

VARIANCE APPLICATION

Project/Property Address or Location: 4569 Morse Road		Project Name/Business Name: Discovery Storage	
Parcel ID No.(s): 025-001038-00	Zoning Designation: Community Services W/ limited overlay district	Total Acreage: 2.71	
Description of Variance Requested: Ord. 1153.05(C)(3)/(4) - Setbacks Ord. 1167.20 - 15' buffer adjacent to residential properties Ord. 1167.20 - 6' wall/fence/landscaping berm Lighting code to be adopted by the end of July Wall signs			
STAFF USE ONLY – Code Section(s): <i>1153.05(C)(3)/(4/5) - Development Standards</i> · <i>1163.06(a) - Lighting, Striping + Traffic Control</i> <i>1167.20(2)(2) - Property Perimeter Requirements</i> · <i>1165.08(a) - Permanent Signs</i> <i>1165.08(b)(1) - Permanent Signs</i>			
APPLICANT Name-do <u>not</u> use a business name: Win Stewart		Applicant Address: 2970 Peachtree Rd NW, Ste 350, Atlanta, GA 30305	
Applicant E-mail: win@bshcompanies.com		Applicant Phone No.: 202-487-8466	
BUSINESS Name (if applicable): BSH Companies			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Dan McCoy		303-886-5900 dan@bshcompanies.com	
Mark Antonetz		614-459-6992 Mantonetz@sandsdecker.com	
PROPERTY OWNER Name: (if different from Applicant) John Roush		Property Owner Contact Information (phone no./email): 614-751-9274/john@expresswashconcepts.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature: *Win Stewart* Date: 07/28/20

INTERNAL USE

Zoning File No. V-0183-2020

RECEIVED: RAW
DATE: 7-31-2020

PAID: 500.00
DATE: 7-31-2020

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter 1131 (visit www.municode.com) <i>(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)</i>
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable <ul style="list-style-type: none"> - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. A statement of the reason(s) for the variance request that address the following three conditions: <i>(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)</i> <ul style="list-style-type: none"> - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
4. List of contiguous property owners & their mailing address
5. One set of pre-printed mailing labels for all contiguous property owners
6. Application fee paid <i>(in accordance with the Building & Zoning Fee Schedule)</i>
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. Authorization Consent Form Complete & Notarized <i>(see page 3)</i>

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency.
 Applications that are not consistent with the code will not be scheduled for hearing.

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

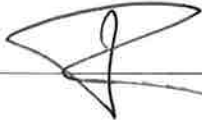
PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

John Roush

(property owner name printed)



(property owner signature)

Subscribed and sworn to before me on this 21 day of July, 2020.

State of OHIO County of Licking

Notary Public Signature: Tommy Russell



Applicant/Property Owner/Representative

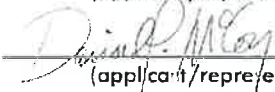
AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice *(if applicable)* on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

BSH Companies LLC

(applicant/representative/property owner name printed)



Manager

(applicant/representative/property owner signature)

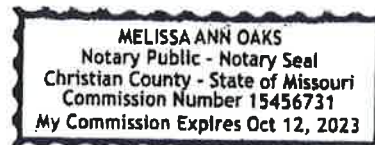
July 20, 2020

(date)

Subscribed and sworn to before me on this 20th day of July, 2020

State of Missouri County of Christian

Notary Public Signature: Melissa Ann Oaks



Store Master Funding IV, LLC
8501 E Princess Dr #190
Scottsdale, AZ. 85255

Paul & Kristine Provan
218 Maybank Ct.
Columbus, OH. 43230

Eric & Elizabeth Lemon
215 Maybank Ct.
Columbus, OH. 43230

Housan & Nianyuan Huang
208 Highmeadow Dr
Columbus, OH. 43230

AERC Christopher Wren Inc
5025 Sweetland Ct.
Richmond Heights, OH. 44143



September 9, 2020

Michael Blackford
City of Gahanna
200 S. High St.
Gahanna, Ohio 43230

Toll Free: 866-277-0600

128 East Main Street
Logan, Ohio 43138
740-385-2140

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

RE: Project 4569 Morse Road Discovery Storage Variance Request

Dear Mr. Blackford,

On behalf of the developer, Sands Decker is requesting six variances for the Discovery Storage project located at 4569 Morse Road.

- Chapter 1153.05(C)(3)/(4)/(5) – East and West side yard setback adjacent to a residential property shall be $\frac{1}{4}(\text{building height} + \text{building depth})$. South side yard setback shall be $\frac{1}{4}(\text{building height} + \text{building width})$. Proposed building height = 38', proposed building depth = 293.33' and proposed building width = 159.93. Therefore, east and west setback shall be $\frac{1}{4}(38+293.33) = 83'$ setback and the south setback shall be $\frac{1}{4}(38+159.93)=50'$.

Provided:

- East: 25' setback & parking setback.
- South: 25' building & parking setback.
- West: 7' building & parking setback.

We are seeking a variance for this item along the eastern portion of the property that is adjacent to a residential property, the southern and western property lines for the following reason. The property is only 200' wide. Therefore, with two 83' setbacks, the useable space for a building would only be 34' wide. Along the eastern property line adjacent to the residential property, the building does not extend beyond the commercial property limits. Therefore, the building is not in direct site of the residential property. The developer is accounting for additional landscape screening along the eastern adjoining residential lot as a buffer. Along the southern property, the building is outside of the 83' setback. However, pavement for truck maneuvering is necessary within the 83' setback so a reduction to the setback is being requested. Along the western property line, the proposed drive is located 3' from the face of the building to allow for a landscape buffer adjacent to the building. The additional 7' from the edge of the proposed drive to the property line will also be landscaped to include a buffer in between the development and the adjacent property owner.

- Chapter 1167.20 requires a 15' buffer adjacent to residential development.

Provided: 7' buffer along the west property line.

We are seeking a variance for this item along the western property line for the following reason. The proposed design includes a 3' landscape buffer adjacent to the building and an additional 7' landscape buffer in between the proposed drive and the western

Toll Free: 866-277-0600

128 East Main Street
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740-385-2140

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Zanesville, Ohio 43701
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property line. Additionally, the proposed development along the western property line abuts the neighboring properties back of garages and dumpster enclosure.

3. Chapter 1167.20 requires a 6' wall/fence/landscaping berm.

Provided: Existing 6' chain link fence and proposed landscaping buffer.

We are requesting a variance for this item along all property lines adjacent to residential development for the following reason. There is an existing 6' chain link fence on the property that is still in good condition. The developer would like to utilize the existing fence. Since the fence is not opaque, the developer will add landscaping along the property lines to buffer the proposed development.

4. New lighting code to be adopted by the end of July measuring lighting at the property line can only have a maximum 0.5 candle light adjacent to a property line.

Provided: Maximum foot candles at the property line is 0.8.

We are requesting a variance for this item for the following reason. The proposed development meets the 0.5 foot candles requirement in all areas except one. The one area of the site that we do not meet this requirement is located behind the adjacent property's garage.

5. Chapter 1165.08 - Wall signs Maximum allowable size is 50 SF

Provided: 180 SF

We are requesting a variance for the wall sign along Morse Road. The proposed sign is 180 SF and the maximum allowed is 50 SF. Our building design is atypical for self-storage, so the increased sign square footage would inform potential customers of the services we offer. Also, the face of our building is 4,080 SF, 34' tall by 120' wide, so the increased square footage would appropriately fit with the size of the building.

6. Chapter 1165.08 - Total Site Signage: The total allowable site signage is 150 square feet.

Provided: 295 Square feet

- a. Monument sign – 40 SF
- b. Wall Sign – 180 SF
- c. Awning/Canopy Office Sign – 25 SF
- d. Awning/Canopy Drive Through Sign – 50 SF

We are requesting a variance for the total allowable signage on site. The awning/canopy signs (75 SF) do not provide any commercial message.

Please contact me with any additional questions or concerns.

Sincerely,
Mark Antonetz, P.E.



LOCATION MAP, NOT TO SCALE

ABBREVIATIONS

- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- SAN SANITARY
- STM STORM
- CGI CURB & GUTTER INLET
- MH MANHOLE
- CB CATCH BASIN
- BHD BEEHIVE DRAIN
- TC TOP OF CASTING
- FL FLOW LINE
- FLL FINISHED FLOOR
- CONC CONCRETE
- TBM TEMPORARY BENCHMARK
- RFB REBAR FOUND

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- R/W RIGHT-OF-WAY
- - - STM - - - STORM LINE
- - - SAN - - - SANITARY SEWER
- - - W - - - WATER LINE
- - - G - - - GAS LINE
- - - OHEC - - - OVERHEAD ELECTRIC & COMM LINE
- - - UGEC - - - UNDERGROUND ELECTRIC LINE
- - - UGFC - - - UNDERGROUND FIBER OPTIC LINE
- - - UGCL - - - UNDERGROUND COMM LINE
- - - x - - - CHAIN LINK FENCE W/ BARBED WIRE
- - - o - - - CHAIN LINK FENCE
- - - o - - - WOODEN FENCE
- TREE LINE
- MANHOLE
- DOWNSPOUT
- CATCH BASIN
- CGI CURB & GUTTER INLET
- ⊕ FIRE HYDRANT
- ⊕ WATER MAIN VALVE
- ⊕ WATER VALVE
- ⊕ WATER VAULT
- +CM COMMUNICATIONS MARKER
- ⊕ COMMUNICATIONS MANHOLE
- ⊕ COMMUNICATIONS PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ PULL BOX
- ⊕ TRANSFORMER
- ⊕ MAILBOX
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ BOLLARD
- ⊕ POST
- ⊕ FLAG POLE
- ⊕ FINISHED FLOOR
- ⊕ BENCHMARK
- ⊕ REBAR FOUND
- ⊕ IRON PIN SET
- ⊕ CENTERLINE MONUMENT
- CONCRETE
- ASPHALT
- BUILDING

STORM STRUCTURES

- 1) STM CGI TC 901.48 (FL) 12" CPP 896.41 NE 12" CPP 896.29 W
- 2) STM CB TC 901.44 12" CPP 898.59 E 12" CPP 898.45 S

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM BY LEVEL OBSERVATIONS TO THE FRANKLIN COUNTY BENCHMARK NETWORK.

BENCHMARKS

SOURCE BENCHMARK (FRANKLIN COUNTY: NE-9) ELEVATION = 865.471
 ALUMINUM DISK SET IN THE SOUTH END OF A WINGWALL AT THE NORTHWEST CORNER OF MORSE ROAD AND KENSIGNWOOD DRIVE, 58.5 NORTH OF THE CENTERLINE OF MORSE ROAD, 23.0 WEST OF THE CENTERLINE OF KENSIGNWOOD DRIVE.

TBM 1 ELEVATION = 908.58
 MAG SPIKE DRIVEN INTO A POWER POLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING THE FIRST POWER POLE EAST OF THE DRIVE TO 4569 MORSE ROAD.

TBM 2 ELEVATION = 903.10
 CHISELED SQUARE ON THE NORTH SIDE OF A COMMUNICATIONS MANHOLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING ±33 FEET WEST OF THE DRIVE TO 4569 MORSE ROAD.

BASIS OF BEARINGS

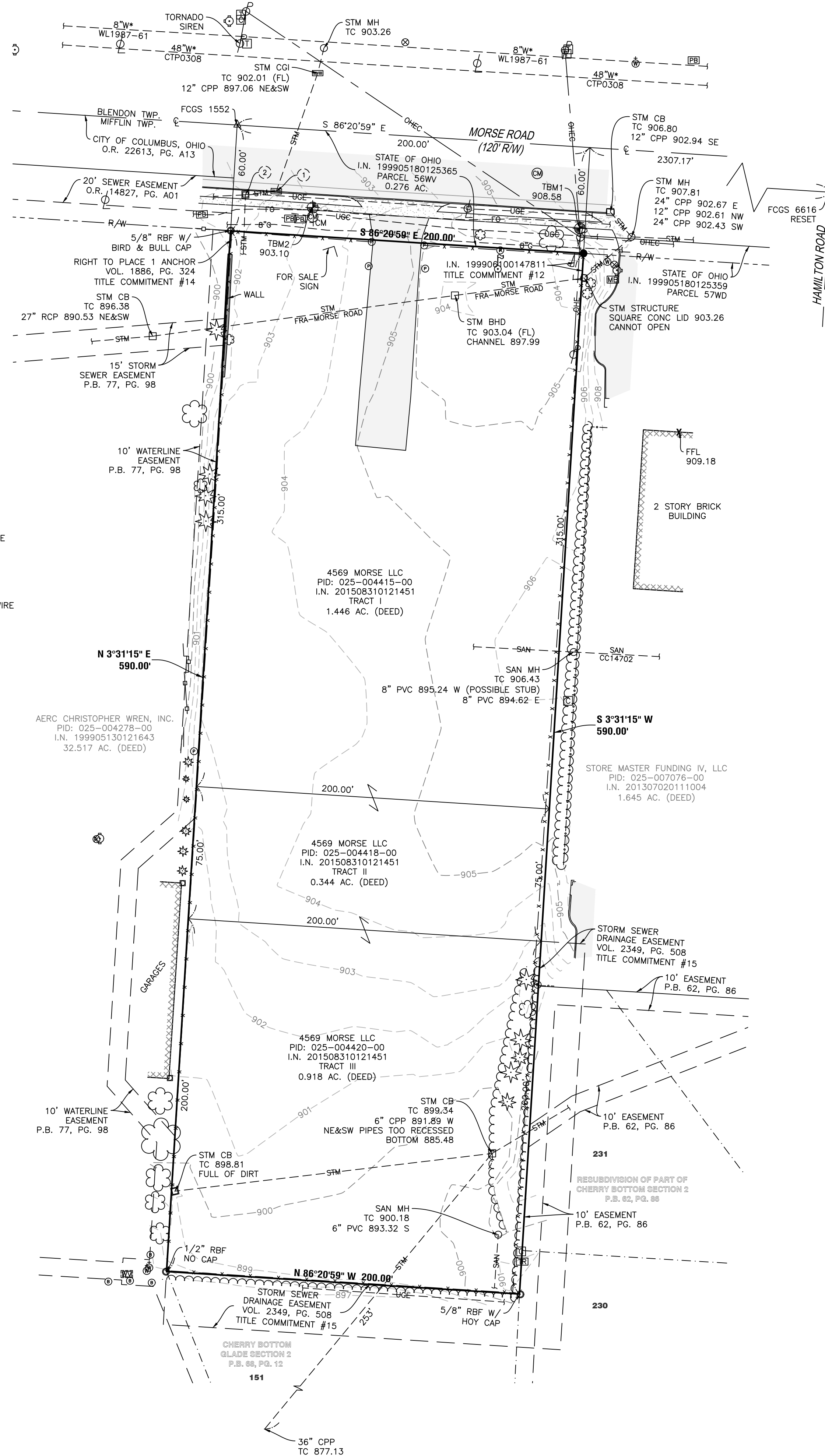
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK, WITH THE CENTERLINE OF MORSE ROAD BETWEEN FCGS 1552 & FCGS 6616 RESET BEING SOUTH 86°20'59" EAST.

SURVEYOR'S NOTES

- A) ALL IRON PINS SET WILL BE 3/4" PIPE WITH PLASTIC CAP STAMPED "SANDS DECKER"
- B) BOUNDARY LINES DEPICTED ARE FROM RECORD DOCUMENTS AND A FIELD SURVEY PERFORMED BY SANDS DECKER IN SEPTEMBER, 2019. THE DRAWING REPRESENTS A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 FOR BOUNDARY SURVEYS.

TITLE COMMITMENT SCHEDULE BII EXCEPTIONS

- FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO. 2019-1192 EFFECTIVE DATE: JULY 25, 2019, 6:00 AM
- SCHEDULE B, PART II:
- 12) SUBJECT TO THE EASEMENT OF COLUMBUS SOUTHERN POWER, RECORDED ON JUNE 10, 1999 AS INSTRUMENT #199906100147811 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT ENTERS THE LIMITS OF THE SURVEY AND IS DEPICTED GRAPHICALLY.
 - 13) SUBJECT TO THE EASEMENT OF COLUMBUS RAILWAY POWER & LIGHT CO., RECORDED ON JANUARY 26, 1931 IN BOOK 958, PAGE 32 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT LOCATION NOT DESCRIBED AND THEREFORE NOT DEPICTED GRAPHICALLY.
 - 14) SUBJECT TO THE EASEMENT OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED ON MAY 31, 1955 IN BOOK 1886, PAGE 324 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT ENTERS THE LIMITS OF THE SURVEY AND IS DEPICTED GRAPHICALLY.
 - 15) SUBJECT TO THE EASEMENT OF FRANKLIN COUNTY COMMISSIONERS, RECORDED ON SEPTEMBER 26, 1961 IN BOOK 2349, PAGE 508 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT DOES NOT ENTER THE LIMITS OF THE SURVEY, IS ADJOINING THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY.



LEGAL DESCRIPTION (TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

TRACT I:
 BEING A 1.722 ACRE TRACT OUT OF A 51.99 ACRE TRACT SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS OWNED BY SAID SAM RAMSEY, SAID 1.722 ACRE TRACT BEING DESCRIBED AS FOLLOWS:
 STARTING AT AN IRON PIN AT THE INTERSECTION OF THE CENTERLINE OF BEECHAM ROAD AND THE CENTERLINE OF MORSE ROAD; SAID IRON PIN BEING THE NORTHEAST CORNER OF MIFFLIN TOWNSHIP;
 THENCE NORTH 85°-45' WEST ALONG THE CENTERLINE OF MORSE ROAD A DISTANCE OF 2,308.65 TO AN IRON PIN THE PLACE OF BEGINNING;
 THENCE SOUTH 4°-15' WEST A DISTANCE OF 375' TO AN IRON PIN;
 THENCE NORTH 85°-45' WEST A DISTANCE OF 200' TO AN IRON PIN LOCATED ON THE WEST PROPERTY LINE OF THE SAM RAMSEY 51.99 ACRE TRACT OF LAND;
 THENCE NORTH 4°-15' EAST ALONG THE WEST PROPERTY LINE OF THE SAM RAMSEY 51.99 ACRE TRACT A DISTANCE OF 375' TO AN IRON PIN IN THE CENTERLINE OF MORSE ROAD, (PASSING AN IRON PIN AT 345', SAID IRON PIN BEING THE SOUTH RIGHT-OF-WAY LINE OF MORSE ROAD);
 THENCE SOUTH 85°-45' EAST, ALONG THE CENTERLINE OF MORSE ROAD A DISTANCE OF 200' TO AN IRON PIN THE PLACE OF BEGINNING AND THERE TO TERMINATE.
 CONTAINING 1.722 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS.
 EXCEPTING THEREFROM A 0.276 ACRE TRACT AS CONVEYED BY THE FRANKLIN COUNTY COMMISSIONERS TO THE CITY OF GAHANNA AS RECORDED IN INSTRUMENT # 199905180125365 AND FURTHER DESCRIBED AS FOLLOWS:
 SITUATED IN THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS AND BOUNDED AND DESCRIBED AS FOLLOWS:
 56W
 BEGINNING FOR REFERENCE AT FRANKLIN COUNTY ENGINEERS MONUMENT #6616 FOUND AT THE CENTERLINE INTERSECTION OF HAMILTON ROAD WITH MORSE ROAD (CENTERLINE MORSE ROAD, STATION 236+73.91);
 THENCE NORTH 86°20'56" WEST, WITH THE CENTERLINE OF SAID MORSE ROAD, A DISTANCE OF 2307.17 FEET TO A POINT (2.00 FEET LEFT, STATION 213+66.75) AND BEING THE NORTHEASTERLY CORNER OF GRANTOR'S PROPERTY AND ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
 THENCE SOUTH 83°55'56" WEST, WITH THE GRANTOR'S EASTERLY PROPERTY LINE, A DISTANCE OF 60.00 FEET TO A POINT IN THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF SAID MORSE ROAD (58.00 FEET RIGHT, STATION 213+66.78);
 THENCE NORTH 86°20'56" WEST, WITH SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 199.98 FEET TO A POINT IN THE WESTERLY PROPERTY LINES (58.00 FEET RIGHT, STATION 211+66.80);
 THENCE NORTH 83°45'52" EAST, WITH SAID WESTERLY PROPERTY LINE, A DISTANCE OF 60.00 FEET TO THE GRANTOR'S NORTHWESTERLY PROPERTY CORNER IN THE CENTERLINE OF SAID MORSE ROAD (2.00 FEET LEFT, STATION 211+66.72);
 THENCE SOUTH 86°20'56" EAST, WITH SAID CENTERLINE, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.276 ACRE, OF WHICH THE EXISTING RIGHT-OF-WAY OCCUPIES 0.138 ACRE, LEAVING A NET TAKE OF 0.138 ACRE.
 THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED UPON THE CENTERLINE OF MORSE ROAD AS BEING NORTH 86°20'56" WEST.
 THE DESCRIPTION IS BASED UPON A SURVEY MADE BY EVANS, MECHWART, HAMBLETON & TILTON, INC. IN 1997 UNDER THE DIRECTION OF JEFFREY A. MILLER, REGISTERED SURVEYOR NO. 7211.
 A GROSS TAKE OF 0.276 ACRE IS TAKEN FROM AUDITORS PARCEL NO. 025-004415 WHICH CONTAINS 1.722 ACRES.
 PARCEL NO: 025-004415

TRACT II:
 BEING A 0.344 ACRE TRACT OF LAND OUT OF A 50.268 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DB. 1265, PG. 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.344 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON PIN IN THE SOUTHEAST PROPERTY CORNER OF A 1.722 ACRE TRACT OF LAND ACQUIRED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS MAY 19, 1949 OUT OF A 51.990 ACRE TRACT OF LAND OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DB. 1497, PG. 616 SAID IRON PIN BEING S. 4°-15' W. A DISTANCE OF 375.00 LIN. FT. (MEASURED ALONG THE ABOVE MENTIONED EAST PROPERTY LINE OF A 1.722 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS) FROM AN IRON PIN LOCATED IN THE PRESENT CENTERLINE OF MORSE ROAD (CURRENTLY KNOWN AS STATION 23+08.65, AS SHOWN OF RECORD PLAT ON FILE IN THE FRANKLIN COUNTY ENGINEER'S OFFICE, 970 DUBLIN ROAD, COLUMBUS, OHIO);
 THENCE S. 4°-15' W. A DISTANCE OF 75.00 LIN. FT. TO AN IRON PIN;
 THENCE N. 4°-45' W. (RUNNING PARALLEL TO THE SOUTH PROPERTY LINE OF THE ABOVE MENTIONED 1.722 ACRE TRACT) A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN;
 THENCE N. 4°-15' E. A DISTANCE OF 75.00 LIN. FT. TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHWEST PROPERTY CORNER OF THE ABOVE MENTIONED 1.722 ACRE TRACT;
 THENCE WITH THE SOUTH PROPERTY LINE OF THE HERETOFORE MENTIONED 1.722 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS, S. 85°-45' E. A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN, THE PLACE OF BEGINNING, AND THERE TO TERMINATE.
 CONTAINING 0.344 ACRES OF LAND MORE OR LESS.
 PARCEL NO: 025-004418

TRACT III:
 BEING A 0.918 ACRE TRACT OF LAND OUT OF A 49.924 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.918 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING FOR A POINT OF REFERENCE AT AN IRON PIN IN THE SOUTHEAST PROPERTY CORNER OF A 1.722 ACRE TRACT OF LAND ACQUIRED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS MAY 19, 1949 OUT OF A 51.990 ACRE TRACT OF LAND OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1497, PAGE 616, SAID IRON PIN BEING SOUTH 4°-15' WEST A DISTANCE OF 375.00 LIN. FT. (MEASURED ALONG THE ABOVE MENTIONED EAST PROPERTY LINE OF A 1.722 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS) FROM AN IRON PIN LOCATED IN THE PRESENT CENTERLINE OF MORSE ROAD (CURRENTLY KNOWN AS STATION 23+08.65, AS SHOWN OF RECORD PLAT ON FILE IN THE FRANKLIN COUNTY ENGINEER'S OFFICE, 970 DUBLIN ROAD, COLUMBUS, OHIO);
 THENCE SOUTH 4°-15' WEST A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN AT THE SOUTHWEST CORNER OF A CERTAIN 0.344 ACRE TRACT OF LAND DEEDED TO THE BOARD OF FRANKLIN COUNTY COMMISSIONERS MAY 5TH, 1954 AS SHOWN OF RECORD IN DEED BOOK 1807, PAGE 16, THIS LAST SAID IRON PIN BEING THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION;
 THENCE SOUTH 4°-15' WEST A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN;
 THENCE NORTH 85°-45' WEST (RUNNING PARALLEL TO THE SOUTH PROPERTY LINE OF THE ABOVE MENTIONED 0.344 ACRE TRACT) A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN;
 THENCE NORTH 4°-15' EAST A DISTANCE OF 200.00 LIN. FT. TO AN IRON PIN AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 0.344 ACRE TRACT;
 THENCE WITH AND ALONG THE SOUTH PROPERTY LINE OF THE HERETOFORE MENTIONED 0.344 ACRE TRACT OF LAND OWNED BY THE BOARD OF FRANKLIN COUNTY COMMISSIONERS, SOUTH 85°-45' EAST A DISTANCE OF 200.00 LIN. FT. TO THE IRON PIN AT THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION, CONTAINING 0.918 ACRES OF LAND MORE OR LESS.
 PARCEL NO: 025-004420

OPTIONAL TABLE A ITEM NOTES

1. MONUMENTS WERE OBSERVED OR SET AT THE CORNERS OF THE PROPERTY AS SHOWN.
2. FRANKLIN COUNTY'S RECORDS LIST THE SITE ADDRESS AS:
 4569 MORSE ROAD
3. FEMA ZONE INFORMATION:
 PANEL: 39049C0211K
 EFFECTIVE DATE: JUNE 17, 2008
 FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. PROPERTY INCLUDES A GROSS LAND AREA OF 2.709 ACRES (SURVEYED).
5. VERTICAL RELIEF IS SHOWN PER A GROUND SURVEY.
- 6(a). PROPERTY IS ZONED RESTRICTED INSTITUTIONAL DISTRICT PER THE CITY OF GAHANNA ZONING MAP.
 MINIMUM FRONT YARD SETBACK: 60 FEET
 MINIMUM SIDE YARD SETBACK: 30 FEET
 MINIMUM REAR YARD SETBACK: 40 FEET
 MINIMUM PARKING SETBACK: 15 FEET ON THE SIDE AND REAR. 36 FEET FROM PUBLIC RIGHT OF WAY.
- 7(a). NO BUILDINGS ON THE SUBJECT PROPERTY.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK ARE SHOWN ON THE SURVEY.
9. NO PARKING STRIPES ON THE SUBJECT PROPERTY.
11. UTILITIES SHOWN ARE FROM FIELD EVIDENCE, FIELD MARKINGS FROM OUPS CALL, MAPS PROVIDED BY UTILITY COMPANIES AND INFORMATION FROM UTILITY EASEMENTS.
13. ADJOINING OWNERS ARE SHOWN ON THE SURVEY.
16. NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED WHILE CONDUCTING FIELD WORK.
17. NO CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED WHILE CONDUCTING FIELD WORK.
19. APPURTENANT EASEMENTS ARE SHOWN ON THE SURVEY.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE COMPANY, BSH COMPANIES, OMNI TITLE, LLC

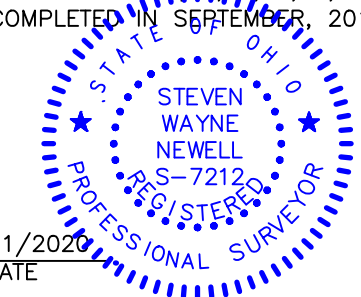
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, 17, & 19 OF PLAT A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2020.

DATE OF PLAT OR MAP: SEPTEMBER 11, 2020

SANDS DECKER CPS, LLC

STEVEN W. NEWELL
 OHIO PROFESSIONAL SURVEYOR NO. 7212

09/11/2020 DATE



OFFICES

128 East Main Street
 Logan, Ohio 43138
 740-385-2140

1495 Old Henderson Road
 Columbus, Ohio 43220
 614-459-6992

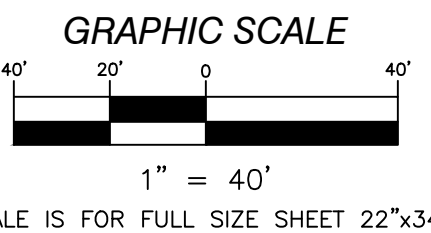
507 Main Street
 Zanesville, Ohio 43701
 740-450-1640



Know what's below.
 Call before you dig.



NORTH



BSH COMPANIES
 4569 MORSE RD,
 COLUMBUS, OH 43230

09-19-2019 TOPO
 08-26-2020 ADD 36" PIPE
 09-11-2020 ISSUED

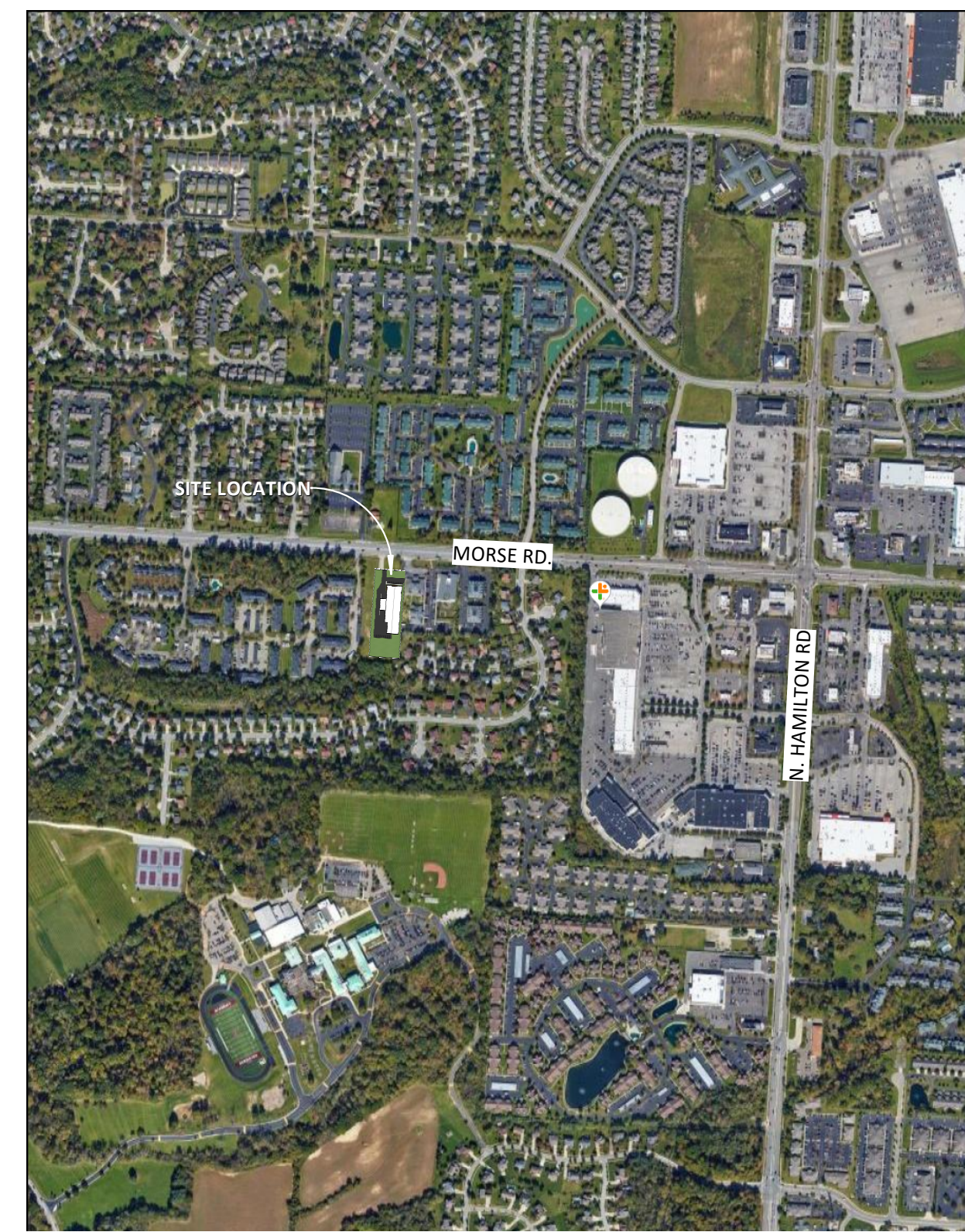
ALTA/NSPS SURVEY

1 OF 1

SD PROJECT NO. 3825

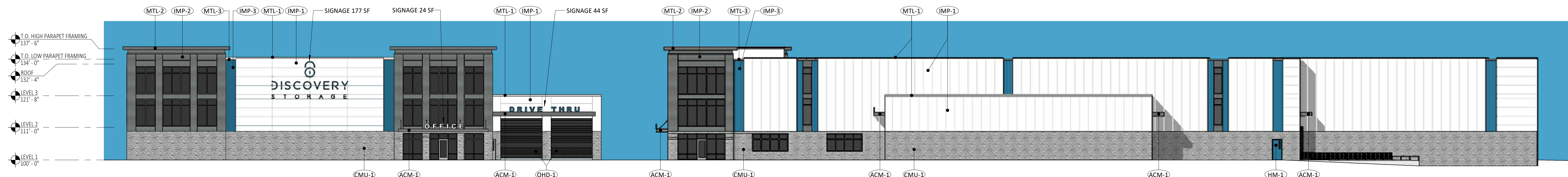


RENDERING NORTH



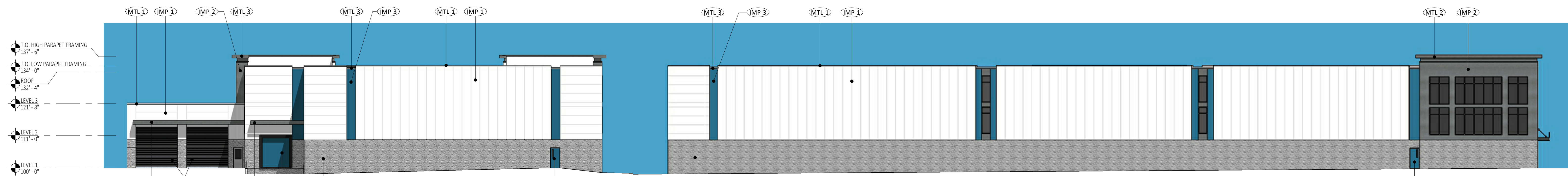
LOCATOR MAP

MATERIAL LEGEND	
(CMU-1)	SPLIT FACE CMU BASIS OF DESIGN: OBERFIELDS - "CHARCOAL"
(IMP-1)	INSULATED METAL PANEL BASIS OF DESIGN: METL-SPAN - "POLAR WHITE" (FIELD COLOR)
(IMP-2)	INSULATED METAL PANEL BASIS OF DESIGN: METL-SPAN - "DARK GRAY METALLIC" (SECONDARY COLOR)
(IMP-3)	INSULATED METAL PANEL BASIS OF DESIGN: METL-SPAN - "HARBOR BLUE" (ACCENT COLOR)
(MTL-1)	INSULATED METAL PANEL BASIS OF DESIGN: FIRESTONE - "BONE WHITE"
(MTL-2)	INSULATED METAL PANEL BASIS OF DESIGN: FIRESTONE - "AGED ZINC"
(MTL-3)	INSULATED METAL PANEL BASIS OF DESIGN: FIRESTONE - "REGAL BLUE"
(ACM-1)	ALUMINUM COMPOSITE MATERIAL BASIS OF DESIGN: ALUCOBOND - "NISSAN GRAY"
(HM-1)	PAINTED HOLLOW METAL BASIS OF DESIGN: SHERWIN WILLIAMS - "BOSPORUS"
(OHD-1)	CLEAR ANODIZED ALUM, FULL VIEW BASIS OF DESIGN: RYTEC SPIRAL FV
(OHD-2)	HIGH SPEED RUBBER DOOR BASIS OF DESIGN: RYTEC POWERHOUSE



ELEVATION NORTH

ELEVATION WEST



ELEVATION SOUTH

ELEVATION EAST

EXTERIOR PERSPECTIVE AND ELEVATIONS

GAHANNA, OH
6/17/2020 4:05:28 PM

MORSE ROAD SELF-STORAGE



CITY OF GAHANNA FRANKLIN COUNTY, OHIO DISCOVERY STORAGE 4569 MORSE ROAD



OFFICES

128 East Main Street
Logan, Ohio 43138
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640



VICINITY MAP
NOT TO SCALE

STORM STRUCTURES

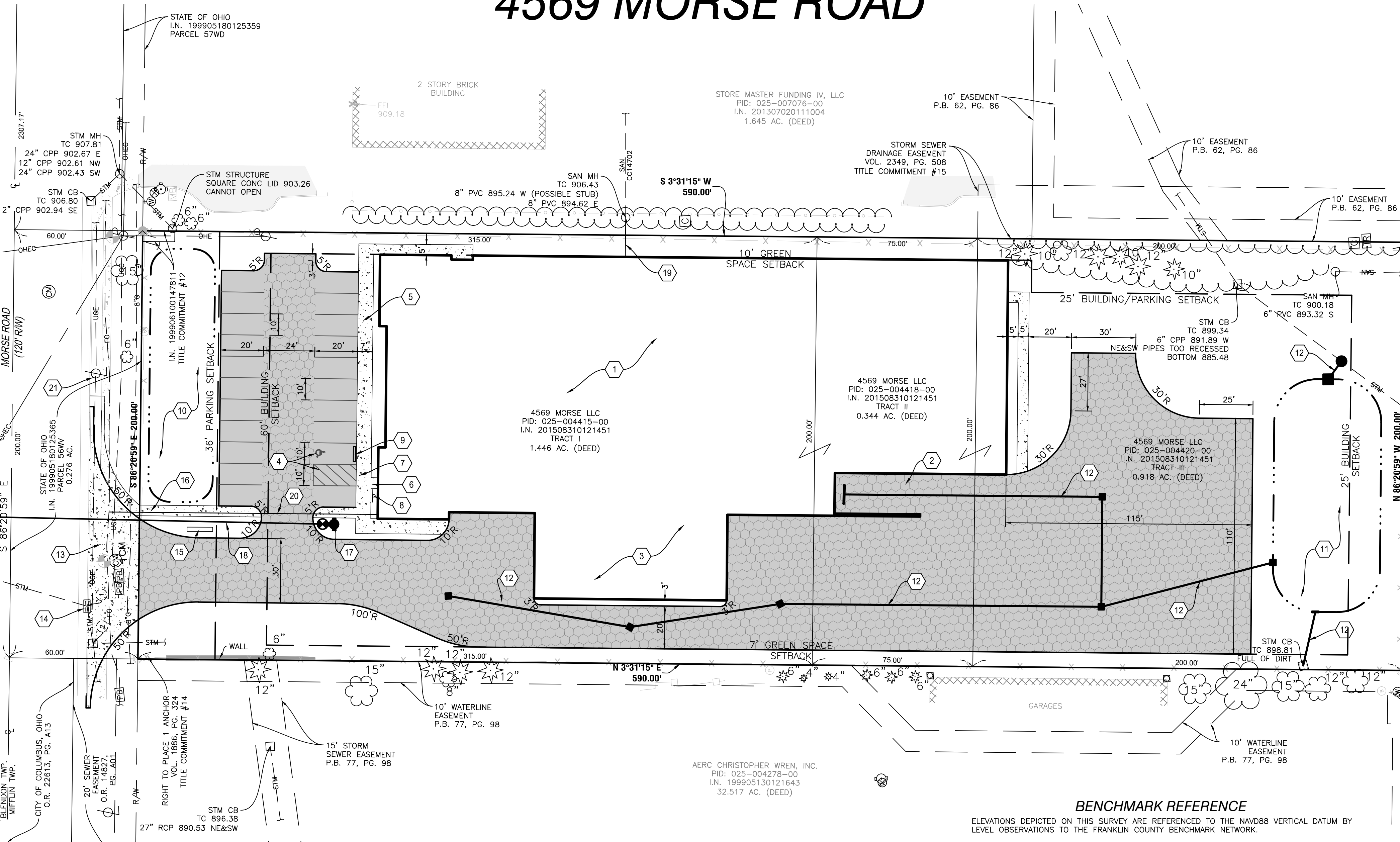
- 1 STM CGI
TC 901.48 (FL)
12" CPP 896.41 NE
12" CPP 896.29 W
- 2 STM CB
TC 901.44
12" CPP 898.59 E
12" CPP 898.45 S

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- STM STORM LINE
- SAN SANITARY SEWER
- W WATER LINE
- G GAS LINE
- OHE OVERHEAD ELECTRIC LINE
- OHEC OVERHEAD ELECTRIC & COMM LINE
- UGE UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC LINE
- UGC UNDERGROUND COMM LINE
- CHAIN LINK FENCE W/ BARBED WIRE
- CHAIN LINK FENCE
- WOODEN FENCE
- TREE LINE
- MANHOLE
- DOWNSPOUT
- CATCH BASIN
- CURB & GUTTER INLET
- FIRE HYDRANT
- WATER MAIN VALVE
- WATER VALVE
- WATER VAULT
- COMMUNICATIONS MARKER
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- TELEPHONE PEDESTAL
- LIGHT POLE
- POWER POLE
- GUY WIRE
- PULL BOX
- TRANSFORMER
- MALIBOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOLLARD
- POST
- FLAG POLE
- FINISHED FLOOR
- BENCHMARK
- REBAR FOUND
- IRON PIN SET
- CENTERLINE MONUMENT
- CONCRETE
- ASPHALT
- BUILDING

ABBREVIATIONS

- CPP CORRUGATED PLASTIC PIPE
- RVC REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- STM SANITARY
- STN STORM
- CGI CURB & GUTTER INLET
- MH MANHOLE
- CB CATCH BASIN
- BHD BEEHIVE DRAIN
- TC TOP OF CASTING
- FL FLOW LINE
- FFL FINISHED FLOOR
- CONC CONCRETE
- TBM TEMPORARY BENCHMARK
- RFB REBAR FOUND



SHEET INDEX

1. EXTERIOR PERSPECTIVE AND ELEVATIONS
2. FINAL DEVELOPMENT PLAN
3. LANDSCAPE PLAN
4. LANDSCAPE DETAILS
5. PHOTOMETRIC PLAN

OWNER/DEVELOPER: BSH COMPANIES, LLC, WIN STEWART
2970 PEACHTREE RD. NW, SUITE 350
ATLANTA, GEORGIA 30305
202-487-8466
WIN@BSHCOMPANIES.COM

CIVIL ENGINEER: SANDS DECKER CPS, LLC, MARK ANTONETZ, P.E.
1495 OLD HENDERSON ROAD
COLUMBUS, OHIO 43220
614-459-6992 PH
MANTONETZ@SANDSDECKER.COM

SURVEYOR: SANDS DECKER CPS, LLC, STEVE NEWELL, P.S.
1495 OLD HENDERSON ROAD
614-459-6992
SNEWELL@SANDSDECKER.COM

GENERAL ZONING INFORMATION

CERTIFIED ADDRESS	4569 MORSE ROAD GAHANNA, OHIO
PARCEL ID NUMBER	025-001038-00
ZONING	COMMUNITY SERVICES W/ LIMITED OVERLAY DISTRICT
PROP. SF	100,000 SQUARE FEET
PROP. HEIGHT	38 FEET
TOTAL SITE AREA	2.71 AC.
FLOOD DATA	AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. PANEL NO. 39049C0194K EFFECTIVE JUNE 17, 2008

SETBACKS & LOT COVERAGE

REQUIRED FRONT YARD SETBACK	60'
REQUIRED EAST/WEST SIDE YARD SETBACK	1/4(38+293.33)
1/4(BUILDING HEIGHT + BUILDING DEPTH)	= 83'
REQUIRED SOUTH SIDE YARD SETBACK	1/4(38+159.93)
1/4(BUILDING HEIGHT + BUILDING WIDTH)	= 50'
REQUIRED PARKING SETBACK	36'
PROVIDED FRONT YARD SETBACK	60'
PROVIDED EAST/SOUTH SIDE YARD	25'
PROVIDED WEST SIDE YARD	7'
LOT COVERAGE BUILDING	≤ 50%
PROP. BUILDING LOT COVERAGE	31.10%
LOT COVERAGE PARKING	ADDITIONAL 25%
PROP. PARKING LOT COVERAGE	32.22%
PROP. PARKING LOT COVERAGE	≤ 75%
TOTAL LOT COVERAGE	63.33%

SITE DATA TABLE

	ACRES
TOTAL SITE AREA	2.71 AC.
TOTAL DISTURBED AREA	2.50 AC.
PRE-DEVELOPED IMPERVIOUS	0.08 AC.
POST-DEVELOPED IMPERVIOUS	1.72 AC.

PARKING CALCULATIONS

LAND USE	SQUARE FOOTAGE	MINIMUM
WAREHOUSING	1:5,000SF	105,806/5 = 21
	REQUIRED PARKING PER CODE	21
	PROPOSED PARKING	21
	REQUIRED ADA (VAN/TOTAL)	1/1
	PROPOSED ADA (VAN/TOTAL)	1/1

SITE KEYNOTES

1. PROP. BUILDING.
2. TRUCK DOCK.
3. CUSTOMER LOADING.
4. PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES & ADA SYMBOLS TO BE PLACED AS SHOWN PER ITEMS 641 & 642.
5. INTEGRAL CURB & SIDEWALK.
6. STANDARD SIDEWALK.
7. ADA RAMP/DETECTABLE WARNING.
8. ADA ACCESSIBLE PARKING SIGNAGE WITH "VAN ACCESSIBLE" PER CURRENT ADA REQUIREMENTS.
9. PRECAST CONCRETE WHEEL STOP TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
10. INFILTRATION BASIN.
11. DETENTION BASIN.
12. STORM SEWER.
13. CURB CUT.
14. REPLACE CURB & GUTTER INLET W/ CATCH BASIN.
15. SIGN, BY OTHERS.
16. ADA ACCESSIBLE PEDESTRIAN ROUTE.
17. FIRE HYDRANT.
18. 6" WATER.
19. 6" SANITARY SEWER SERVICE.
20. FIBER OPTIC CONDUIT. CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH THE PROPERTY OWNER & THE UTILITY OWNER.
21. STREET LIGHT POLE TO BE EVALUATED. OWNER WILL REIMBURSE THE CITY OF GAHANNA IF THE LIGHT POLE NEEDS UPGRADED TO CURRENT STANDARDS.

LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM BY LEVEL OBSERVATIONS TO THE FRANKLIN COUNTY BENCHMARK NETWORK.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK, WITH THE CENTERLINE OF MORSE ROAD BETWEEN FCGS 1552 & FCGS 6616 RESET BEING SOUTH 86°20'59" EAST.

SURVEYOR'S NOTES

- A) ALL IRON PINS SET WILL BE 3/4" PIPE WITH PLASTIC CAP STAMPED "SANDS DECKER"
- B) BOUNDARY LINES DEPICTED ARE FROM RECORD DOCUMENTS AND A FIELD SURVEY PERFORMED BY SANDS DECKER IN SEPTEMBER, 2019. THE DRAWING REPRESENTS A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 FOR BOUNDARY SURVEYS.

BENCHMARKS

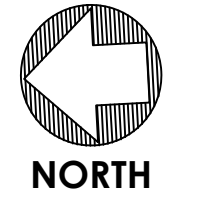
SOURCE BENCHMARK (FRANKLIN COUNTY: NE-9)
ELEVATION = 865.471
ALUMINUM DISK SET IN THE SOUTH END OF A WINGWALL AT THE NORTHWEST CORNER OF MORSE ROAD AND KENSIGNWOOD DRIVE, 58.5 NORTH OF THE CENTERLINE OF MORSE ROAD, 23.0 WEST OF THE CENTERLINE OF KENSIGNWOOD DRIVE.

TBM 1
ELEVATION = 908.58
MAG SPIKE DRIVEN INTO A POWER POLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING THE FIRST POWER POLE EAST OF THE DRIVE TO 4569 MORSE ROAD.

TBM 2
ELEVATION = 903.10
CHISELED SQUARE ON THE NORTH SIDE OF A COMMUNICATIONS MANHOLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING ±33 FEET WEST OF THE DRIVE TO 4569 MORSE ROAD.



09/11/2020
Registered Engineer Date



GRAPHIC SCALE
1" = 30'

DISCOVERY STORAGE
4569 MORSE ROAD
GAHANNA, OHIO

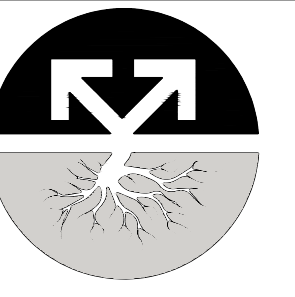
09/11/2020 FINAL DEVELOPMENT

FINAL DEVELOPMENT PLAN

1 OF 1

SD PROJECT NO. 3825

S:\BSH Companies\3825\Proposed Development\4569 Morse Road Gahanna\DWG\3825 Morse Road Development Master.dwg 9/11/2020 9:20 AM



PLANIT
500 W. Wilson Bridge Road
Suite 314 Worthington, OH 43085
planitstudios.com

SELF STORAGE
4569 Morse Rd.
Columbus, OH 43219

PROJECT NO:
PROJECT #020-051

ISSUE DATE
May 29, 2020

SHEET INFORMATION

CURRENT DATE
September 9, 2020

REVISIONS
May 29, 2020
June 8, 2020
June 11, 2020
June 18, 2020
July 23, 2020
July 30, 2020

SHEET TITLE

DETAILS

SCALE
AS NOTED

SHEET NO.

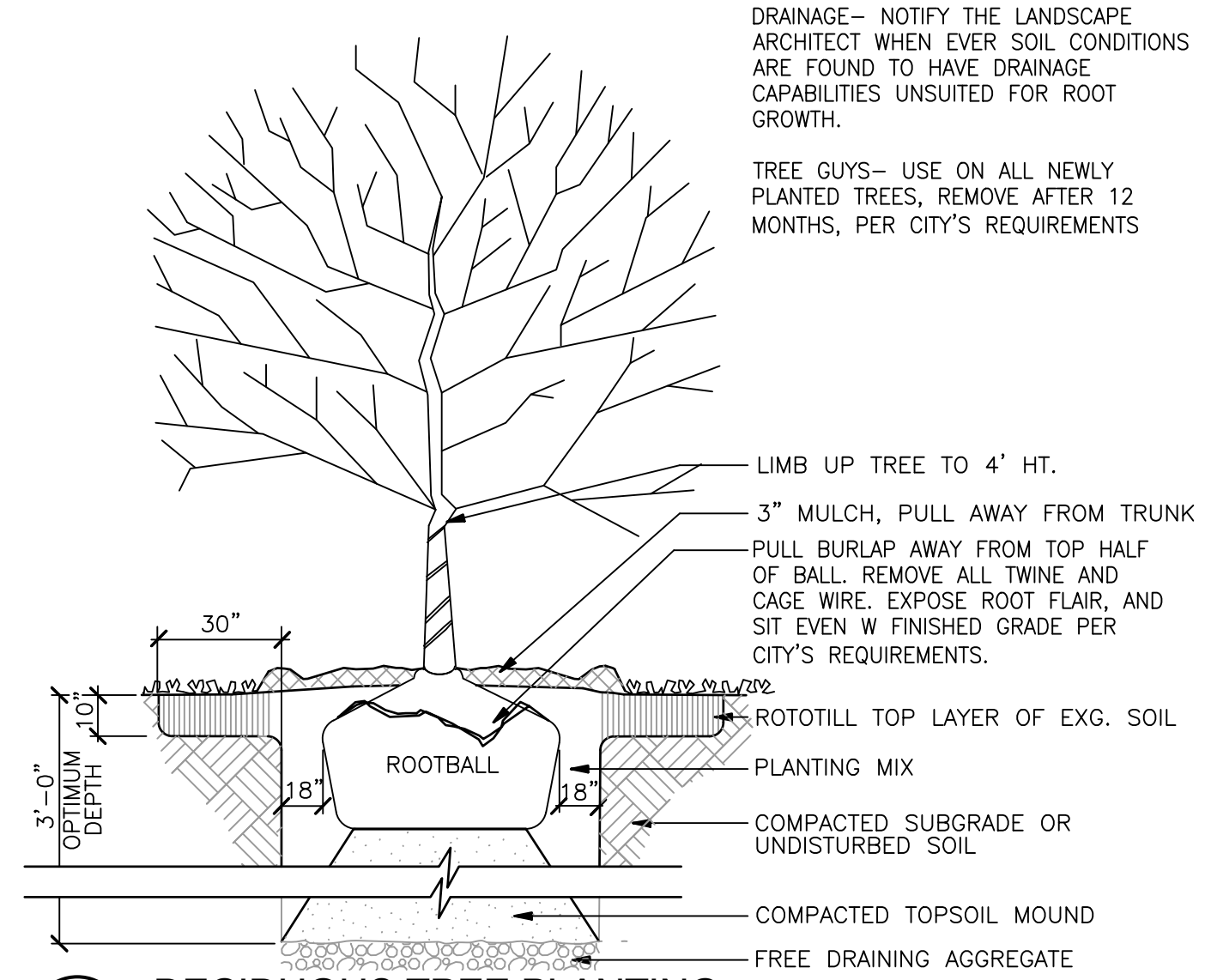
L-2

GENERAL NOTES:

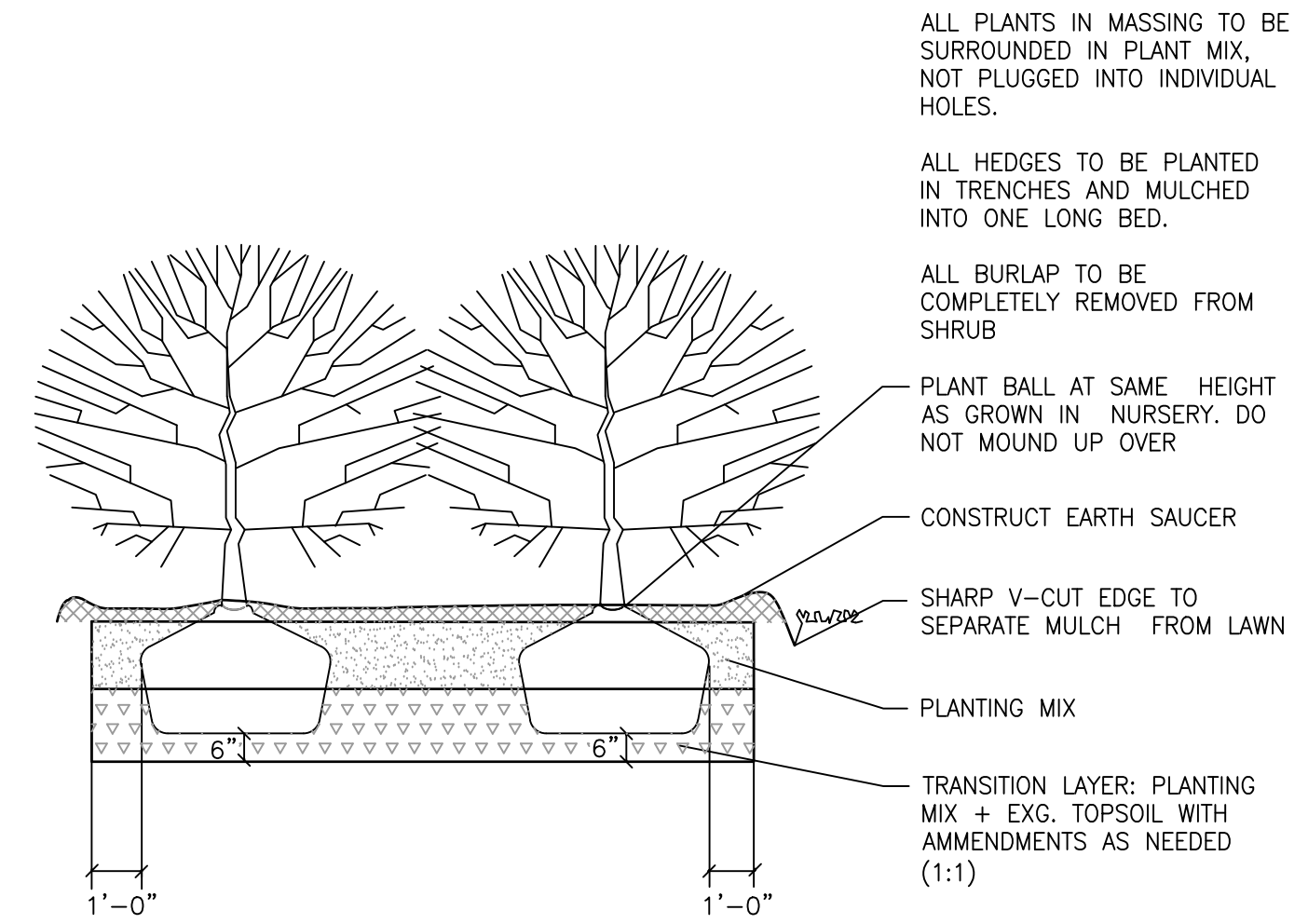
1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN IT CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.
2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.
4. LOCATION, SUPPORT PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
5. 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.
6. CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.
9. ALL DIMENSIONS AND WALL RADII ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.
11. ALL CONCRETE WORK TO RECEIVE CONTROL JOINTS AT 5' O.C. AND EXPANSION JOINTS AT 30' O.C. MAXIMUM, WITH LIGHT BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. 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.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6".
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE OTHERWISE.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

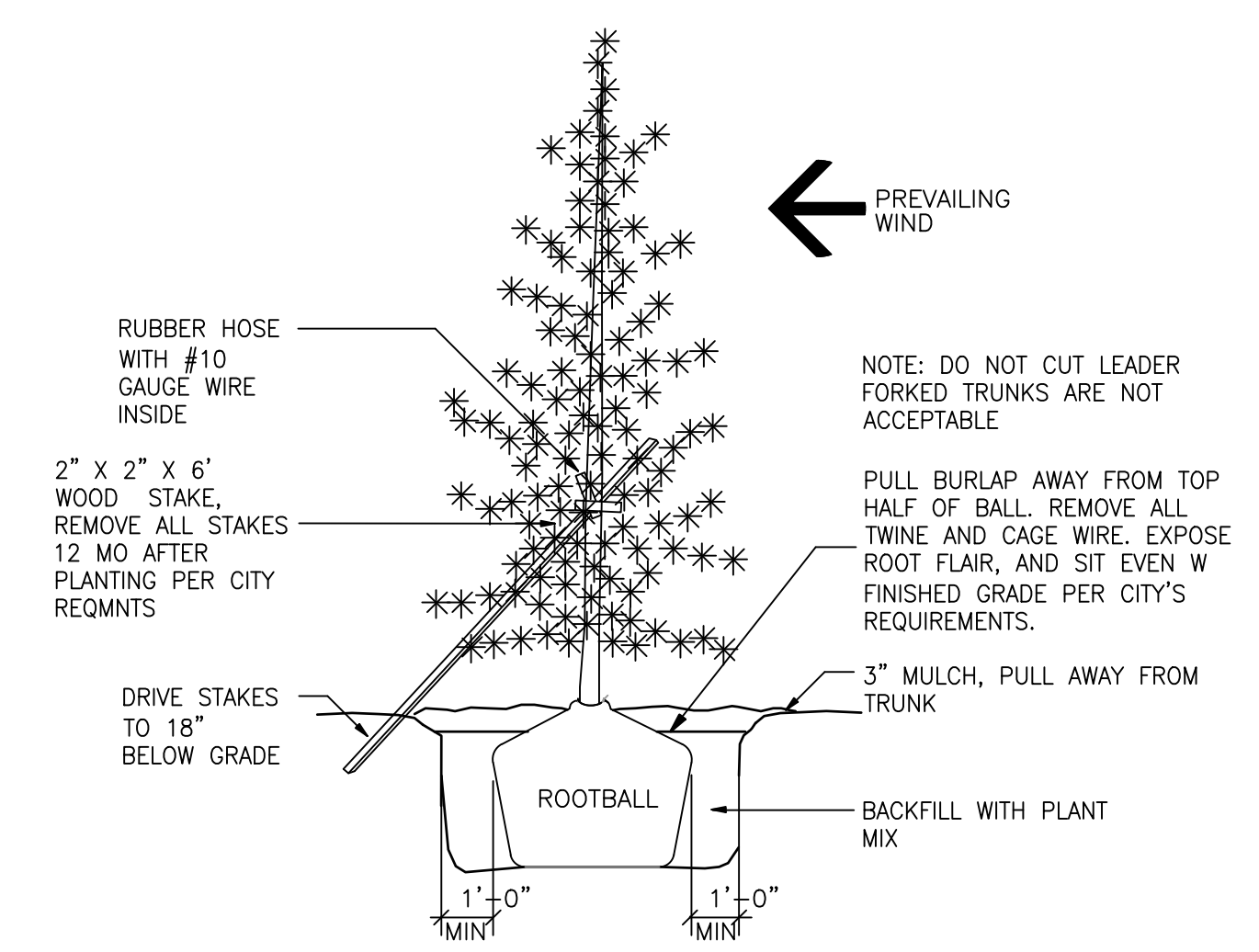


1 DECIDUOUS TREE PLANTING
NTS

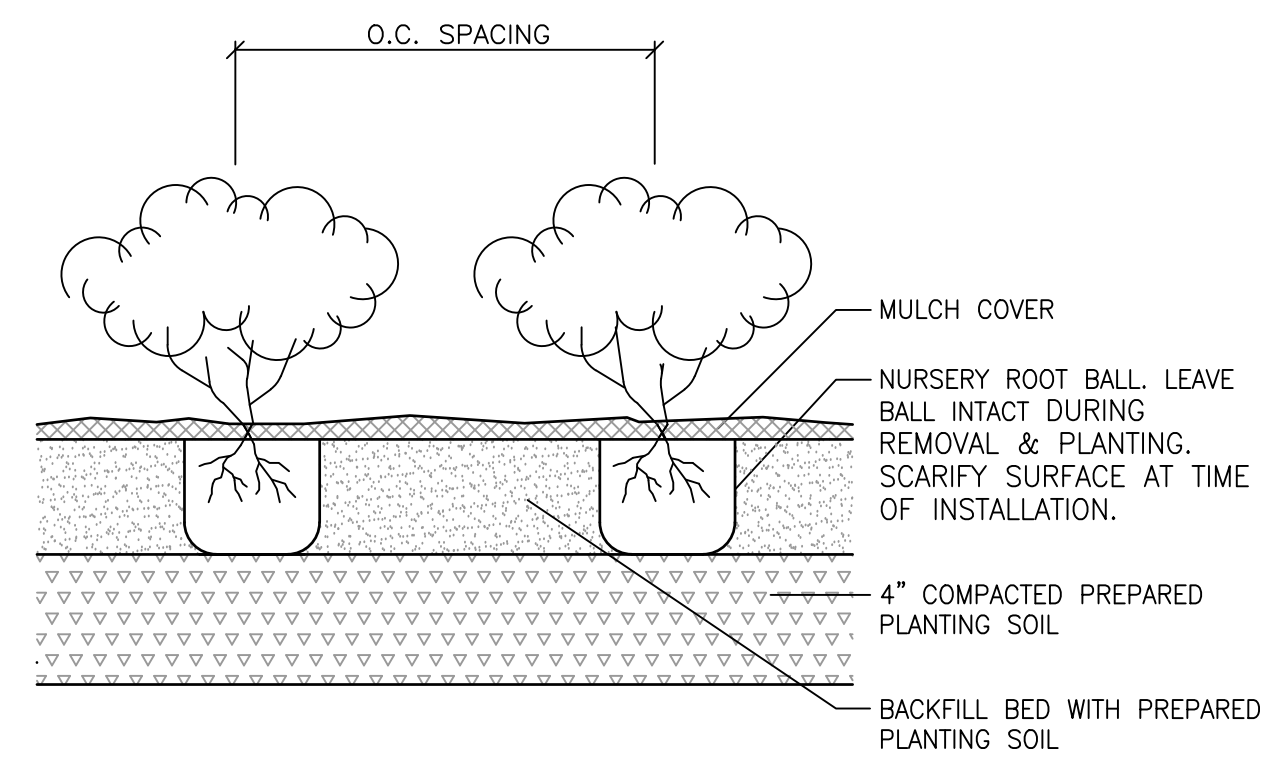


3 SHRUB PLANTING GROUP
NTS

P-CO-STE1-05



2 EVERGREEN TREE PLANTING
NTS



4 PERENNIAL AND GROUND COVER INSTALLATION
NTS

P-CO-WES-08

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	9	AA	SINGLE	0.900	LUMARK XTOR12B WALL MOUNT AT 22FT	102	12728
	6	BB	SINGLE	0.900	LUMARK XTOR1B WALL MOUNT AT 8FT ABOVE DOOR	12.2	1418
	1	DD	SINGLE	0.900	MCGRAW GLEON-AF-04-LED-E1-SL4-HSS MOUNT ON 25FT POLE WITH 3FT BASE	225	19935
	3	FF	SINGLE	0.900	MCGRAW GLEON-AF-03-LED-E1-SL2-HSS MOUNT ON 25FT POLE WITH 2FT BASE	166	15397
	1	GG	SINGLE	0.900	MCGRAW GLEON-AF-03-LED-E1-T4W MOUNT ON 25FT POLE WITH 2FT BASE	166	18459
	8	HH	SINGLE	0.900	HALO HC620D010-HM612840-61WDHWF MOUNT IN CANOPY AT APPROX 18FT	20	1971

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PROPERTY LINE	Illuminance	Fc	0.04	0.4	0.0	N.A.	N.A.
NORTH PROPERTY LINE	Illuminance	Fc	0.14	0.3	0.0	N.A.	N.A.
SITE GROUND	Illuminance	Fc	0.87	13.1	0.0	N.A.	N.A.
SOUTH PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
WEST PROPERTY LINE	Illuminance	Fc	0.34	0.9	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	3.44	9.2	1.0	3.44	9.20



TYPE AA



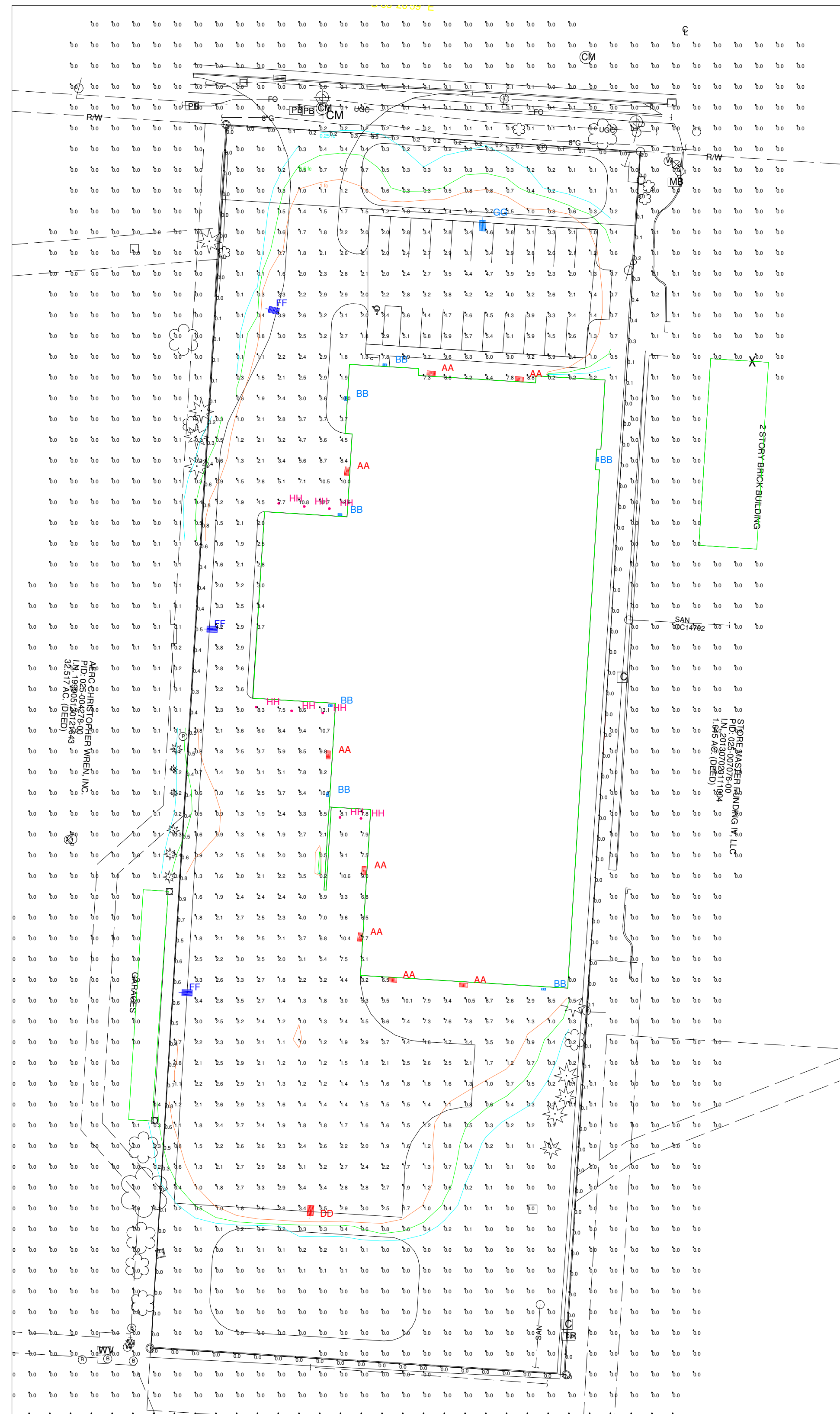
TYPE FF



TYPE DD, FF & GG



TYPE HH



Plan View
Scale: 1 inch= 40 Ft.

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments

Revisions

Drawn By: SANDY
Checked By: TRENT
Date: 6/12/2020
Scale: AS NOTED

DISCOVER SELF STORAGE
GAHANNA, OH



September 25, 2020

4569 Morse LLC
13375 National Rd SW Ste D
Etna, OH 43068-3388

RE: Project 4569 Morse Rd Variance Comment Letter

Dear 4569 Morse LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Building

1. No comments.

Community Development

2. Informational comment - No objections to the variances requested. Given the site characteristics identified in the application, the variances appear to be reasonable and not out of character for the area.

Engineering

3. No comments at this time.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

Request for final development plan (FDP), design review (DR), and variance approval for a new storage facility located at 4569 Morse Rd. The property was rezoned to Community Service with an overlay (L-CS) earlier this year. A conditional use to permit self storage was also approved at that time. The overlay provided a preliminary site plan and preliminary renderings.

A 105,806 square foot building is proposed on approximately 2.70 acres. Height of the building is 38'. Parking fronts Morse Rd with drive aisles located along the west and south of the property. The parking and building location affords a large setback to the residential property located to the south (over 100').

Several variances have been requested and are necessary to develop the property in large part because property to the south, west, and small portion along the east property lines are developed with residential. The zoning code requires setbacks based on the scale of the building. See below for variances details.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

CS zoned properties are subject to additional design standards of Design Review District 3 (DRD-3). Specific standards applicable to this request include the following:

- Brick, stone, cement, decorative aluminum, wood, or other materials that enhance the development and create visual interest should be encouraged.
- Specific colors and color schemes should be designed to ensure universal harmony on all commercial developments.
- Lighting devises should be decorative.



- Parking area shall add visual interest to the development.

Variance

The following variances have been requested.

1. Chapter 1153.05(c)(4/5) – Side and Rear yard setbacks.
 - a. Setbacks within the CS zone district are based on the height and width/depth of the building. It was known at the time of the rezoning and conditional use that variances to setbacks would be required. The following setbacks have been provided: east 25', south 25', west 7'. The following setbacks are required without a variance: east 83', south 50', west 83'.
2. Chapter 1167.20(b)(2) – Buffering and Screening
 - a. Commercial property is required to provide buffering and screening adjacent to residential. A 15' buffer is required with plantings and/or fencing. The south, west, and a portion of the east property lines are adjacent to residential and therefore require buffering and screening. A 7' buffer is requested along the western property line. A request to allow the existing 6' chain link fence instead of privacy fencing has been requested along all property lines.
3. Chapter 1163.06(a) – Lighting, Striping, and Traffic Control
 - a. New lighting code requires a maximum of .5 foot candles at the property line adjacent to residential. .8 foot candles has been requested. The variance is requested along the west property line which is adjacent to garages and not residences.
4. Chapter 1165.08(a) – Permanent Signs (total size)
 - a. 150 square feet is permissible for all signs onsite. The applicant has requested 295 square feet of signage.
 - i. *Permissible signage is based on zoning and not the size of a building or size of the parcel. It is almost expected that larger buildings and/or larger pieces of commercial property will be desirous of larger signs. The variance process permits Planning Commission the ability to review all aspects of a sign, not just the square footage.*
5. Chapter 116508(b)(1) – Permanent Signs (wall sign size)
 - a. Wall signs are limited to a maximum of 50 square feet. The applicant is requesting 180 square feet.
 - i. *The zoning code bases allowable wall sign size on zoning, not size of the building. A 50 square foot size may appear abnormally small in relationship to the overall building. It is a common occurrence for larger buildings to be desirous of increased wall sign size.*

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.



- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

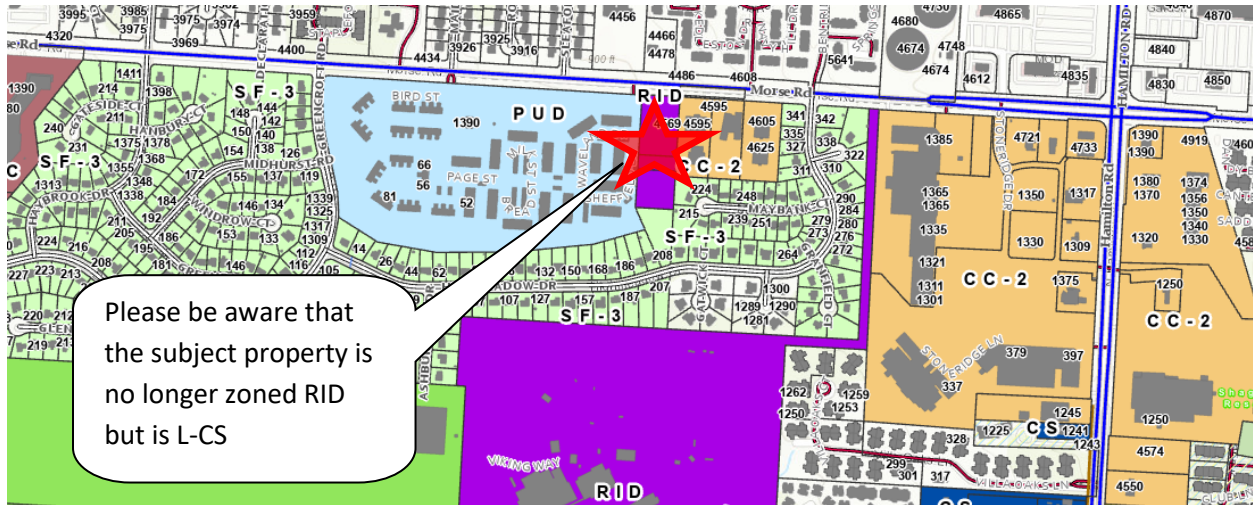
Variances to signage are subject to the following conditions:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);
- E. Whether the property owner purchased the property with the knowledge of the zoning restriction;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and
- I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

Recommendation

Staff recommends approval of the applications as submitted. The proposed use of the property, site layout, and building design are all consistent with the recently approved rezoning and conditional use. The variances appear to be appropriate. Any commercial development of the site would most likely need variances related to setbacks and lighting. The variances for signage are consistent with other commercial and industrial developments with similarly sized buildings. Approval of the project will provide additional revenue to the TIF (anticipate TIF expansion) and repurpose a property which currently is significantly underdeveloped.

Location/Zoning Map



Respectfully Submitted By:
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