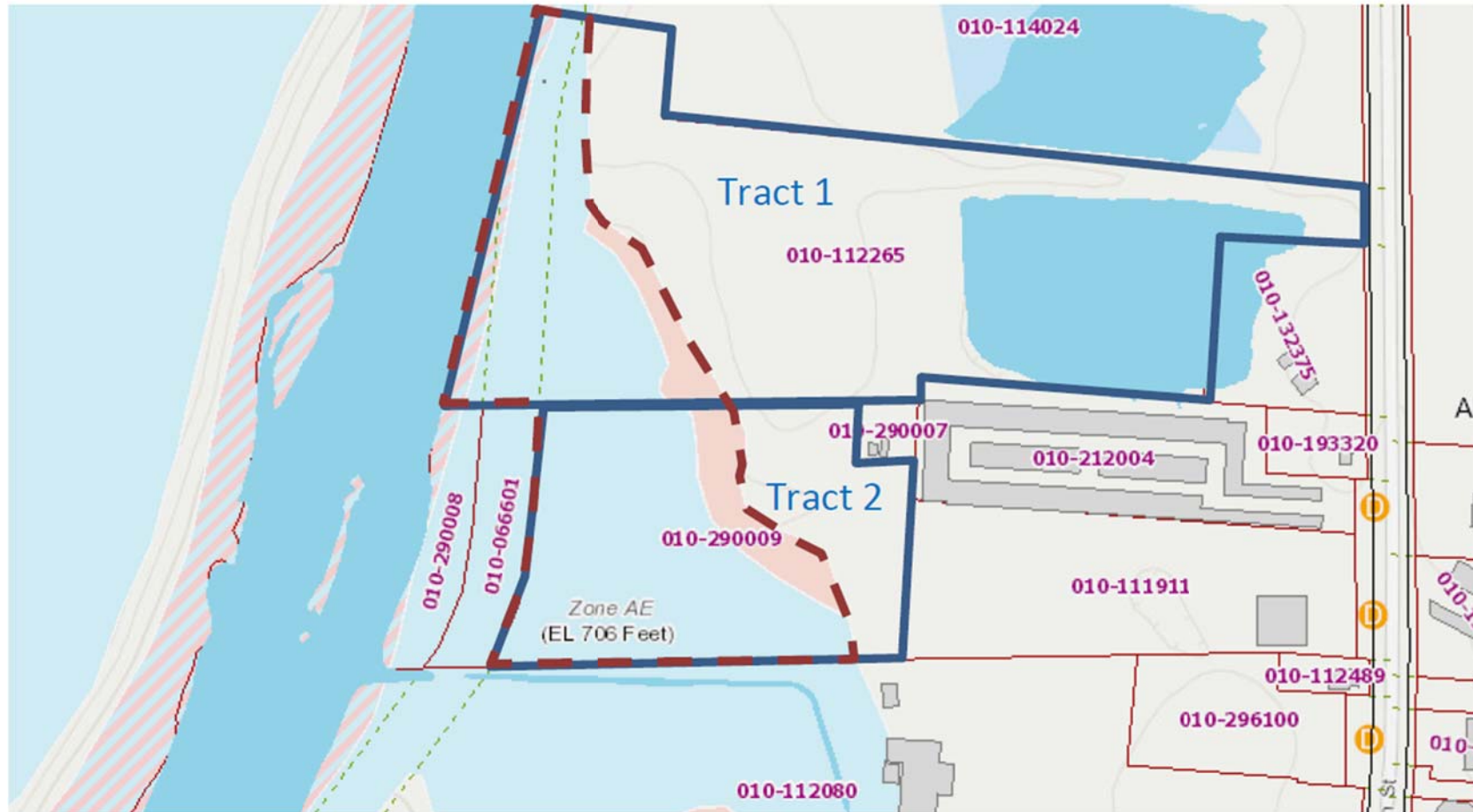
Thence South 03°44'19" West for a distance of 66.40 feet along the west line of said 2.941 acre South High, LLC tract to a ¾" iron pipe found at the southwest corner of said tract;

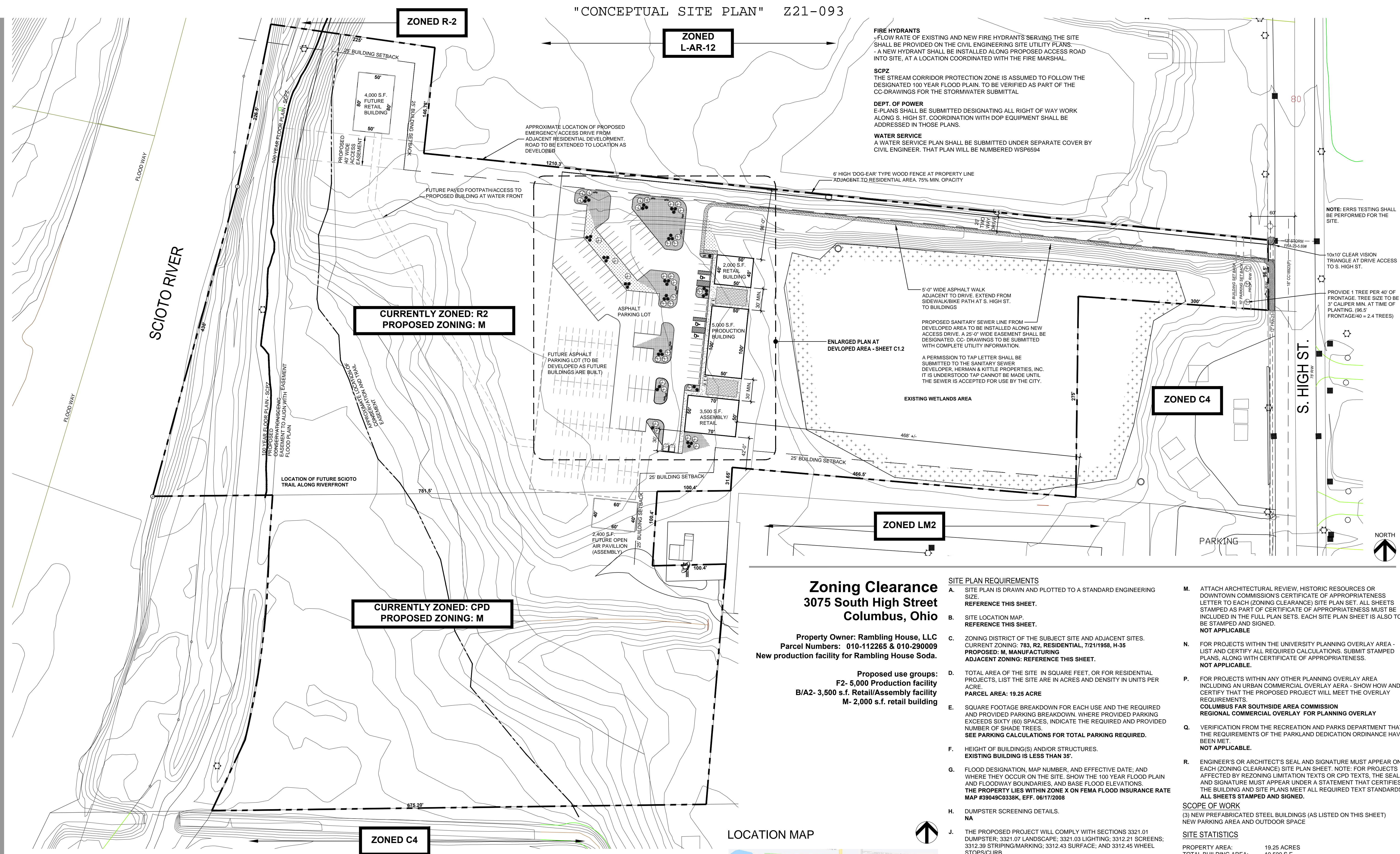
Thence South 03°44'19 West for a distance of 247.56 feet crossing said 11.140 acre WXZ Retail Group/South High, LLC tract to the TRUE POINT BEGINNING.

Containing 5.683 Acres, more or less.

<u>Franklin County Tax Parcel(s):</u>	Portion of 010-290009
<u>Prior Record Reference(s):</u>	Ins. 201105040057661;
<u>Property Address(es):</u>	Recorder's Office, Franklin County, OH 3177 S. High St., Columbus, OH 43207

Exhibit D
Conservation and Trail Easement Area



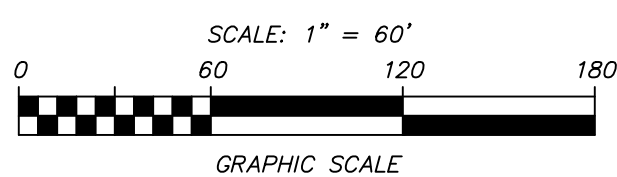


REFER TO SHEET C1.2 FOR
ADDITIONAL REQUIRED SITE
NOTES

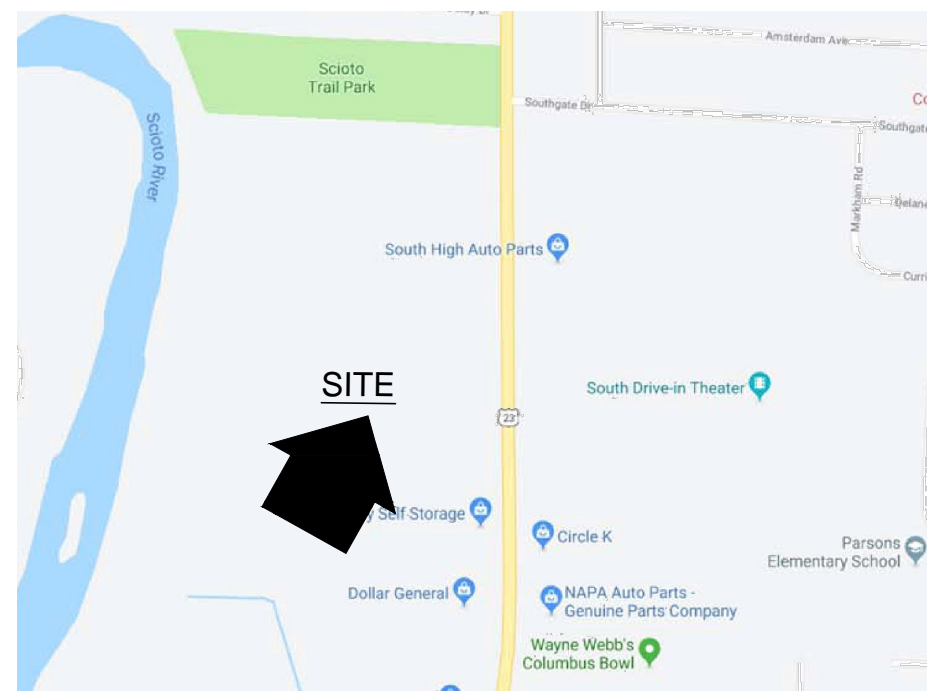
SITE DATA TABLE

TOTAL SITE AREA:	19.25 AC.
TOTAL DISTURBED AREA:	1.01 AC. (48,935 S.F.)
PRE-DEVELOPED IMPERVIOUS AREA :	0.0 AC.
POST-DEVELOPED IMPERVIOUS AREA :	1.01 AC.

PARKS AND RECREATION NOTE:
FOR EACH ONE ACRE PLUS WITH REZONING, TRIGGERS A FEE OF \$400
PER ACRE = \$7,700.00



LOCATION MAP



Zoning Clearance
3075 South High Street
Columbus, Ohio

Property Owner: Rambling House, LLC
Parcel Numbers: 010-112265 & 010-290009
New production facility for Rambling House Soda.

Proposed use groups:
F2- 5,000 Production facility
B/A2- 3,500 s.f. Retail/Assembly facility
M- 2,000 s.f. retail building

SITE PLAN REQUIREMENTS

- SITE PLAN IS DRAWN AND PLOTTED TO A STANDARD ENGINEERING SIZE.
REFERENCE THIS SHEET.
- SITE LOCATION MAP.
REFERENCE THIS SHEET.
- ZONING DISTRICT OF THE SUBJECT SITE AND ADJACENT SITES.
CURRENT ZONING: 783, R2, RESIDENTIAL, 7/21/1958, H-35
PROPOSED: M, MANUFACTURING
ADJACENT ZONING: REFERENCE THIS SHEET.
- TOTAL AREA OF THE SITE IN SQUARE FEET, OR FOR RESIDENTIAL PROJECTS, LIST THE SITE ARE IN ACRES AND DENSITY IN UNITS PER ACRE.
PARCEL AREA: 19.25 ACRE
- SQUARE FOOTAGE BREAKDOWN FOR EACH USE AND THE REQUIRED AND PROVIDED PARKING BREAKDOWN. WHERE PROVIDED PARKING EXCEEDS SIXTY (60) SPACES, INDICATE THE REQUIRED AND PROVIDED NUMBER OF SHADE TREES.
SEE PARKING CALCULATIONS FOR TOTAL PARKING REQUIRED.
- HEIGHT OF BUILDING(S) AND/OR STRUCTURES.
EXISTING BUILDING IS LESS THAN 35'.
- FLOOD DESIGNATION, MAP NUMBER, AND EFFECTIVE DATE; AND WHERE THEY OCCUR ON THE SITE. SHOW THE 100 YEAR FLOOD PLAIN AND FLOODWAY BOUNDARIES, AND BASE FLOOD ELEVATIONS.
THE PROPERTY LIES WITHIN ZONE X ON FEMA FLOOD INSURANCE RATE MAP #39049C0338K, EFF. 06/17/2008
- DUMPSTER SCREENING DETAILS.
NA
- THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3321.01 DUMPSTER; 3321.07 LANDSCAPE; 3321.03 LIGHTING; 3312.21 SCREENS; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; AND 3312.45 WHEEL STOPS/CURB.
- ALL APPLICABLE REZONING LIMITATION TEXT, CPD OR PUD TEXT, AND/OR VARIANCE TEXT PRINTED ON SITE PLAN SHEET.
NOT APPLICABLE
- ILLUSTRATIONS OF ALL BUILDING FACADE MATERIALS AND TREATMENT, LANDSCAPING DETAILS AND/OR LIGHTING DETAILS REQUIRED BY ALL APPLICABLE CERTIFICATE(S) OF APPROPRIATENESS, REZONING, VARIANCE, OR OTHER ORDINANCE.
NOT APPLICABLE

- ATTACH ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE OF APPROPRIATENESS LETTER TO EACH (ZONING CLEARANCE) SITE PLAN SET. ALL SHEETS STAMPED AS PART OF CERTIFICATE OF APPROPRIATENESS MUST BE INCLUDED IN THE FULL PLAN SETS. EACH SITE PLAN SHEET IS ALSO TO BE STAMPED AND SIGNED.
NOT APPLICABLE
- FOR PROJECTS WITHIN THE UNIVERSITY PLANNING OVERLAY AREA - LIST AND CERTIFY ALL REQUIRED CALCULATIONS. SUBMIT STAMPED PLANS, ALONG WITH CERTIFICATE OF APPROPRIATENESS.
NOT APPLICABLE
- FOR PROJECTS WITHIN ANY OTHER PLANNING OVERLAY AREA INCLUDING AN URBAN COMMERCIAL OVERLAY AREA - SHOW HOW AND CERTIFY THAT THE PROPOSED PROJECT WILL MEET THE OVERLAY REQUIREMENTS.
COLUMBUS FAR SOUTHSIDE AREA COMMISSION
REGIONAL COMMERCIAL OVERLAY FOR PLANNING OVERLAY
- VERIFICATION FROM THE RECREATION AND PARKS DEPARTMENT THAT THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE HAVE BEEN MET.
NOT APPLICABLE.
- ENGINEER'S OR ARCHITECT'S SEAL AND SIGNATURE MUST APPEAR ON EACH (ZONING CLEARANCE) SITE PLAN SHEET. NOTE: FOR PROJECTS AFFECTED BY REZONING LIMITATION TEXTS OR CPD TEXTS, THE SEAL AND SIGNATURE MUST APPEAR UNDER A STATEMENT THAT CERTIFIES THE BUILDING AND SITE PLANS MEET ALL REQUIRED TEXT STANDARDS.
ALL SHEETS STAMPED AND SIGNED.

SCOPE OF WORK
(3) NEW PREFABRICATED STEEL BUILDINGS (AS LISTED ON THIS SHEET)
NEW PARKING AREA AND OUTDOOR SPACE

SITE STATISTICS

PROPERTY AREA:	19.25 ACRES
TOTAL BUILDING AREA:	10,500 S.F.
BUILDING HEIGHT:	1 STORY, NOT TO EXCEED 35'-0"

REQUIRED PARKING:	
PARKING REQUIRED:	
PRODUCTION (DISTILLERY) BUILDING:	5,000 S.F./750 = 7 + 1
ASSEMBLY (RESTAURANT) BUILDING:	3,500 S.F./75 = 47
RETAIL/BUSINESS BUILDING:	2,000 S.F./250 = 8
MINIMUM PARKING SPACES REQUIRED:	63 SPACES

PARKING REQUIRED FOR FUTURE STRUCTURES:	
PARKING REQUIRED:	
ASSEMBLY BUILDING:	2,400 S.F./30 = 80
RETAIL/BUSINESS BUILDING:	4,000 S.F./250 = 16
MINIMUM PARKING SPACES REQUIRED:	96 SPACES

83 PARKING SPACES, INCLUDING 3 ADAAG ACCESSIBLE AND 5 BICYCLE SPACES PROVIDED.

FIRE HYDRANTS
- FLOW RATE OF EXISTING AND NEW FIRE HYDRANTS SERVING THE SITE SHALL BE PROVIDED ON THE CIVIL ENGINEERING SITE UTILITY PLANS.
- A NEW HYDRANT SHALL BE INSTALLED ALONG PROPOSED ACCESS ROAD INTO SITE, AT A LOCATION COORDINATED WITH THE FIRE MARSHAL.

SCPZ
THE STREAM CORRIDOR PROTECTION ZONE IS ASSUMED TO FOLLOW THE DESIGNATED 100 YEAR FLOOD PLAIN. TO BE VERIFIED AS PART OF THE CC-DRAWINGS FOR THE STORMWATER SUBMITTAL

DEPT. OF POWER
E-PLANS SHALL BE SUBMITTED DESIGNATING ALL RIGHT OF WAY WORK ALONG S. HIGH ST. COORDINATION WITH DOP EQUIPMENT SHALL BE ADDRESSED IN THOSE PLANS.

WATER SERVICE
A WATER SERVICE PLAN SHALL BE SUBMITTED UNDER SEPARATE COVER BY CIVIL ENGINEER. THAT PLAN WILL BE NUMBERED WSP6594

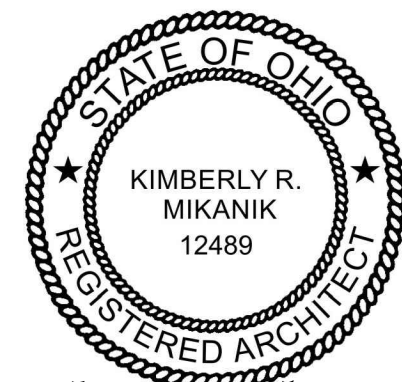
NOTE: ERRS TESTING SHALL BE PERFORMED FOR THE SITE.

10x10' CLEAR VISION TRIANGLE AT DRIVE ACCESS TO S. HIGH ST.

PROVIDE 1 TREE PER 40' OF FRONTAGE. TREE SIZE TO BE 3" CALIPER MIN. AT TIME OF PLANTING. (96.5' FRONTAGE/40 = 2.4 TREES)

Rambling House Production Facility Complex
3075 South High Street
Columbus, Ohio

SEAL



Kimberly Mikanik

REVISION RECORD

NO:	DATE:

PRELIM.SITE REVIEW: 2021.01.09

REZONING: 2021.10.20

JOB NUMBER

20_RA01

SHEET TITLE:
ZONING CLEARANCE PLAN

SHEET NUMBER:

C1.1

create collaborative
design + architecture

T: 614-562-4395
kimmikanik@yahoo.com

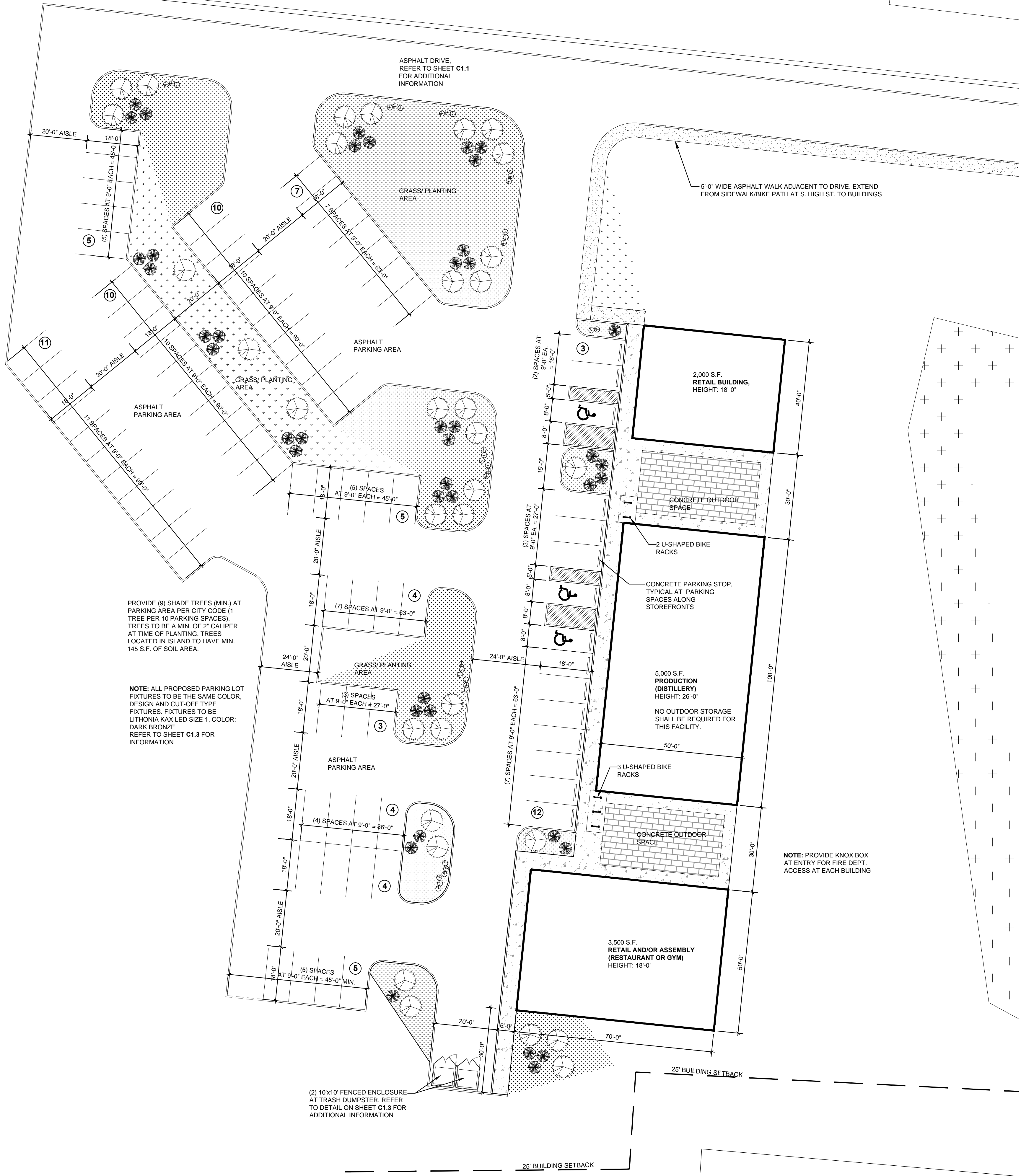
1116 west 2nd avenue
columbus, ohio 43212

"CONCEPTUAL SITE PLAN" Z21-093

1 OVERALL SITE PLAN

Scale: 1" = 60'-0"

"CONCEPTUAL SITE PLAN" Z21-093



NOTES

EMERGENCY RESPONDER RADIO COVERAGE
ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING (THE TEST SHALL BE DONE BY A 3rd PARTY)

RAPID KEY ENTRY SYSTEM
CITY OF COLUMBUS IS REQUIRING THE USE OF THE RAPID KEY ENTRY SYSTEM. KNOX ENTRY REQUIRED FOR EACH SECURED TENANT SPACE.

DIVISION OF POWER NOTE
THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD PRIMARY, SECONDARY, AND PROPOSED STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS (MIS) AND THE CITY OF COLUMBUS' CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMS). ANY NEW OR REINSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING CONDUCTOR SAFETY POLICY AND HOLD CARD SYSTEM, MIS-95, COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER REALTED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

STREET TREE PLANTING
REFER TO STREET TREE STANDARDS DETAIL ON SHEET C1.3 FOR ADDITIONAL INFORMATION.

SANITARY SEWER NOTE:
CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE AT 111 N. FRONT ST. (614) 645-7490

WATER SERVICE NOTE:
WATER SERVICE TO THE SITE SHALL TAPPED FROM THE 12" MAIN ALONG MCCUTCHEON RD. REFER TO THE WATER SERVICE PLAN, NO. WSPS5185 FOR ADDITIONAL INFORMATION.
DOW RECOMMENDS USING ALL K SOFT COPPER WATER SERVICE PIPE DUE TO PROXIMITY TO UNDERGROUND FUEL TANKS.
THE WATER SERVICE WILL BE NO LONGER THAN 150' FROM THE CONTROL VALVE TO THE WATER METER.

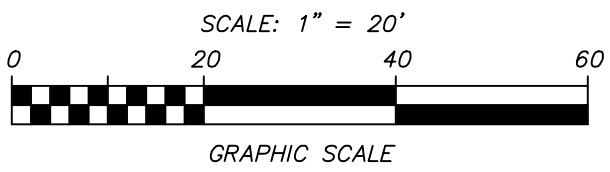
FENCING NOTE:
NO FENCING SHALL BE INSTALLED ON SITE AS PART OF THIS SCOPE OF WORK, EXCEPT AT ENCLOSURE FOR THE DUMPSTER.

NOTE: PROVIDE KNOX BOX AT ENTRY FOR FIRE DEPT. ACCESS AT EACH BUILDING

PROVIDE (9) SHADE TREES (MIN.) AT PARKING AREA PER CITY CODE (1 TREE PER 10 PARKING SPACES). TREES TO BE A MIN. OF 2" CALIPER AT TIME OF PLANTING. TREES LOCATED IN ISLAND TO HAVE MIN. 145 S.F. OF SOIL AREA.

NOTE: ALL PROPOSED PARKING LOT FIXTURES TO BE THE SAME COLOR, DESIGN AND CUT-OFF TYPE FIXTURES. FIXTURES TO BE LITHONIA KAX LED SIZE 1, COLOR: DARK BRONZE REFER TO SHEET C1.3 FOR INFORMATION

(2) 10'x10' FENCED ENCLOSURE AT TRASH DUMPSTER. REFER TO DETAIL ON SHEET C1.3 FOR ADDITIONAL INFORMATION



ENLARGED SITE PLAN

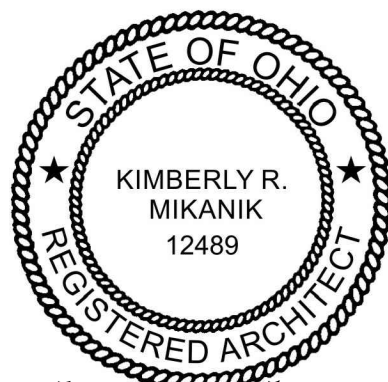
Scale: 1" = 20'-0"

KIMMI PLOTTED: 11/23/2021 9:10:24 AM SAVED: Thursday, November 18, 2021

PATH/FILE C:\00-create\clients\00-2020 projects\20_RA01-Site development_Rambling House\01 CAD Drawings & Specs\20_RA01_C12.dwg

Rambling House Production Facility Complex
3075 South High Street
Columbus, Ohio

SEAL



Kimberly Mikanik

REVISION RECORD

NO:	DATE:

PRELIM.SITE REVIEW: 2021.01.09
REZONING: 2021.10.20

JOB NUMBER
20_RA01

SHEET TITLE:
ENLARGED PLAN AND DETAILS

SHEET NUMBER:

C1.2

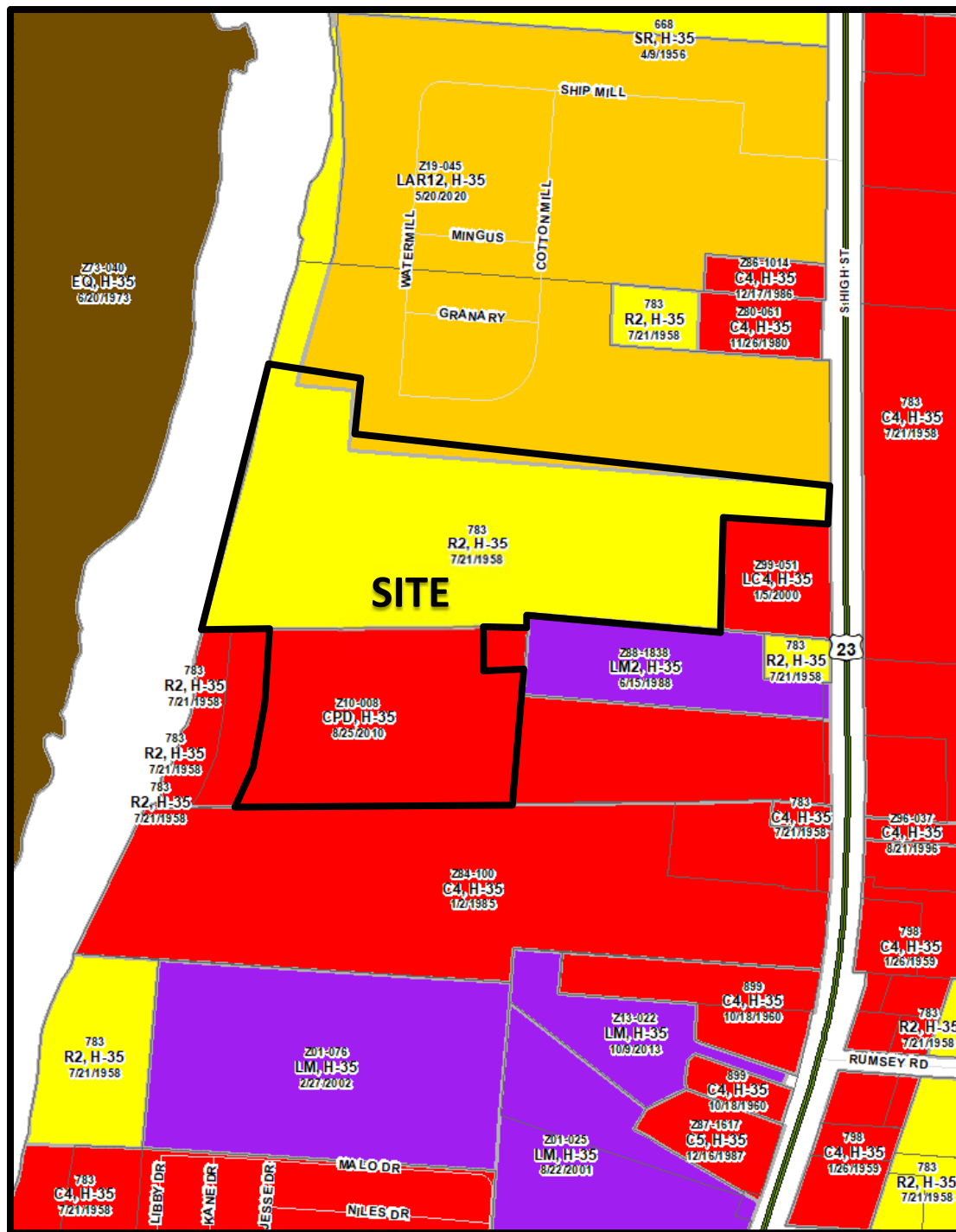
create collaborative
design + architecture

1116 west 2nd avenue
columbus, ohio 43212

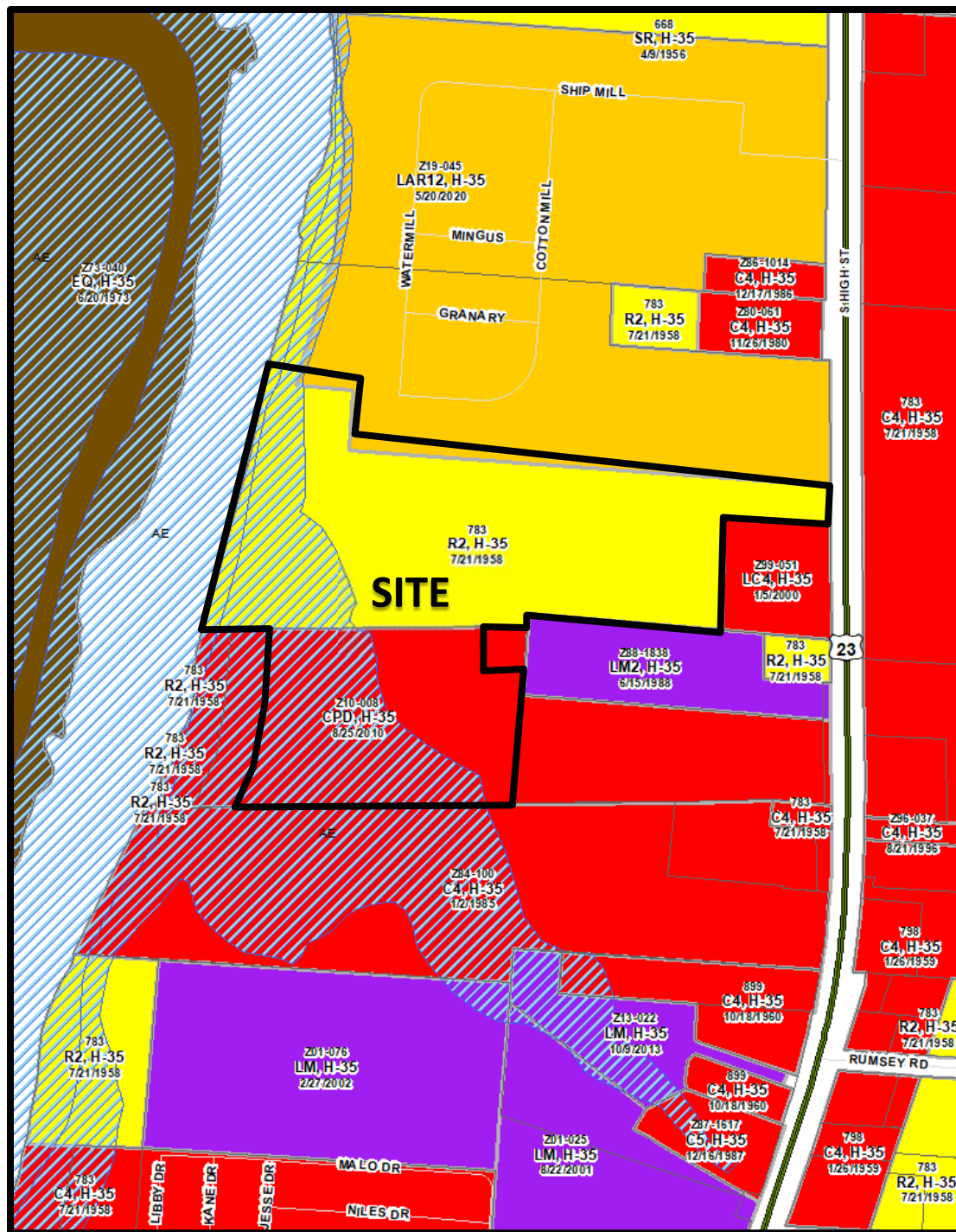
T: 614-562-4395
kimmikanik@yahoo.com



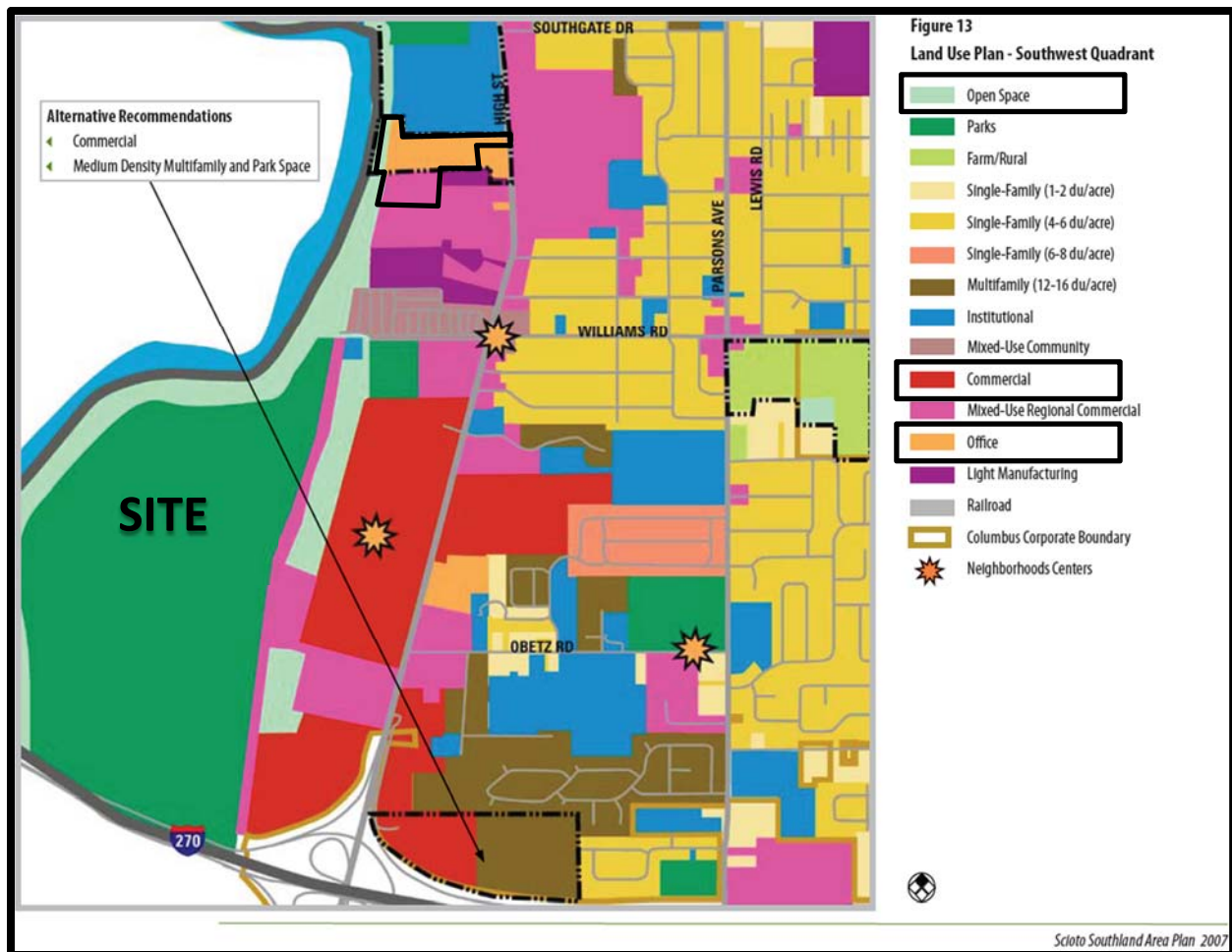
Z



Z21-093
 3075 S. High St.
 Approximately 19.25 acres
 R-2 & CPD to M



Z21-093
 3075 S. High St.
 Approximately 19.25 acres
 R-2 & CPD to M



Z21-093
3075 S. High St.
Approximately 19.25 acres
R-2 & CPD to M



Z21-093
3075 S. High St.
Approximately 19.25 acres
R-2 & CPD to M