



9/3/2025 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

1. Call to Order/Roll Call

2. Unfinished Business

- a. **Postponed to September 17, 2025 BZAP hearing** - 2548 W. Lane Avenue (VAR-29-25) - To allow the construction of a 2,016-square-foot detached garage that does not meet neighborhood compatibility requirements. [Postponed from August 20, 2025 BZAP hearing.]
- b. **Postponed to September 17, 2025 BZAP hearing** - 2381 Onandaga Drive (VAR-30-25) - To allow an increase in the front yard development coverage from 25 percent to 35.2 percent, to allow for a circular driveway. [Postponed from August 20, 2025 BZAP hearing.]

3. Work Session Review/Active Applications

- a. 2723 Brandon Road (CU-02-25) - Work Session review of a conditional use and variance for a proposed replacement Columbia Gas of Ohio utility station.
- b. 2233-2335 North Bank Drive (DEV-01-25) - Work Session review of a proposed campus redevelopment of the National Church Residences (NCR) properties, which would include a new office headquarters building and two senior housing buildings.

4. Adjournment



Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: September 3, 2025

Subject: 2723 Brandon Road (CU-02-25) - Work Session review of a conditional use and variance for a proposed replacement Columbia Gas of Ohio utility station.

Overview

Representatives from Columbia Gas of Ohio will be present to introduce a conditional use application with one variance that was submitted for the September 17, 2025, BZAP hearing. Columbia Gas of Ohio is proposing to construct a new utility station at 2723 Brandon Road, replacing an existing single-family residence and utility station. *[In May 2025, Columbia Gas of Ohio purchased a single-family home to the north of the existing utility station, combining the parcels and expanding the site.]* This proposal supports the upgrade/replacement of existing high-pressure underground natural gas lines on nearby City streets. *[The Board recently approved a new utility station project/conditional use at 1336 Ridgeview Road on July 16, 2025; permits for that utility station are expected soon.]*

A pre-application with the Ohio Power Siting Board (OPSB) was filed by Columbia Gas of Ohio to the Public Utilities Commission on June 21, 2024 for the high-pressure pipeline update project, with the application filed on November 26, 2024. That application received accelerated approval from OPSB earlier this year. According to Columbia Gas, the project is driven by the U.S. Department of Transportation's Pipeline and Hazardous Materials Safety Administration's MEGA Rule, which requires safety upgrades to public utilities before certain dates. Columbia Gas of Ohio representatives provided an overview of the project to City Council on January 27, 2025. A series of five "office hours" were held at the Tremont Library in January and February 2025, with a public forum held on February 24, 2025.

Staff has drafted an application response letter that outlines the City's preliminary review of the submission (see attached). This should serve as the guide for the Work Session discussion; the applicant has proactively addressed many of the issues raised and is working to address those remaining.

Zoning Code Requirements

Utility stations are noted as a Conditional Use in most residential districts in the community. Unified Development Ordinance (UDO) [Article 6.10\(C\)\(11\)](#) provides the criteria for the installation of utility stations in the community, which are in addition to the nine Conditional Use standards. Of note, the utility station must meet the performance standards for that zone, including height and coverage limits. Based on the submitted materials, Staff



has identified one variance (side yard longwall setback) to the UDO which must receive approval from the Board. The Board's review is to be focused on the proposed utility station at this location only; any replacement infrastructure projects within City right-of-way have to meet all City standards and requirements.

Attachments

1.	UA Prelim Comments - Columbia Gas Brandon_Final
2.	CG Brandon Station - Building Landscape Lighting
3.	2723 Brandon Road CG renderings 08.20.25
4.	25-3960



Date: Friday, August 29, 2025

To: Corey Oliver, PE, PMP, Campos EPC

From: Taylor Mullinax, AICP, Planner

RE: Conditional Use 02-25; Columbia Gas Utility Station at 2723 Brandon Rd

This memo serves as a summary of preliminary Staff comments regarding the submittal of a conditional use for a proposed Columbia Gas utility station located at 2723 Brandon Road in Upper Arlington, Ohio (Parcel Number [070-003630](#)). The subject property is zoned R-1c, One-Family Residence District, and per Ordinance No. 11-2024, Utility Stations are designated as a *Conditional Use* in this District by the City's Unified Development Ordinance (UDO). The purpose of the City's Utility Station regulations is to facilitate a balance between necessary utility infrastructure and protecting public health, safety, and welfare, as well as property values.

The City's Technical Review Committee has met to discuss this application, and comments have been compiled below for your review. This will serve as a guide for the discussion at the September 3, 2025, Board of Zoning and Planning (BZAP) Work Session. The application is scheduled for a public review and vote by the Board on September 17, 2025.

The items identified in this letter are based on the City's preliminary review of the submitted drawings and are not an exhaustive list. Other items may need to be addressed to comply with the UDO and City code; the City reserves the right to address additional items on this project as necessary.

- 1) **Notification** – The 300-foot notice for a conditional use (utility station) has been completed. A “Ready for Change” sign, which advertises the public meetings, has been posted on-site and is to remain during the zoning review process.
- 2) **Conditional Use** – A document should be submitted that responds to each of the conditional use standards listed in UDO Article 4.05(F).
- 3) **Building Design** - Article 6.10(C)(11) outlines the standards for building/utility station design, which requires them to look like single-family homes. The primary building height will be reduced 6 inches to meet the maximum height of 25'-6" per code to avoid a variance. The submitted site renderings are helpful, but did not include views along the rear of the property/primary building and the secondary building, which should be included. Please check the brick pattern on the primary building and cupolas, if applicable, similar to the concerns raised by the Board for the recently-approved Ridgeview Station. The proposed faux brick material shall continuously be observed for routine maintenance to ensure the longevity of the product. Please check the proposed cupola design, as the materials shown in the renderings and elevations differ. The window trim and shutters, gutters, downspouts,

and columns will be revised to black to match the doors. This change should also be made for the Ridgeview station so they are unified in their design. Please provide the door specifications on the plans. Any visible piping on SCADA/RTU building shall not be glossy and is required to be screened with landscaping to 50 percent opacity.

- 4) **Landscape Plan and Fencing** – The proposed landscape plan is under review, and revisions are likely needed. Similar to Ridgeview Station, the use of native trees and plants, along with seasonal color, is strongly recommended. Please show the existing and proposed fencing, which Columbia Gas has acknowledged they will provide and coordinate with the adjacent neighbors to give them the option of keeping their privacy fence or having it replaced with a wood-colored vinyl/composite privacy fence- similar to what was approved for the Ridgeview Station. Requirements include six-foot tall privacy fencing (or a wall) along the side and rear property lines (not in the front yard), and a mixture of deciduous and evergreen trees. A minimum of one tree for each 25 feet of property line length is required on-site (a total of 24). Any mature trees in good condition should be preserved. Proposed plantings above or near utility lines will need caution.
- 5) **Site Plan** – Please provide a site plan that clearly shows the proposed building setbacks to the front, side, and rear property lines, as well as a chart indicating compliance with the City's maximum coverage limits: building (29 percent), total development (45 percent), and front yard development (25 percent). The proposed 50-foot side yard elevation on the north side of the site will not meet the side yard longwall setback requirement, which would require an additional 20-inch setback. A variance to this requirement is required for it to remain as proposed.
- 6) **Exterior Lighting** – To ensure compliance with the City's Dark Sky® standards, please show the footcandle values extending 15 feet beyond all property lines on the photometric plan. Please continue to look at reducing the hot spot at the front porch for the primary building. Please provide shielding (if possible) on all proposed light fixtures to direct the light down and avoid light spilling onto adjacent residential properties- recessed lighting is also an option.
- 7) **Safety and Security Measures** – Please provide details regarding safety and security measures as well as any failsafe systems that will be used during the construction and operation of the proposed station. If any 'off gassing' systems are proposed, please also provide details on these, including any air quality data near other similar Columbia Gas facilities. Any additional PHMSA/Mega Rule federal requirements you can submit would be helpful for the Board's review.
- 8) **Permit(s)** – Should the conditional use be approved, a Demolition Permit, Building Permit, and associated trade permits will then be required. For work located in City right-of-way, separate approvals and permits are required. Please continue working with the City Engineer on stormwater management efforts.
- 9) **Station Abandonment** – If the proposed utility station is ever abandoned for more than two years, the property shall be restored to grass.
- 10) **Appeals** – After decisions are rendered on this application and any future permits, there are different processes that can be filed by the applicant or any aggrieved party. Article 4.10 and Table 4-A of the UDO outlines these processes.

The City appreciates Columbia Gas' commitment to the community to provide safe and reliable natural gas for our homes and businesses. The City also appreciates Columbia Gas' efforts to adapt its traditional processes, listen to neighborhood residents in a variety of outlets, and make positive changes based on them. Please continue to address the noted items so that as many of these issues are resolved prior to a formal BZAP vote.

Regards,

Taylor Mullinax, AICP
Planner

Community Development Department
The City of Upper Arlington
3600 Tremont Road, Upper Arlington, OH 43221
o: 614-583-5071
e:tmullinax@uaoh.net | upperarlingtonoh.gov



City of Upper Arlington

C: Steven Schoeny, City Manager
Jackie Thiel, PE, Assistant City Manager
Darren Shulman, City Attorney
Roger Eastep, Chief Building Official
Gary Wilfong, PE, Public Service Director
Aaron Scott, PE, City Engineer
Rory Stimpson, PE, Assistant City Engineer
Chad Gibson, AICP, Community Development Director
Justin Milam, AICP, Senior Planner
Alan Thompson, UAFD Battalion Chief
Samantha Simmons, City Forester
Emma Speight, Community Affairs Director
Chris Zimmer, Fire Chief
Lt. Branden Staiger, UAPD
Keith Hall, Police Chief



PROJECT ID XX-XXXXXX

JOB TYPE: BUDGET NAME (XXX)

STATION INSTALL JOB ORDER:
STATION ABANDON. JOB ORDER:
INLET PIPE INS. JOB ORDER:
INLET PIPE ABN. JOB ORDER:
OUTLET PIPE INS. JOB ORDER:
OUTLET PIPE ABN. JOB ORDER:

XX-XXXXXXX-00
XX-XXXXXXX-00
XX-XXXXXXX-XX
XX-XXXXXXX-XX
XX-XXXXXXX-XX
XX-XXXXXXX-XX

PROJECT INFORMATION

FIELD ENGINEER / PROJECT MANAGER:	KAITLIN DYGERT GREG HARPER
CONSTRUCTION SUPERINTENDENT:	TONY CADWELL
PERMITS:	CITY PERMIT STATE PERMIT ENVIRONMENTAL PERMIT
TCC/LOA:	1324 COLUMBUS NORTHWEST
COUNTY:	UPPER ARLINGTON / FRANKLIN
TAX DISTRICT/TOWNSHIP ID:	0250200 UPPER ARLINGTON
MAP/GRID NUMBER:	7324428E
24 HR. EMERGENCY LINE:	1-800-544-5606

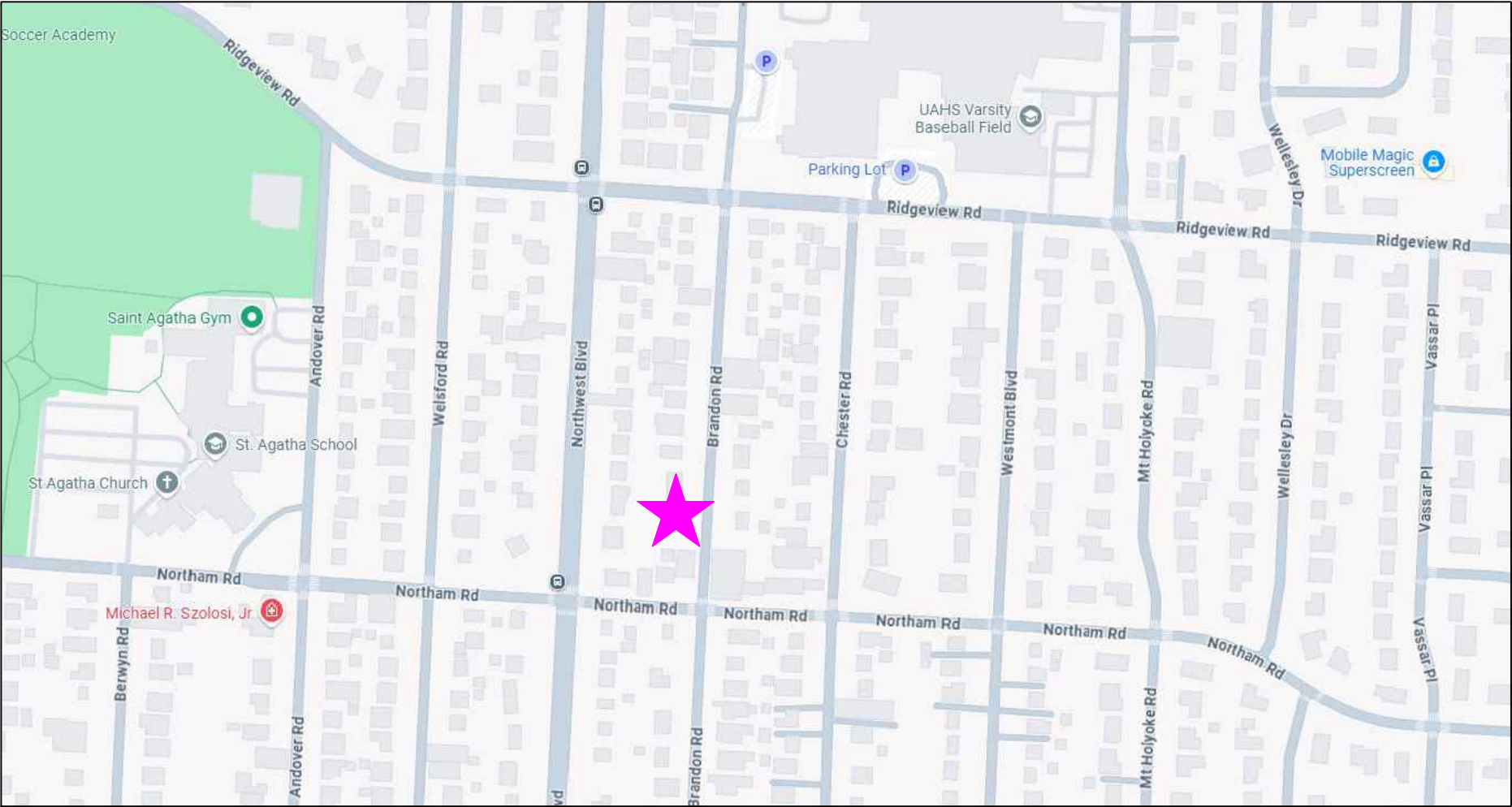
VALVES PLANNED FOR ABANDONMENT							
VALVE NO.	FACILITY ID	LOCATION DESCRIPTION	ABANDONED VALVE INSERTED?		DISPOSITION		
			YES*	NO	VALVE REMOVED (NO BOX, ABOVE GROUND VALVE)	VALVE REMAINS IN PLACE, BOX & LID REMOVED	VALVE REMAINS IN PLACE, BOX FILLED W/ CONCRETE
#							
#							
#							
#							
* - IF "YES," APPROVAL AND REASON ARE REQUIRED AND SHALL BE DOCUMENTED. NOTE: IF VALVE COULD NOT BE LOCATED, MAKE APPLICABLE COMMENT IN ABOVE TABLE.							

PROJECT SUMMARY TABLE

PROPOSED INSTALLATION			PROPOSED ABANDONMENT		
LENGTH (FT)	SIZE (IN)	TYPE	LENGTH (FT)	SIZE (IN)	TYPE
0'	0"		0'	0"	
0'	TOTAL INSTALLATION (FEET)		0'	TOTAL ABANDONMENT (FEET)	
PROPOSED GAS SERVICES					
	REPLACEMENTS	TIE OVERS	TOTAL SERVICES	METER OUTS	
ESTIMATED GAS SERVICES					

VICINITY MAP

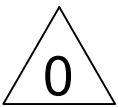
GPS COORDINATES: 40.01246, -83.05696



PROJECT DESCRIPTION

INSTALL NEW ROV SETTING AT NEW SITE. ABANDON OLD STATION AFTER NEW BRANDON VALVE SETTING AND RIDGEVIEW STATION ARE COMMISSIONED.

SHEET INDEX			
Sheet Number	Project Element	Revision	Revision Date
-	COVER SHEET	0	08/20/25
1	GENERAL NOTES	0	08/20/25
2	AS-IS ISOMETRIC	0	08/20/25
3	PROPOSED ISOMETRIC	0	08/20/25
4	ABANDONMENT ISOMETRIC	0	08/20/25
5	FINAL ISOMETRIC	0	08/20/25
6	SITE OVERVIEW	0	08/20/25
7	CONCRETE LAYOUT	0	08/20/25
8	CONCRETE DETAILS	0	08/20/25
9	PRESSURE TEST DETAILS	0	08/20/25
10	PREFAB COMPONENT PLAN VIEW	0	08/20/25
11	PREFAB COMPONENT PROFILE VIEWS	0	08/20/25
12	FIELD FAB MAINLINE DETAILS	0	08/20/25
13	TRANSMITTER PIPING DETAILS	0	08/20/25
14	GENERATOR SERVICE DETAILS	0	08/20/25
15	CORROSION DETAILS	0	08/20/25
16	ELECTRICAL CLASSIFICATION	0	08/20/25
17	BILL OF MATERIALS	0	08/20/25
APPENDIX A	PLMB-0002A	0	08/20/25
APPENDIX B	STEEL NATION BUILDING DRAWINGS	0	08/20/25
APPENDIX C	SUPPLEMENTAL STRUCTURAL DETAILS	0	08/20/25
APPENDIX D	SITE CIVIL DETAILS	0	08/20/25



PROPOSED

REVISIONS		
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---	---	---
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---	---	---
1	---	---
0	08/20/25	PRELIMINARY
REV. #	DATE	DESCRIPTION

DESIGNED BY	JCHISLOW	07/15/25 440-384-1401
DRAWN BY	JCHISLOW	08/20/25 440-384-1401
CHECKED BY	---	XX/XX/XX
AS-BUILT BY		
NAME		DATE
		PHONE #

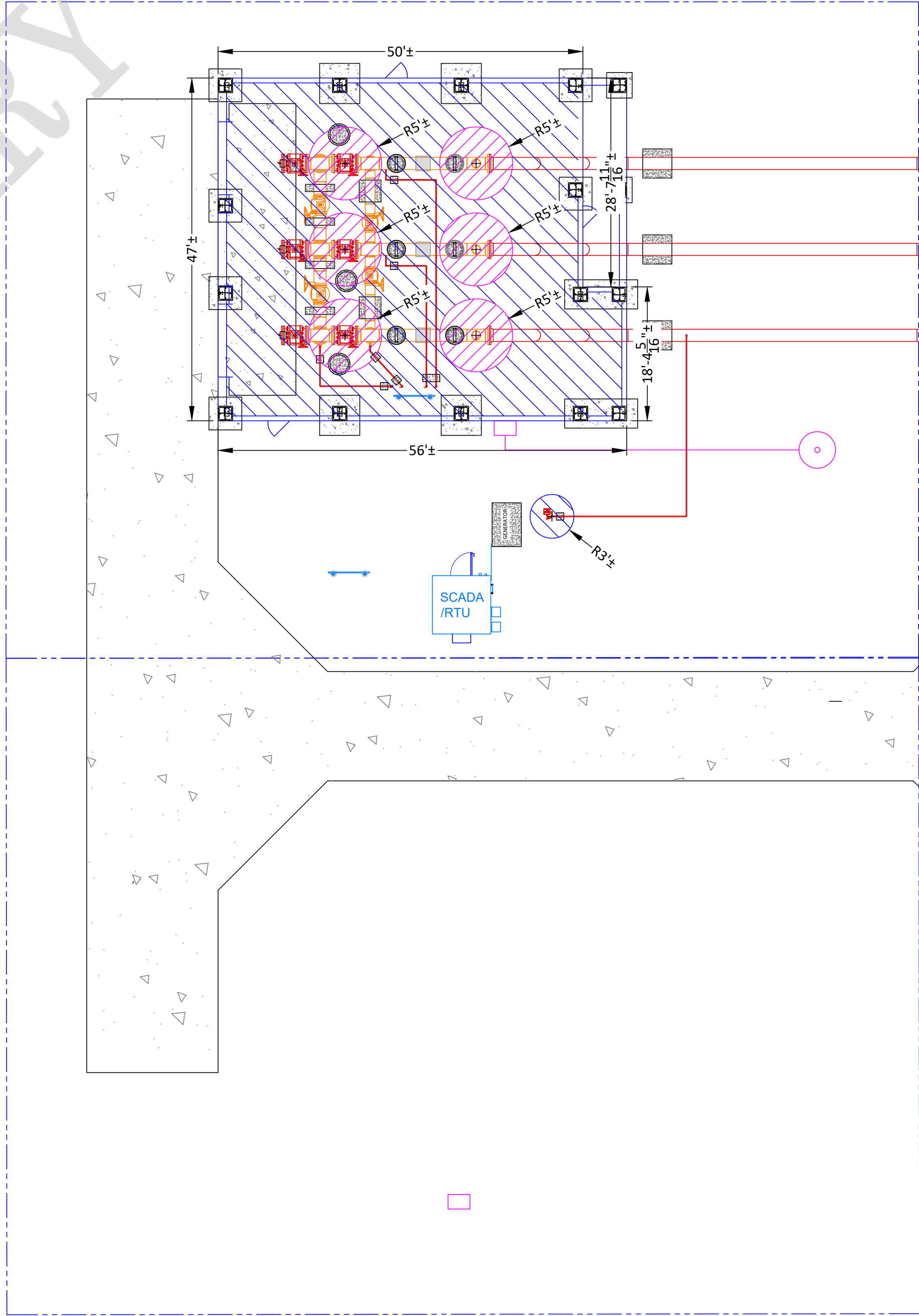
SITE NAME:	
INST#	XX-XXXXXXXX-00
ABAN#	XX-XXXXXXXX-00
PROJECT ID#	XX-XXXXXX

UPPER ARLINGTON / FRANKLIN, OH	

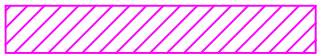
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COVER SHEET

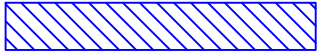
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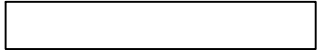
- DESIGN NOTE 1:** BUILDING DESIGNED WITH CORRECT AIR EXCHANGES TO MAINTAIN NON-CLASSIFIED AREA AT EXTERIOR BUILDING WALLS.
- DESIGN NOTE 2:** SERVICE SETTING IS BASED ON 3' MINIMUM CLEARANCE FROM GS 3020 SERIES.
- DESIGN NOTE 3:** ELECTRICAL CLASSIFICATION IS SHOWN FOR PROPOSED COH FACILITIES ONLY AND IS BASED ON AGA XL1001 AND/OR API RP500.
- DESIGN NOTE 4:** ALL CONDUITS ENTERING OR LEAVING A CLASS 1 DIVISION 1 OR A CLASS 1 DIVISION 2 HAZARDOUS AREA SHALL BE SEALED AS REQUIRED BY NEC ARTICLE 500. SEALS SHALL BE LOCATED AT THE FIRST CONDUIT JOINT EITHER LEAVING OR ENTERING THE HAZARDOUS AREA. THIS SEAL SHALL BE INSTALLED WHETHER OR NOT IT IS INDICATED IN THE DRAWINGS.
- DESIGN NOTE 5:** ALL ELECTRICAL DEVICES INSTALLED WITHIN A CLASS 1 DIVISION 1 OR A CLASS 1 DIVISION 2 HAZARDOUS AREA SHALL BE SEALED AS REQUIRED BY NEC ARTICLE 500.
- DESIGN NOTE 6:** CONSULT INSTRUMENT AND CONTROL DESIGN PACKAGE FOR ADDITIONAL DETAILS REGARDING ELECTRICAL COMPONENTS AT THIS STATION.



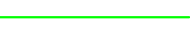
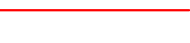
- CAUTION NOTES:**
- CONTRACTOR SHALL PLACE THE NECESSARY SIGNAGE AROUND THE SITE. FENCE FOR ANY ELECTRICAL CLASSIFICATION ZONES OUTSIDE OF THE FENCE LINE
 - CONTRACTOR SHALL PLACE THE NECESSARY ONE-CALL (CALL BEFORE YOU DIG) TO LOCATE UNDERGROUND FOREIGN UTILITIES PRIOR TO EXCAVATION.
 - CONTRACTOR AND NISOURCE REPRESENTATIVES SHALL IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA PRIOR TO EXCAVATION.
 - AN AIR QUALITY TEST SHOULD BE TAKEN AT THE START OF ANY COLD WELDING OR ACTIVITIES THAT WILL RESULT IN OPEN SPARKS OR FLAMES. THESE TESTS SHOULD BE TAKEN ONCE DAILY WHILE POTENTIALLY SHOULD BE TAKEN ONCE DAILY WHILE POTENTIALLY
 - REGULATION AND BLOWDOWNS TO BE VENTED TO ATMOSPHERE, OUTSIDE OF THE BUILDING, DURING NORMAL OPERATION

CLASS I, DIVISION I AREA (5' RADIUS) 

CLASS I, DIVISION II AREA (15' RADIUS) 

NON-CLASSIFIED AREA 

****NOTE - ALL REGULATOR VENT LINES SHOULD BE MADE TO VENT CONTROL GAS OUTSIDE, ABOVE THE ROOF LINE.****

- LINETYPE LEGEND - JOB/WORK ORDER STYLE**
-  GAS EXISTING
 -  GAS ABANDON
 -  GAS INSTALL
 -  PRE-FABRICATED UNIT
 -  BUILDING

NiSource



SCALE: 3/32" = 1'-0"

PROPOSED

REVISIONS		
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---	---	---
1	---	---
0	08/20/25	PRELIMINARY
REV. #	DATE	DESCRIPTION

DESIGNED BY	JCHISLOW	07/15/25 440-384-1401
DRAWN BY	JCHISLOW	08/20/25 440-384-1401
CHECKED BY	---	XX/XX/XX ---
AS-BUILT BY	NAME	DATE PHONE #

SITE NAME:

INST# XX-XXXXXXX-00
ABAN# XX-XXXXXXX-00
PROJECT ID# XX-XXXXX

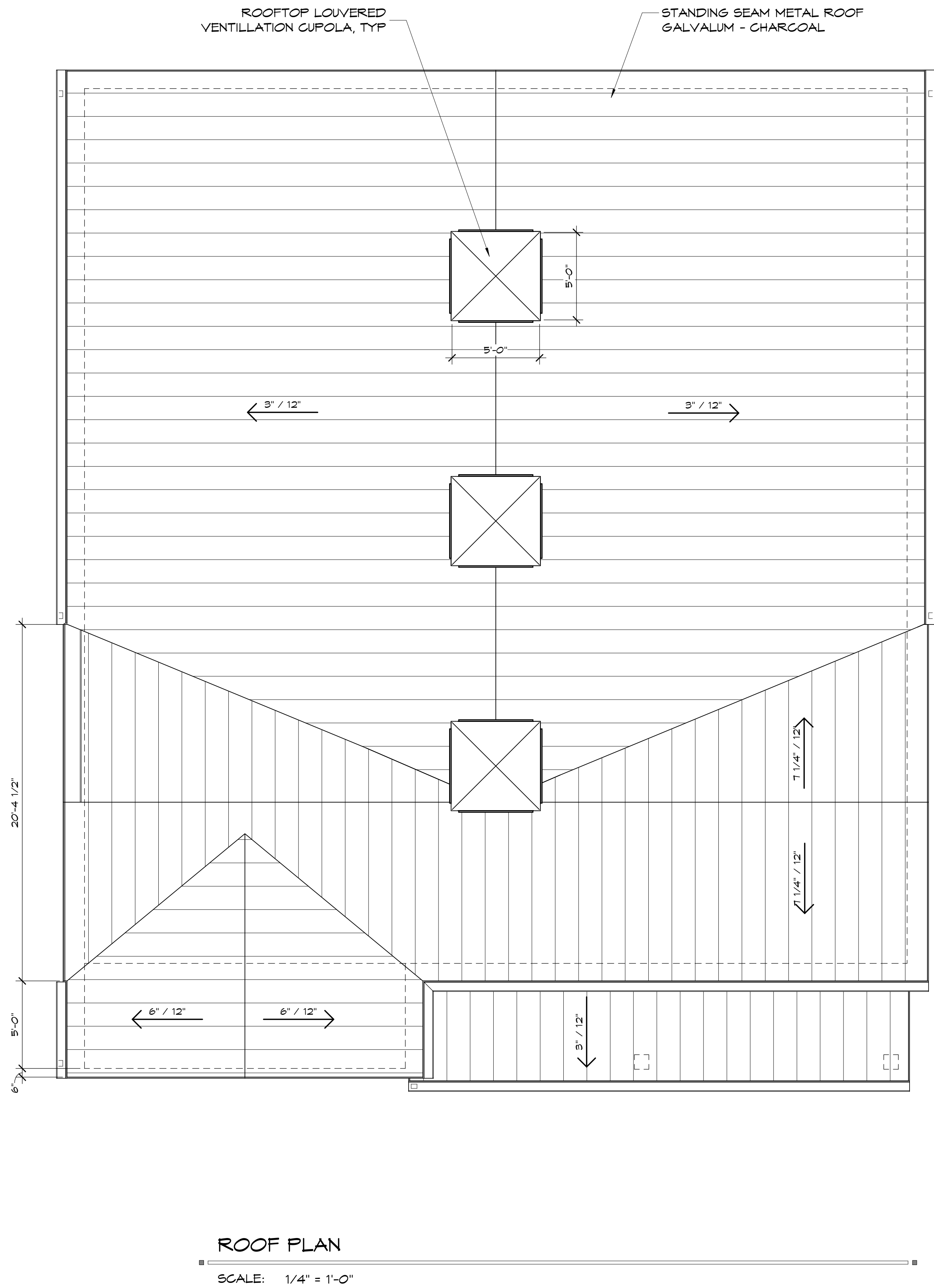
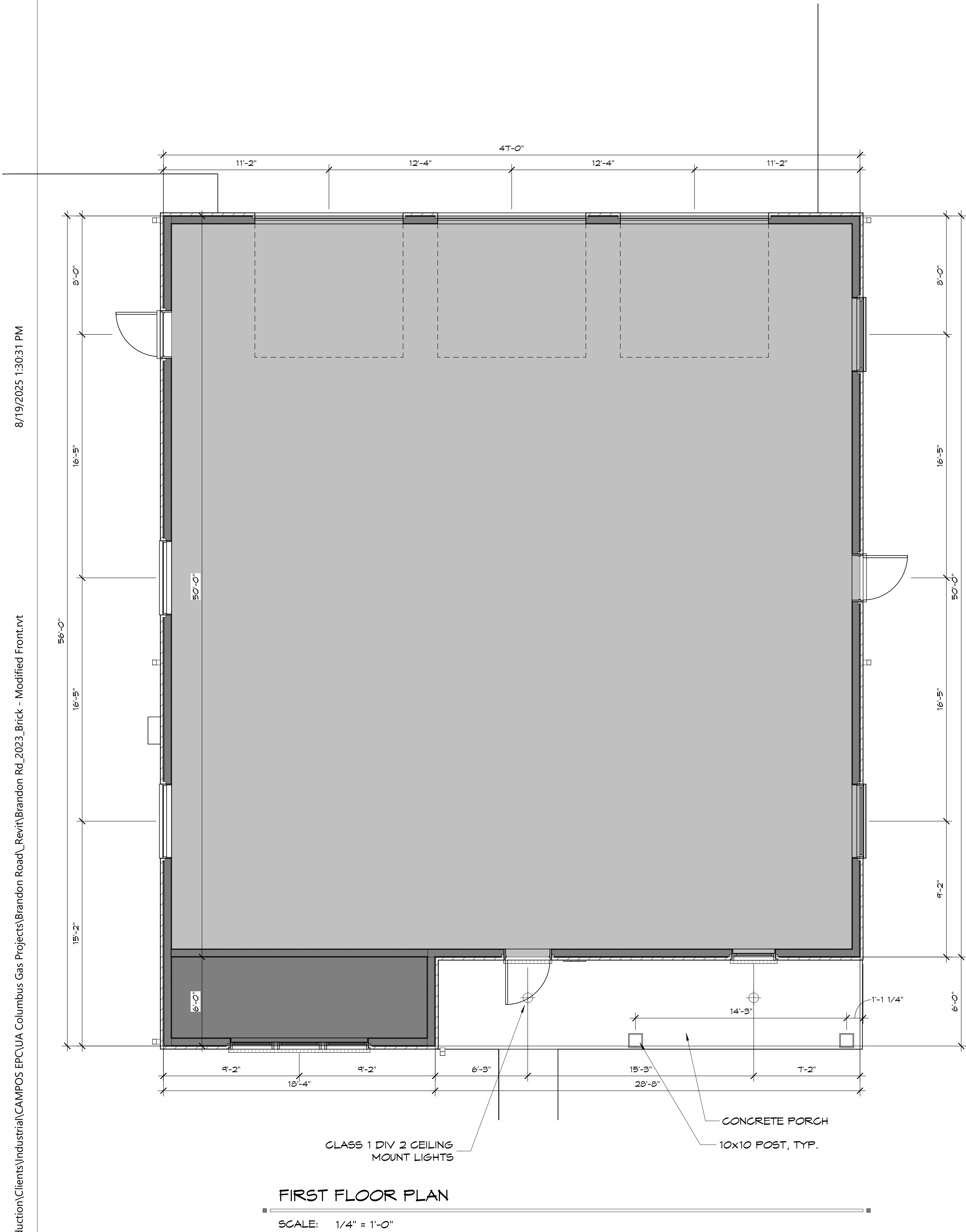
UPPER ARLINGTON / FRANKLIN, OH

DRAWING TITLE:

ELECTRICAL CLASSIFICATION

DRAWING NO:

16



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www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

DESIGN SET : 08/13/2025

Columbia Gas/
NiSource Utility Building
Architectural Design Consulting

2723 Brandon Road
Upper Arlington, Ohio

**NOT FOR
CONSTRUCTION**

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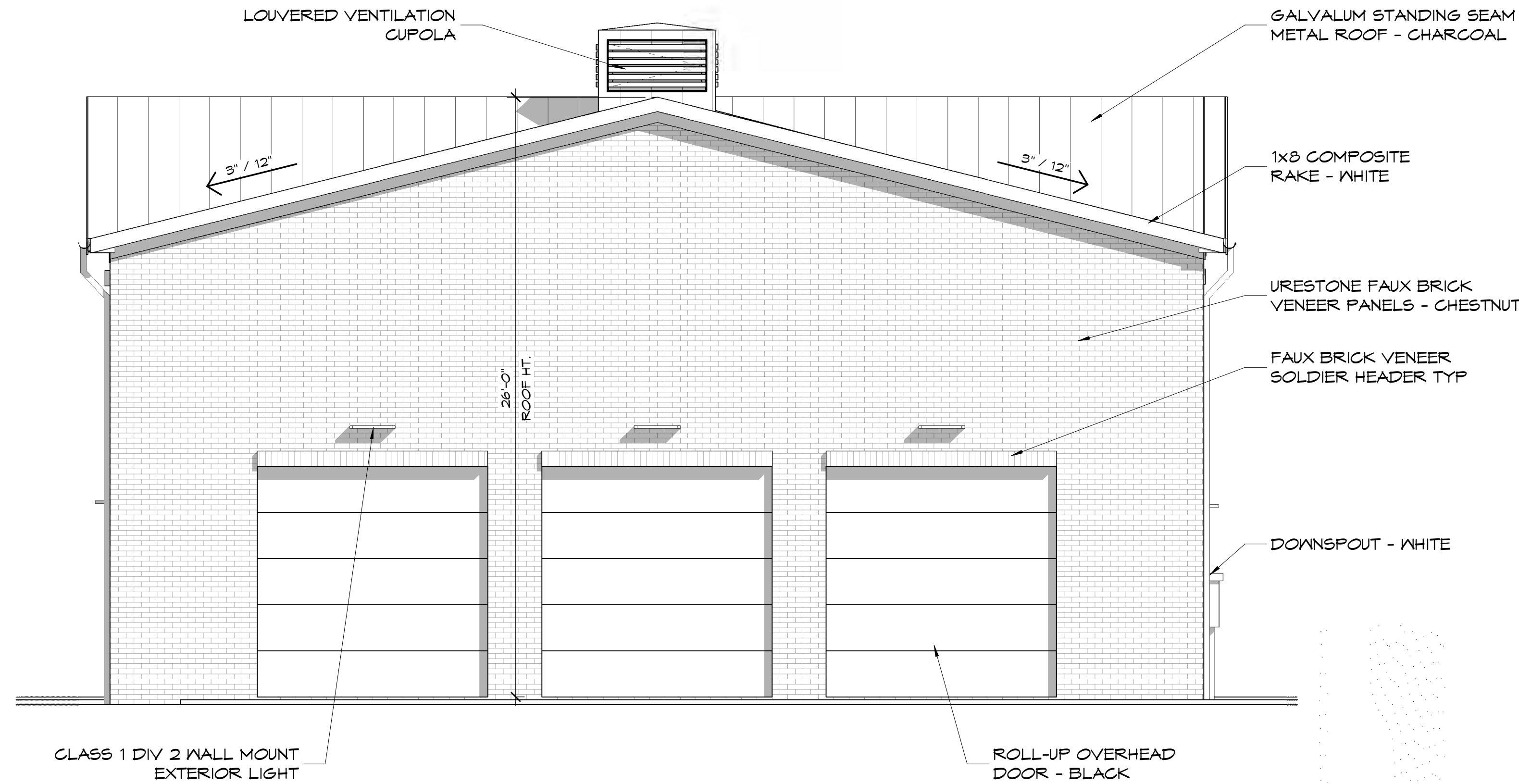
Project No: 25-0016

**FIRST FLOOR &
ROOF PLAN**

A1.1

8/19/2025 1:30:32 PM

Z:\Production\Clients\Industrial\CAMPOS EPC\UA Columbus Gas Projects\Brandon Road_ Revit\Brandon Rd_2023_Brick - Modified Front.rvt



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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DESIGN SET : 08/13/2025

Columbia Gas/
NiSource Utility Building
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Upper Arlington, Ohio

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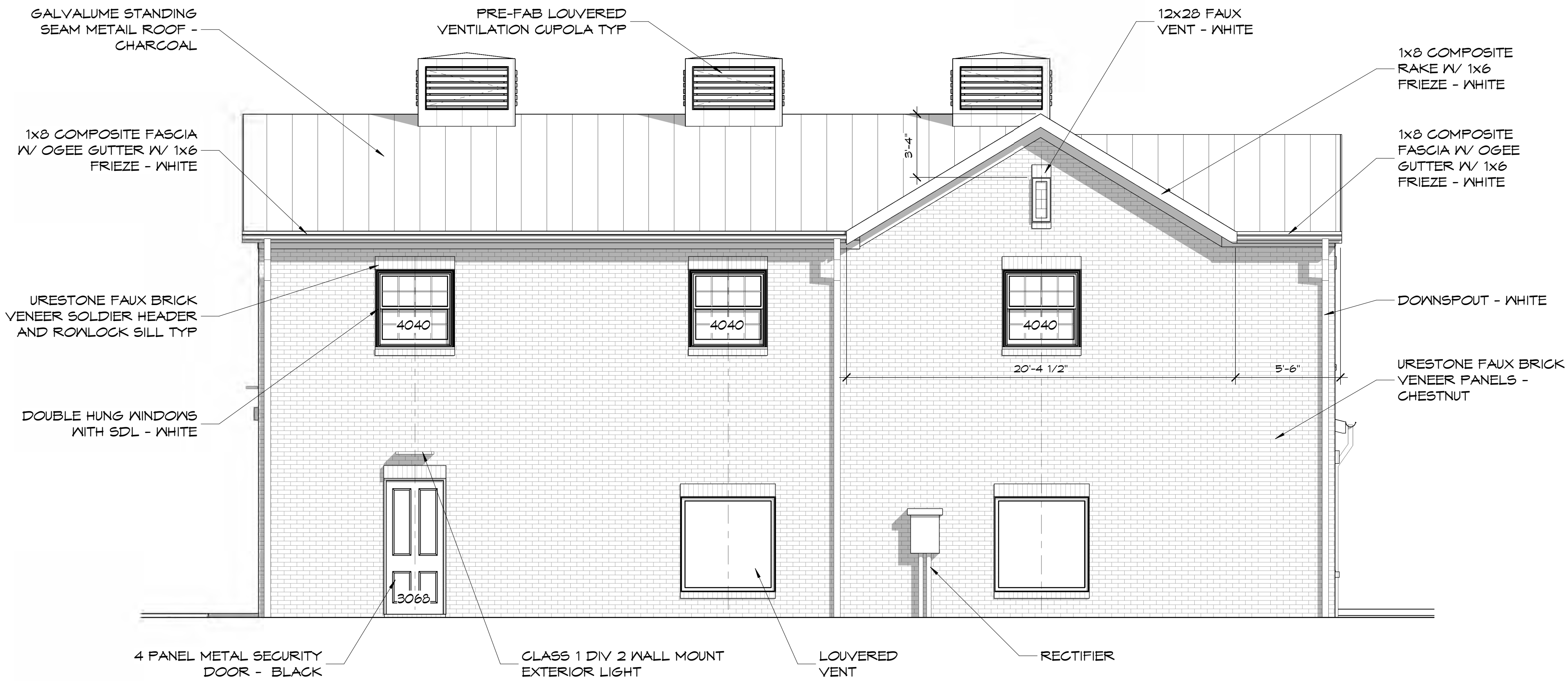
Project No: 25-0016

**EXTERIOR
ELEVATIONS**

A5.1

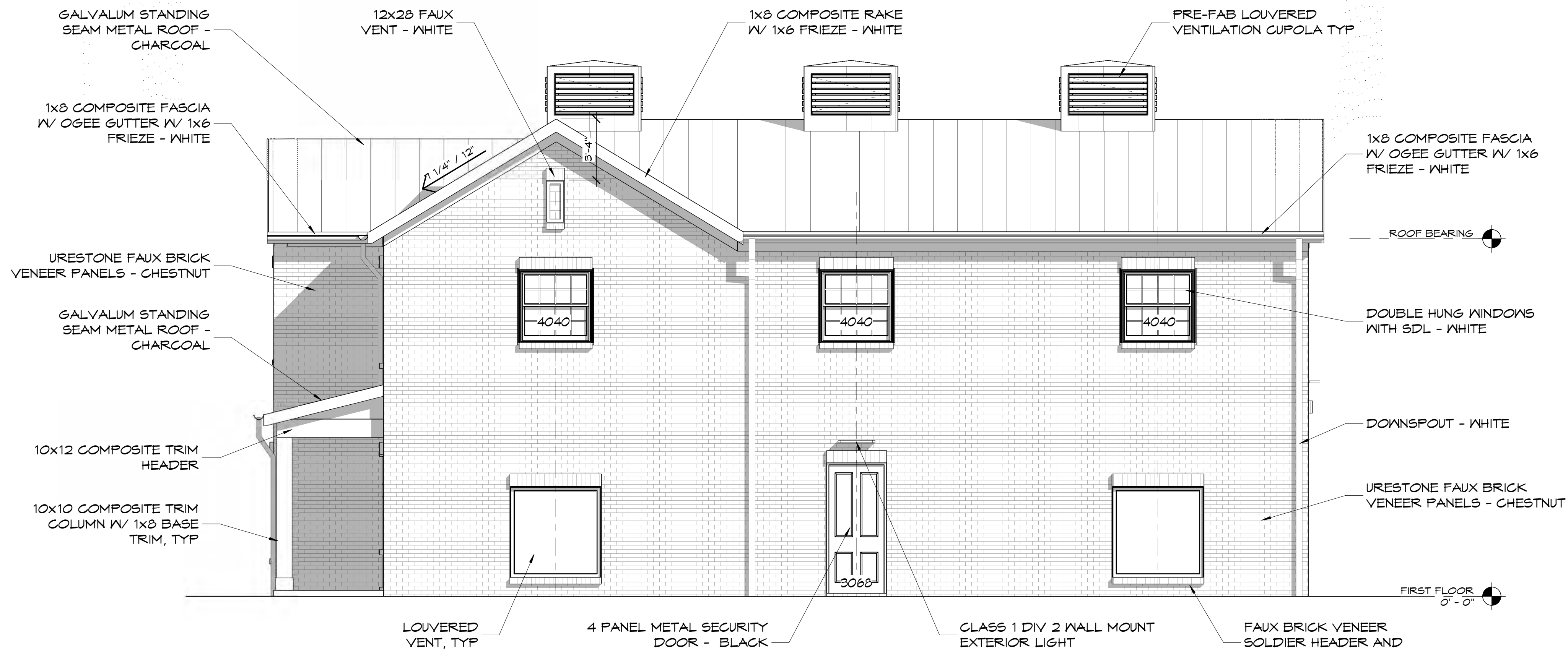
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LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



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DESIGN SET : 08/13/2025

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NiSource Utility Building
Architectural Design Consulting

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Upper Arlington, Ohio

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Project No: 25-0016

EXTERIOR
ELEVATIONS

A5.2



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DESIGN SET : 08/13/2025

Columbia Gas/
NiSource Utility Building
Architectural Design Consulting

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Upper Arlington, Ohio

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Project No: 25-0016

3D VIEWS

A15.1





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BRANDON ROAD STATION

PERSPECTIVE RENDERING

Project No: 25-0016

Date: 2025-08-13

R2

L-05xxx Columbia Gas - Old Brandon Station.AGI

Mounting Height: various

Reflectance: Outdoors

Date:6/11/2025

Page 1 of 10

Workplane: n/a

Point Spacing: 5'



Luminaire Schedule

Symbol	Qty	Label	Description	LLF	LLD	Mtg Ht	Lumens
	1	LPD3C4M2P	4' Linear	0.950	0.950	9	7135
	6	LPD3C4D2P	2' Linear	0.950	0.950	9, 12	3691

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Covered Entrance	Illuminance	Fc	2.62	8.2	0.0	N.A.	N.A.
Garage	Illuminance	Fc	3.48	5.8	0.9	3.87	6.44
North Entrance	Illuminance	Fc	1.47	7.6	0.0	N.A.	N.A.
South Entrance	Illuminance	Fc	2.71	14.3	0.1	27.10	143.00

Lumen and wattage values are typical, with a tolerance of +/- 10%. All designs and information provided are based upon Dialight's interpretation of information provided by the client or accepted by the client at the time. It remains the responsibility of the client to determine that the design is fit for purpose and that the parameters of the design are maintained to ensure continued compliance. This includes, but is not limited to: light fixture positions, quantities and mounting heights, room conditions (such as reflectance's and equipment locations if considered at the time), use and supplementary task lighting if used. Dialight cannot accept responsibility in respect of the design provided if these design parameters are not maintained and shall in no way be liable to the client or to any third parties for any direct, indirect or consequential damage, loss or expense arising from any defect in the design, or arising from the actual design provided, save where such damage, loss or expense arises as a result of Dialight's negligence.

This design and the information provided is done so in confidence, for the sole purpose of the recipient and may not be disclosed to any non-related third party or used for any other purpose without the express written permission of Dialight.

L-05xxx Columbia Gas - Old Brandon Station.AGI

Mounting Height: various

Reflectance: Outdoors

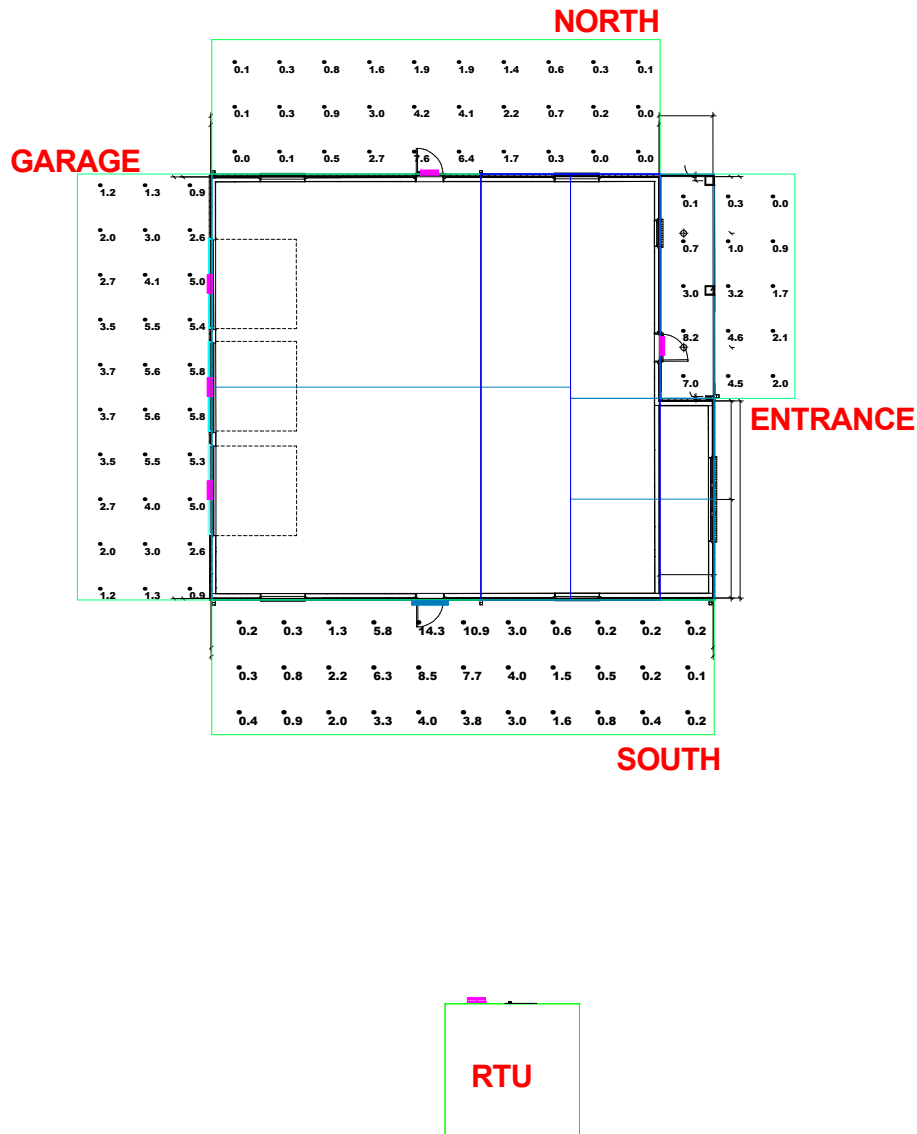
Date:6/11/2025

Page 2 of 10

Workplane: n/a

Point Spacing: 5'

Dialight
Dialight Corporation
Farmingdale, NJ
(732) 919-3119



L-05xxx Columbia Gas - Old Brandon Station.AGI

Mounting Height: various

Reflectance: Outdoors

Date:6/11/2025

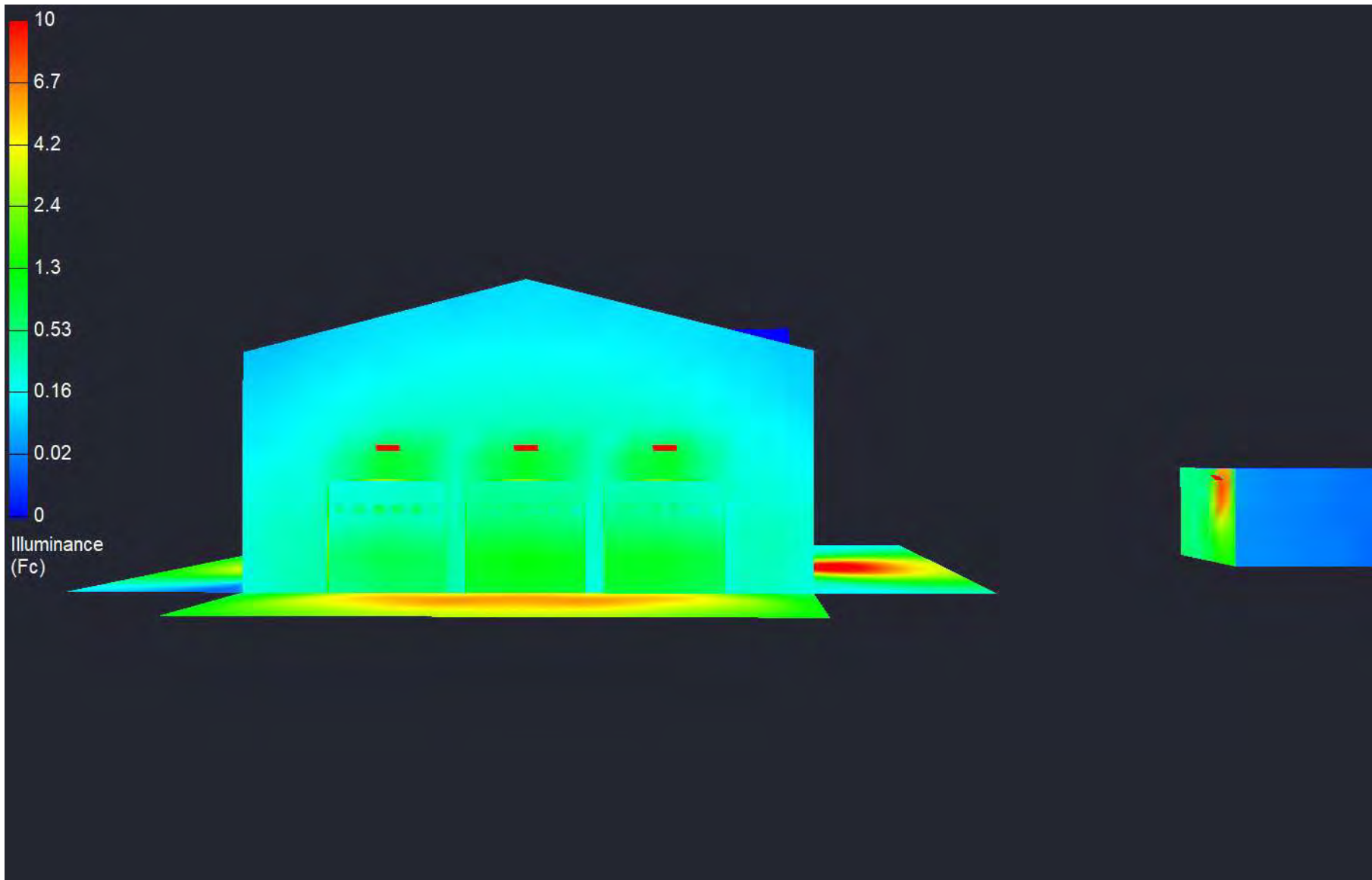
Page 3 of 10

Workplane: n/a

Point Spacing: 5'

Dialight
Dialight Corporation

Farmingdale, NJ
(732) 919-3119



L-05xxx Columbia Gas - Old Brandon Station.AGI

Mounting Height: various

Reflectance: Outdoors

Date:6/11/2025

Page 4 of 10

Workplane: n/a

Point Spacing: 5'

Dialight
Dialight Corporation

Farmingdale, NJ
(732) 919-3119



L-05xxx Columbia Gas - Old Brandon Station.AGI

Mounting Height: various

Reflectance: Outdoors

Date:6/11/2025

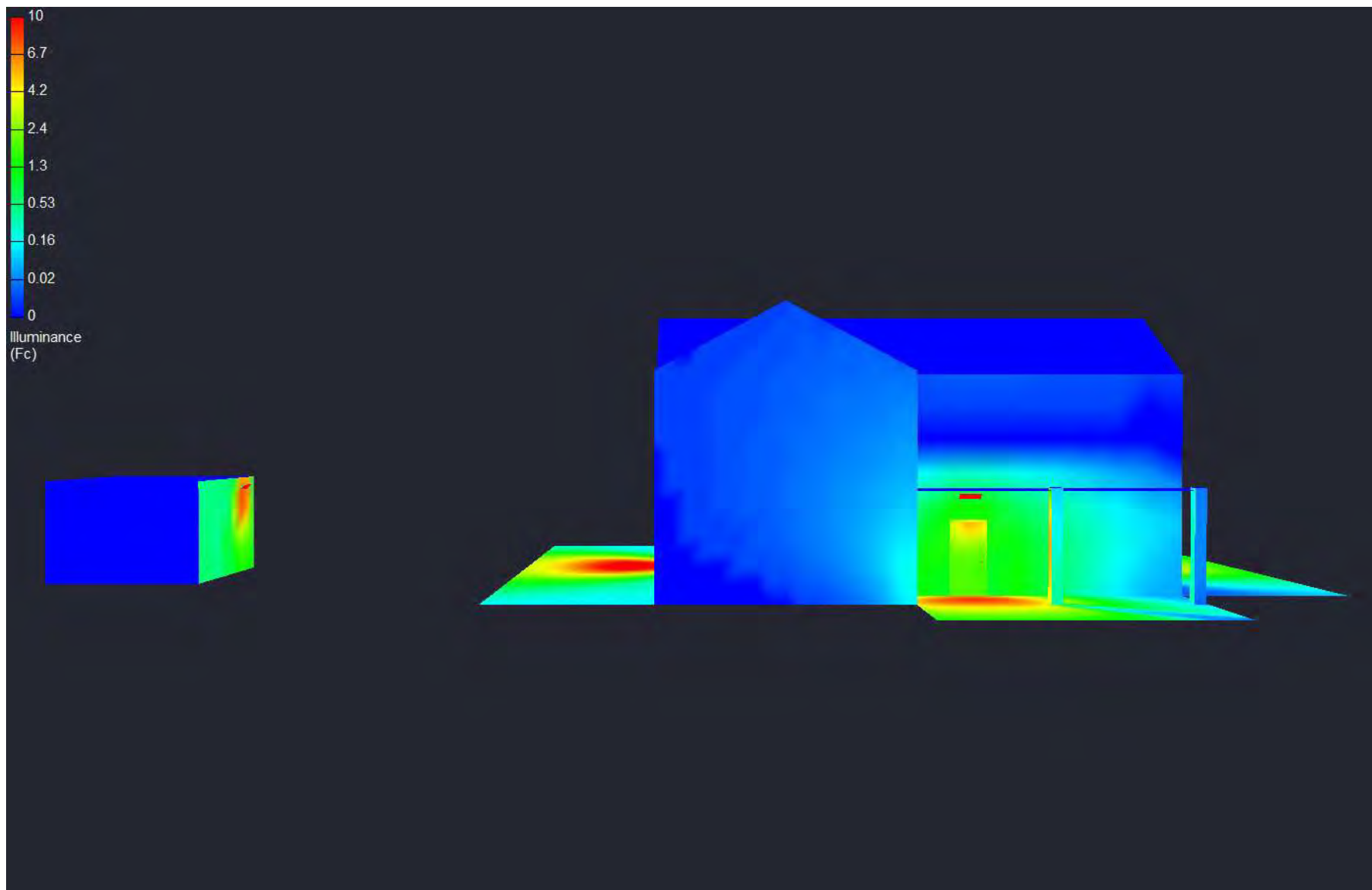
Page 5 of 10

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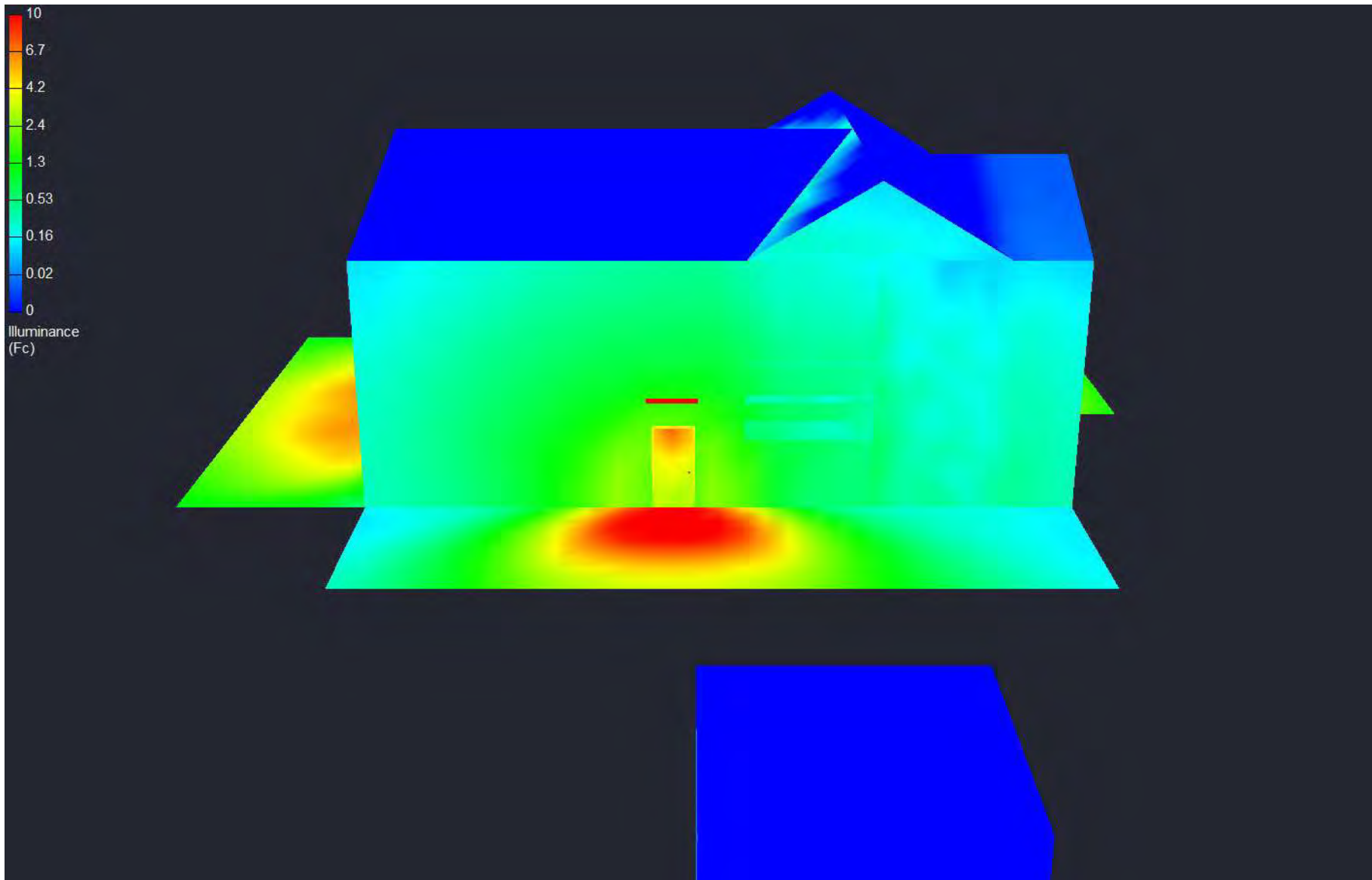
Date:6/11/2025

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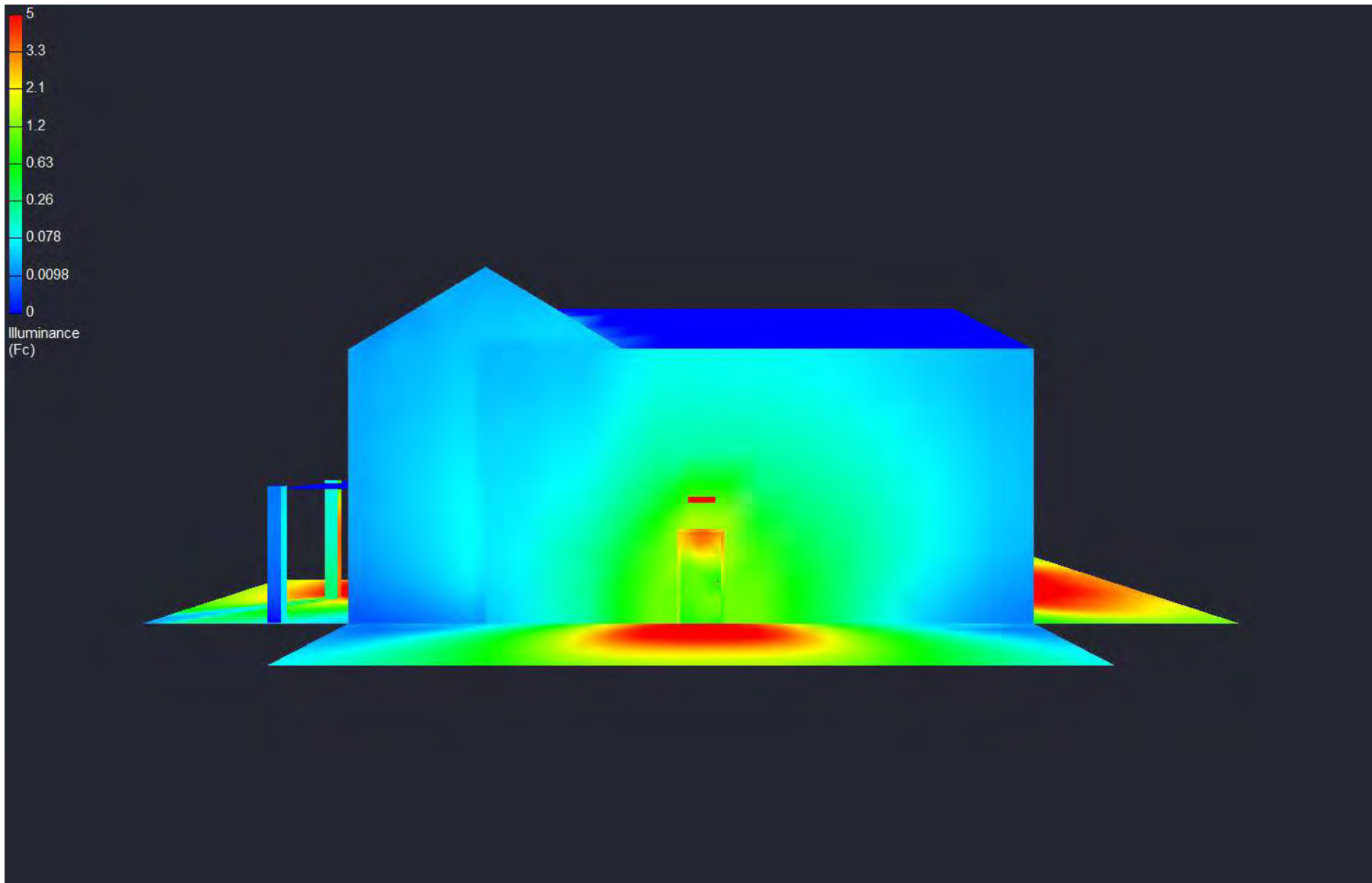
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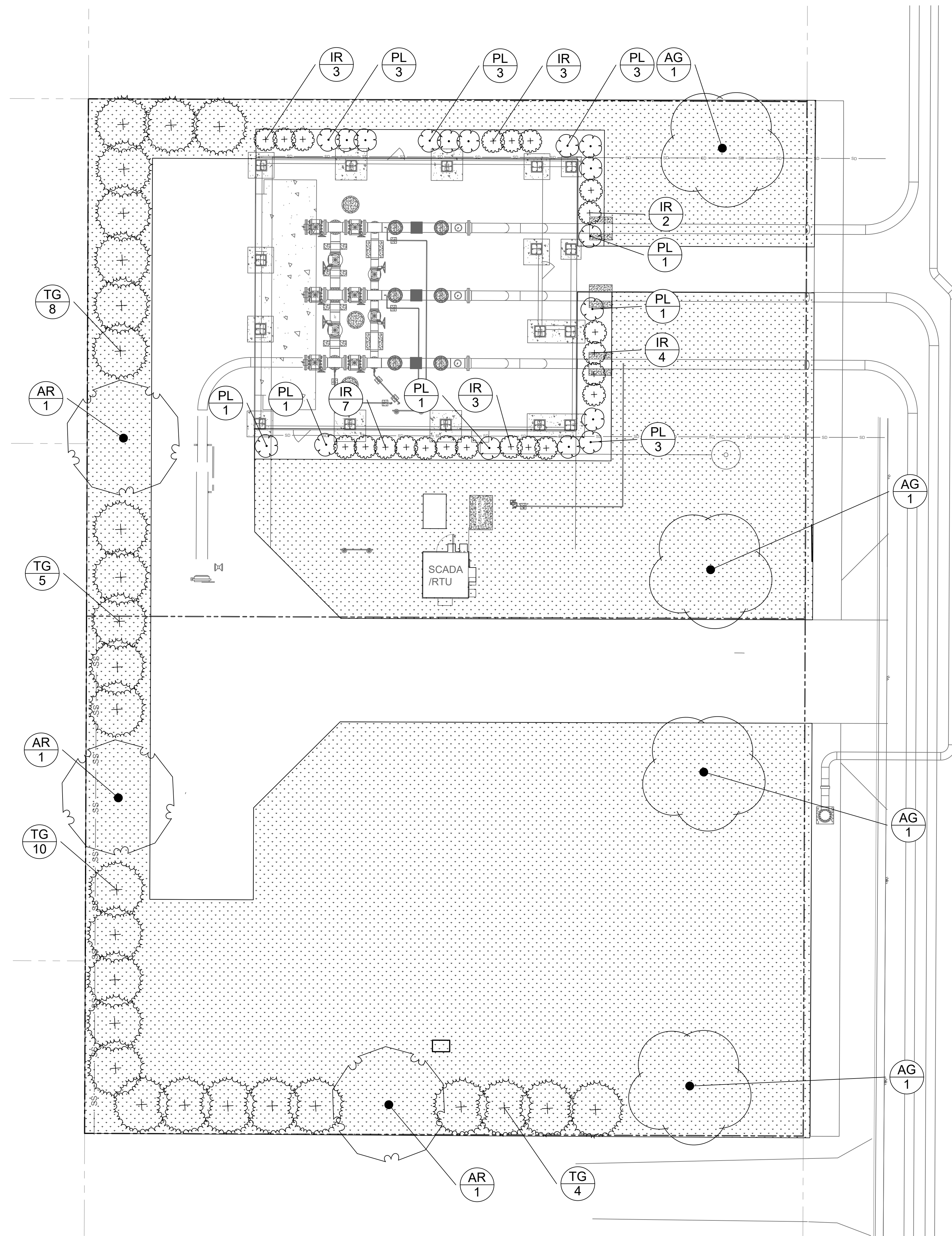
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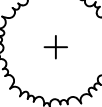
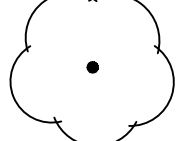
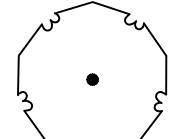
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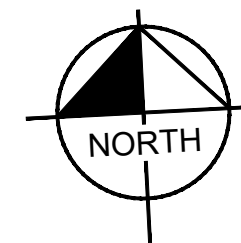
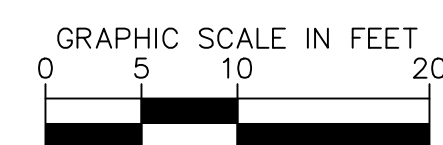
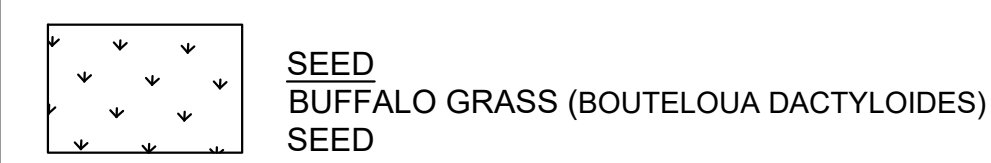
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose on



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL/SIZE</u>	<u>HEIGHT</u>
<u>CONIFEROUS TREES</u>							
	TG	27	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	6' HT. MIN.	
<u>DECIDUOUS TREES</u>							
	AC	4	AESCULUS X CARNEA 'BRIOTII'	BRIOTII RED HORSECHESTNUT	B & B	2.5" CAL MIN	
	AR	3	ACER RUBRUM	RED MAPLE	B & B	2.5" CAL MIN	
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>HEIGHT</u>
<u>CONIFEROUS SHRUBS</u>							
	IR	22	ILEX GLABRA 'STRONG BOX'	STONG BOX INKBERRY HOLLY	5 GAL	PER PLAN	36" MIN.
<u>DECIDUOUS SHRUBS</u>							
	PL	17	PHYSOCARPUS OPULIFOLIUS 'LADY IN RED'	LADY IN RED NINEBARK	5 GAL	PER PLAN	36" MIN.

SEEDING LEGEND



**COLUMBIA GAS
STATION**
2723 BRANDON RD.
COLUMBUS, OH 43221

ORIGINAL ISSUE: 04/03/2025
KHA PROJECT NO. 190269005
SHEET NUMBER

LA1.0

Kimley»Horn
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SCALE:	AS NOTED
DESIGNED BY:	KP
DRAWN BY:	KP
CHECKED BY:	CMH

[illegible]

SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MGT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE TYPING AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIPLINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MIS-SHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES SHALL BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SPECIES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORMS OF PLANTS REQUIRED. PLANTATION OF A LARGER SIZE AND FULL SCIENTIFIC NAME INCLUDING GENUS AND SPECIES, INCLUDING TWO BRANCHES SHALL BE ACCEPTED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. THE CLIENT MAY REQUEST INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LIST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF GENUS AND SPECIES AND FULL SCIENTIFIC NAME INCLUDING GENUS AND SPECIES, INCLUDING NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND TESTING RESULTS TO SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL, FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, CLUMP WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN AT LEAST 30 TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL, OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS, UNLESS OTHERWISE NOTED ON PLANS. MULCH SHALL BE LOCAL RIVER ROCK MULCH OR APPROVED EQUAL. DYED MULCH NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

	DIGGING AND HANDLING
1.	ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2.	PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3.	B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
J.	CONTAINER GROWN STOCK
1.	ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2.	AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3.	ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
K.	MATERIALS LIST
1.	QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
L.	FINE GRADING
1.	FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2.	THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3.	ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS, AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
M.	PLANTING PROCEDURES
1.	THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2.	VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY EXCAVATE AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3.	CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4.	FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5.	COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WASHED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6.	WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPLIANCE/NETS AND PLANTS.
7.	ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8.	TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9.	TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10.	PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11.	EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12.	IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13.	TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL. THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14.	TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15.	SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16.	TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17.	AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
18.	FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19.	ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20.	TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21.	SHRUBS AND GROUND COVER PLANTS SHALL BE EVEN

LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL, PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN FERTILIZE INSTALLED SO AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADEING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

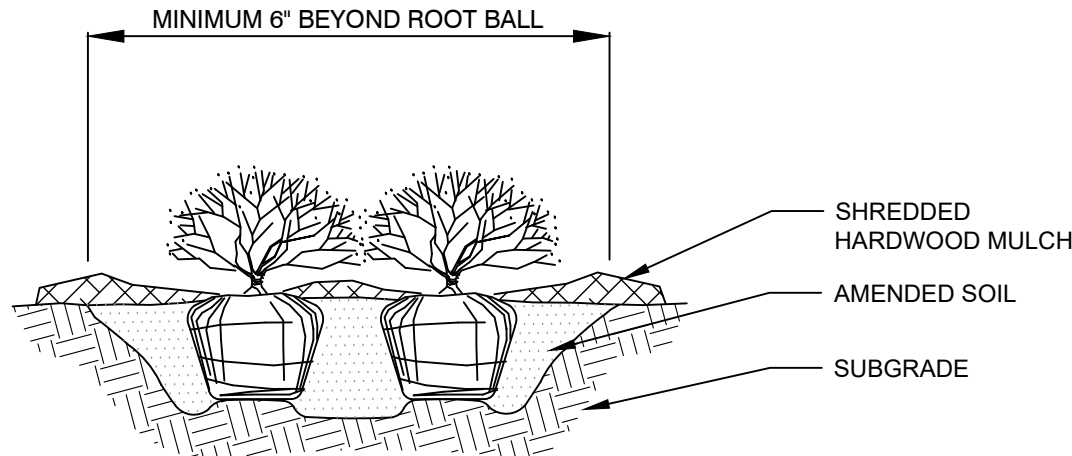
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

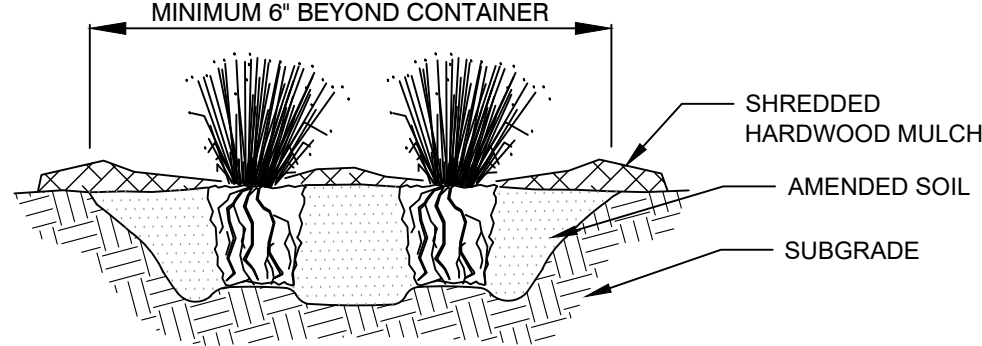
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Drawing name: C:\Users\VEAGAN\OneDrive\PAU\MapData\Local\Temp\MapPublic\41098\LANDSCAPE PLAN.dwg LA1.2 Aug 19, 2025 1:00pm by: Keegan-Pouff
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

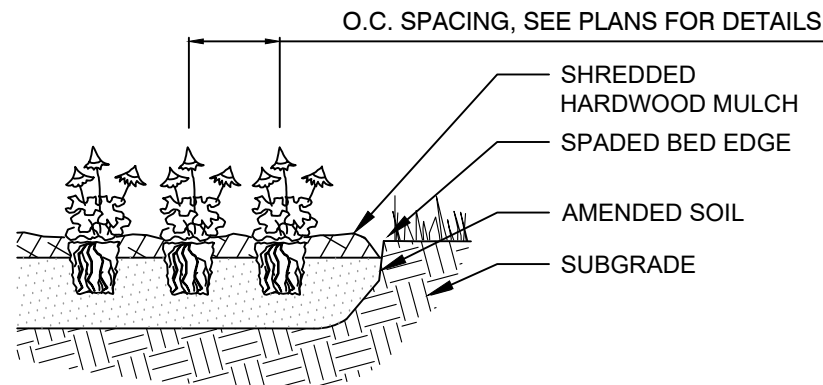


NOTES:

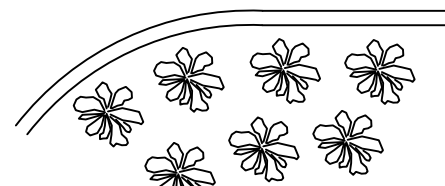
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION



PLAN VIEW

1 SHRUB PLANTING

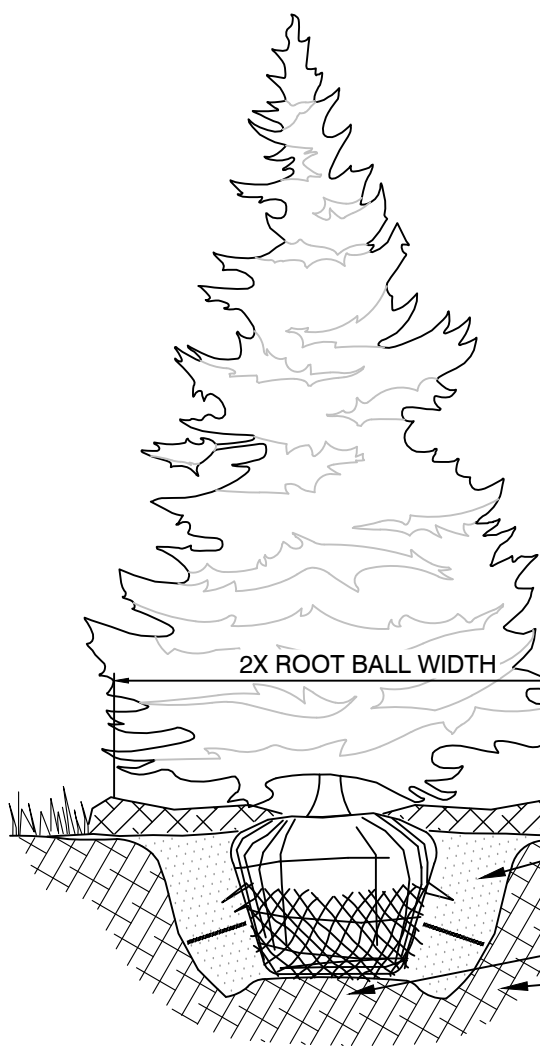
NTS

2 ORNAMENTAL GRASS PLANTING

NTS

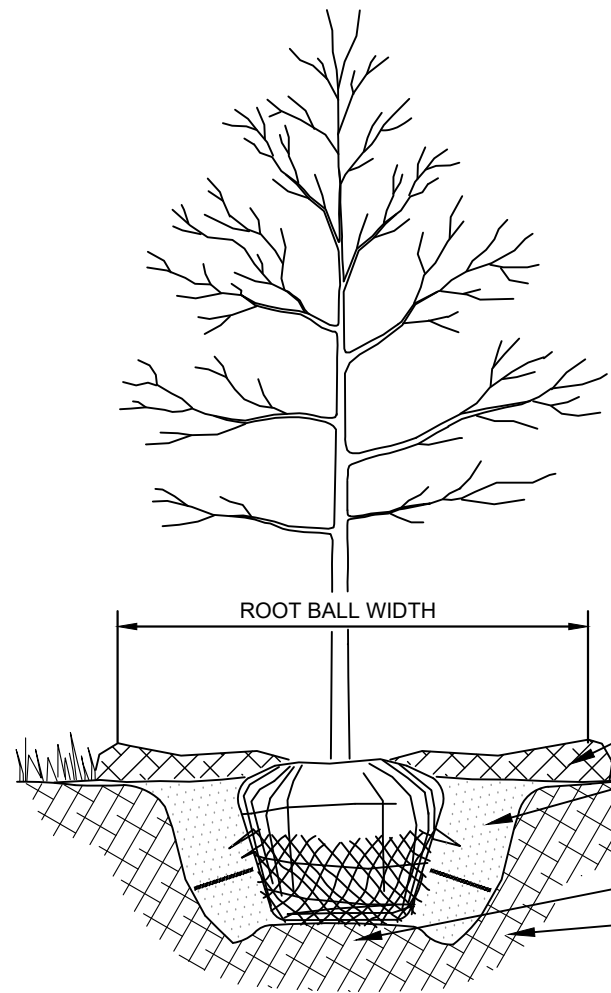
3 PERENNIAL PLANTING

NTS



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
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6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

4 EVERGREEN TREE PLANTING

NTS

5 TREE PLANTING

SCALE: N.T.S.

SCALE: AS NOTED

DESIGNED BY: KP

DRAWN BY: KP

CHECKED BY: CMH

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

**COLUMBIA GAS
STATION**

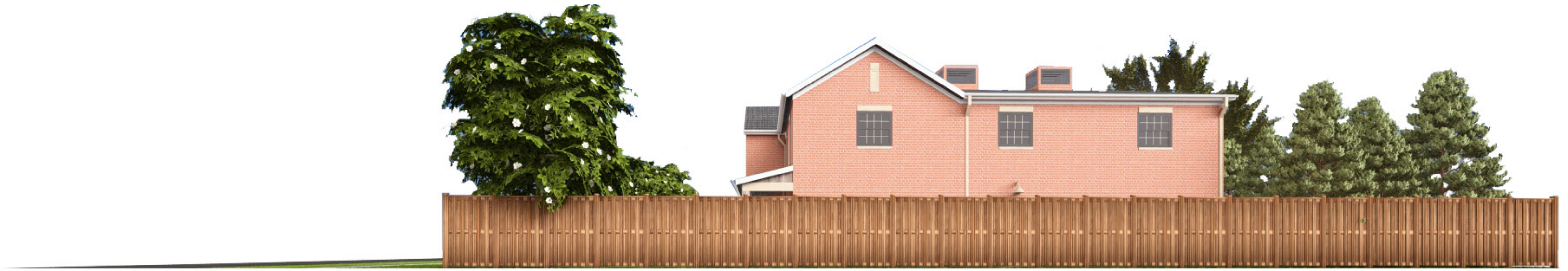
2723 BRANDON RD.
COLUMBUS, OH 43221

ORIGINAL ISSUE:
04/03/2025

KHA PROJECT NO.
190269005

SHEET NUMBER

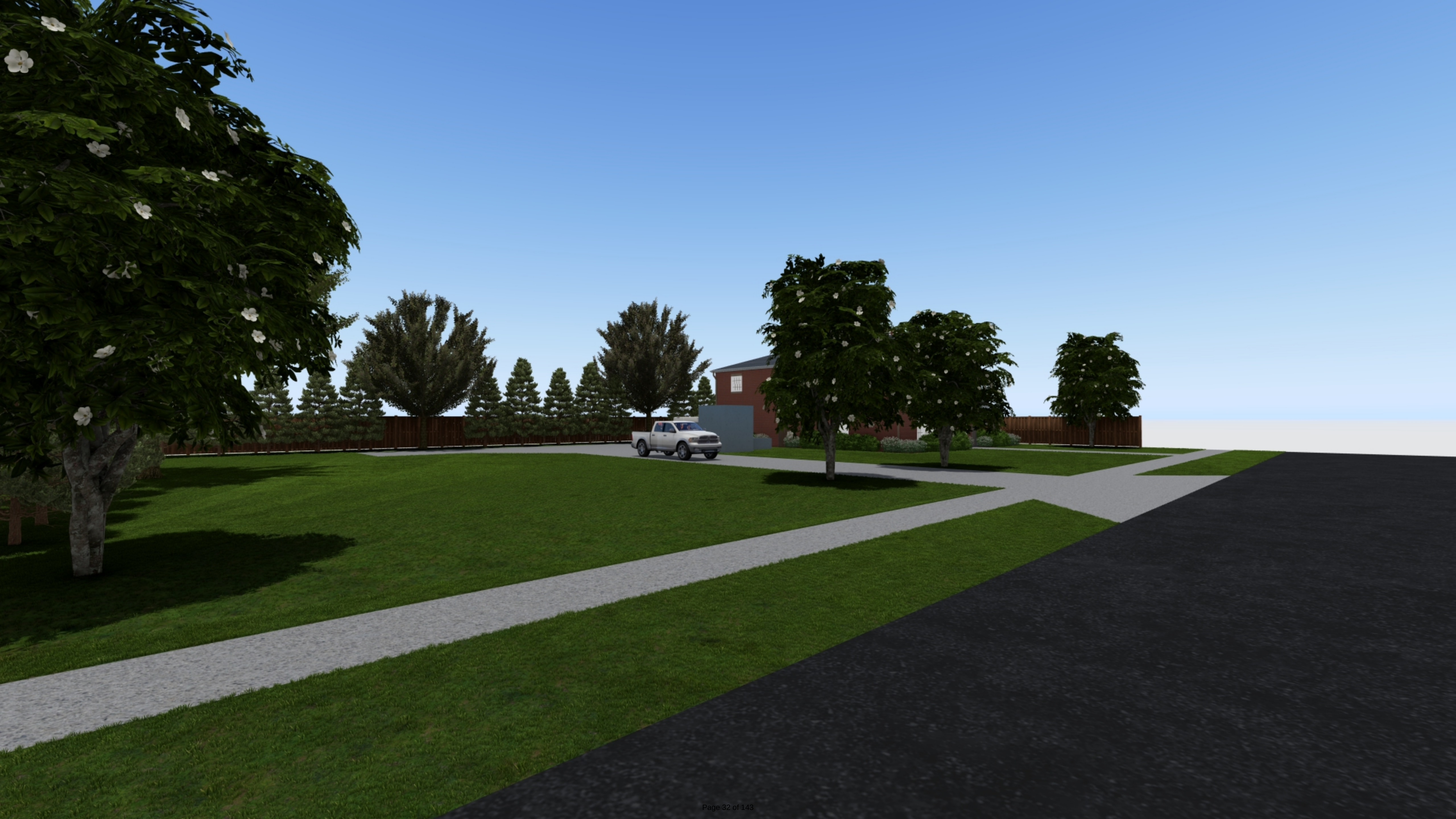
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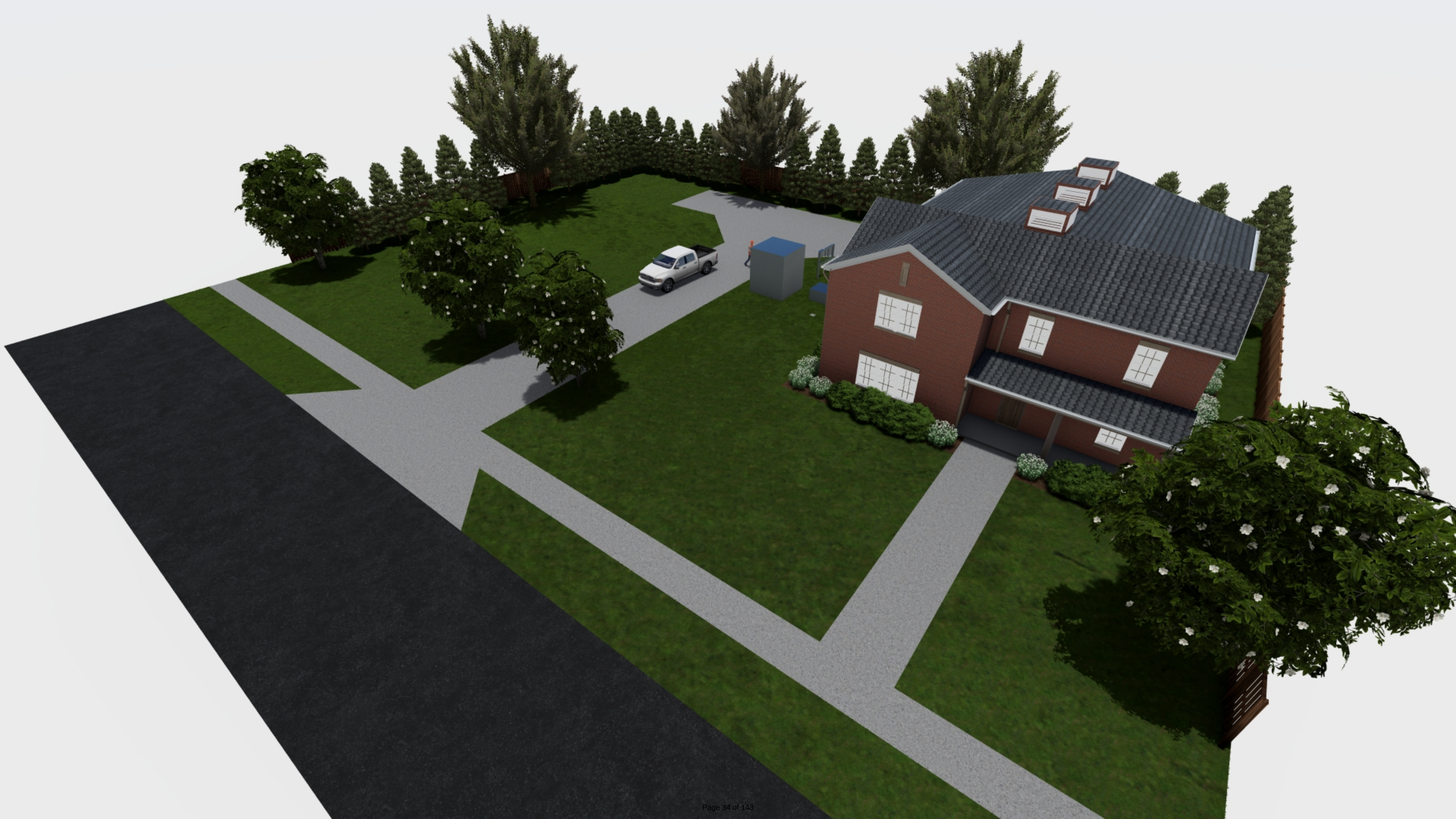


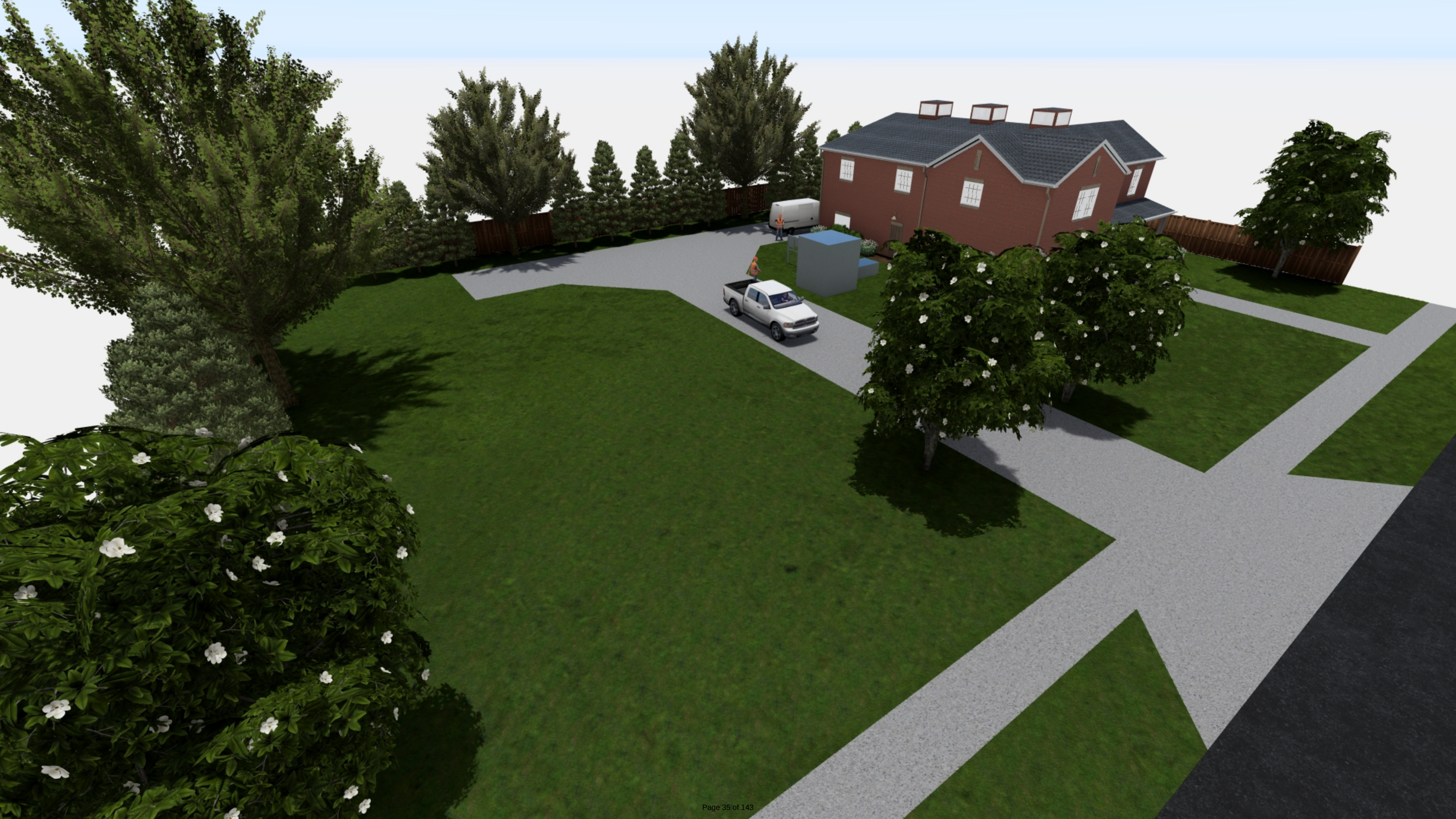












25-3960

Conditional Use

Status: Active

Submitted On: 8/20/2025

Primary Location

2723 BRANDON RD
UPPER ARLINGTON, OH 43221

Owner

COLUMBIA GAS OF OHIO INC
COLUMBUS OH 43215

Applicant

 Corey Oliver
 804-986-2558
 corey.oliver@camposepc.com
 1 Carriage Ln
Building D
Charleston, South Carolina 29407

BZAP Information

BZAP Case

CU-02-25

BZAP Review Date

09/17/2025

BZAP Conditions

Status

Pending

Vote Tally

Application Information

Project Description*

Columbia Gas of Ohio plans to utilize this site to construct a natural gas valve station which will provide safe and reliable gas distribution service to the Upper Arlington community. Enhanced safety features will be included in the design to comply with PHMSA federal code requirements.

How will this development comply with the zoning standards found in the City's Unified Development Ordinance?*

The proposed facilities will comply with the Upper Arlington Code of Ordinances applying to Zoning Designation Residential R1-C. All facilities will be installed within a building of residential aesthetic, designed by a local architecture firm. The building design will comply with residential building codes such as setback, driveways, fencing, etc.

How will this development comply with the goals and objectives listed in the City's Master Plan?* ?

The proposed use of this site will comply with the City of Upper Arlington's Master Plan (2013). Upper Arlington is a mature community that is largely residential with a small amount of commercial uses. The installation of the proposed natural gas station will allow for Columbia Gas of Ohio to continue to provide safe and reliable energy to the community. The facilities will be installed with a residential character, along with a typical landscaping plan, to minimize adverse visual impact to the surrounding community. These facilities will allow for an affordable and reliable energy source to be provided to the residences and businesses operating in Upper Arlington.

Briefly explain how potential impacts on the adjoining neighborhood will be mitigated.* ?

Columbia Gas of Ohio strives to minimize impact to the surrounding community as much as possible. The natural gas facilities will provide an energy stream for the betterment of the community. Enhanced safety features will be installed to ensure compliance with PHMSA federal code and reduce required maintenance. This will allow for the remote operation of equipment and minimize the amount of on-site operations. Residential driveway will be installed so that traffic will not be impacted during any on-site maintenance operations. The sidewalk will be replaced in the ROW to maintain walkability within the neighborhood. A local architecture firm was contracted to provide a residential aesthetic for the building to minimize visual impact.

What are the primary goals and objectives for this development.*

The primary goal and objective of this development is to provide safe and reliable natural gas distribution service to the community members and businesses of Upper Arlington. The proposed valve station will provide enhanced, modern equipment with some remote operation capabilities.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 3, 2025

Subject: 2233-2335 North Bank Drive (DEV-01-25) - Work Session review of a proposed campus redevelopment of the National Church Residences (NCR) properties, which would include a new office headquarters building and two senior housing buildings.

Overview

Since the July 2, 2025 BZAP Work Session, National Church Residences (NCR) has continued to work with Staff to make revisions to their Major Site Plan application. The most recent plan changes include: revisions to the rear elevation of the proposed office building and revisions to the landscape plan. NCR has also attended two recent City Council meetings, where a draft Development Agreement been them and the City was reviewed. Public comment occurred at both meetings, where nearly all comments were zoning-related- these have previously been shared with the Board. Staff's preliminary comment letter addresses the revised plan and some of those concerns raised by the public.

Zoning Code Requirements

The application includes three separate applications, two of which will be voted upon by the Board at the September 17, 2025, BZAP hearing:

- Major Site Plan application with one variance (to be reviewed by BZAP)
 - To reduce the maximum front yard setback along North Bank Drive from 10 feet (due to an existing utility easement that is to remain)
- Plat Amendment (BZAP to offer a recommendation to City Council)
 - To adjust parcel boundaries and lot numbers
 - To add language relating to permitted amenities within the maintenance easement and revoking previous plat amendments, and to remove language regarding maintenance of the lake (which would allow the City to take over these duties)
- Easement (to be reviewed by City Council)
 - Add a 15-foot-wide utility easement for an extension of the sanitary sewer line for the middle building

Attachments

1.	UA Prelim Comments - NCR 08.29.25
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2.	NCR Forestry comments 8.27.2025 36
3.	North Bank Office Park 222 - Update
4.	NCR Work Session 2 - Revised Plans
5.	BZAP WS - NCR #1
6.	Work Session #1 Summary - NCR Campus redevelopment revised





Date: Friday, August 29, 2025

To: Kevin Brown, Director of Senior Housing Development, National Church Residences
Susan Hinz, AIA, Studio Lead, Senior Living/Affordable Housing, MA Design

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net; 614-583-5083)

RE: Major Site Plan 01-25; National Church Residences, 2233-2335 North Bank Drive

This memo serves as a summary of preliminary Staff comments regarding the revised submittal of Major Site Plan 01-25 for a proposed campus redevelopment for National Church Residences (NCR) located at 2233-2335 North Bank Drive in Upper Arlington, Ohio (Parcel Numbers 070-013862 through 070-013865). The subject property is zoned PMOD, Planned Mixed Office District, which permits business, healthcare and professional offices; other uses, like residential and senior housing, are permitted once a minimum 10,000-square feet per acre of office use threshold is met. *[The submitted proposal meets this threshold.]*

The City's Technical Review Committee has met to discuss this application, and comments have been compiled below for your review. This document will serve as a guide for the discussion at the September 3, 2025, Board of Zoning and Planning (BZAP) Work Session, where updates will be expected. This application is scheduled for a public review and vote by BZAP on September 17, 2025.

[Note: The items identified in this letter are based on the City's preliminary review of the submitted drawings thus far and are not an exhaustive list. Other items may need to be addressed to comply with the [Unified Development Ordinance](#) (UDO) and City code; the City reserves the right to address additional items on this project as necessary.]

- 1) **Plat Amendment/Easements** – In addition to the Development Agreement being reviewed by City Council, Council will also have to review a plat amendment and an easement dedication. A plat amendment is required to adjust the parcel boundaries and lot numbers, as well as the language of the existing maintenance easement. The proposed plat amendment is a separate application and will be reviewed concurrently by BZAP for a recommendation to City Council. Staff has reviewed the amendment draft and made recommendations to accommodate potential City improvements and to remove language that is no longer applicable to the development at this site. A new 15-foot-wide utility easement will be needed for the sanitary sewer that is to be extended to service the middle parcel, as it cannot be located in the roadway. This must also be approved by City Council. Any additional easement dedications (or vacations) must also be reviewed and approved by City Council, though this may occur at a later date.
- 2) **Traffic/Road Maintenance** – An off-site, temporary construction road will not be required for this project. North Bank Drive is tentatively scheduled for resurfacing and/or replacement

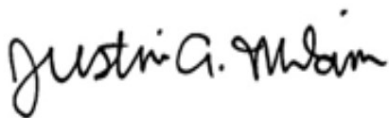
around 2029. Due to the proposed redevelopment and construction timeline, coordination with the Engineering Division will be needed to avoid damaging new infrastructure. All streets must be properly maintained and be free of dust, mud, and debris throughout the construction process. No other traffic-related improvements are recommended at this time.

- 3) **Utilities** – Thank you for supplying the required utility summary. The City Engineer has confirmed that adequate capacity exists for this project. Special attention must be paid to prevent silt runoff toward the lake, as well as to providing proper dust mitigation efforts during construction. As previously noted, a new easement will be required for the sanitary sewer extension. Any building encroachment into an existing easement would require a permit, which includes approval from all applicable utility companies.
- 4) **Variances** – A front yard setback variance to UDO Article 5.03 has been identified for all three proposed buildings, as the maximum building setback in the PMOD is 10 feet from right-of-way along both street frontages. This variance is a result of an existing utility easement that is to remain; it is clear that the buildings are set as far north as practicable. Staff has investigated the vacation and relocation of this easement, and it is clear that it would be cost-prohibitive: its width, length, the number of facilities, and the need to relocate them elsewhere on the property make such an action impractical.
- 5) **Building Design** – The revised building designs continue to meet those of the Envision Henderson Plan and standards in UDO Article 7.06, while also using a height step-back for the office building to reduce massing along the lake. Staff understands that relocating the office building lobby and meeting room areas would create more challenges with the proposed floor plates and parking layout, and would not allow the building to be any closer to North Bank Drive. Overall, the proposed floor heights are in line with minimum market requirements, and the exterior materials are high in quality, meeting City requirements. The use of occupancy sensors and window shades/tinting on the rear elevations is recommended. If approved, the final design of the third building would have to be approved by BZAP at a future date.
- 6) **Landscape Plan** – The revised landscape plan has been reviewed by the City Forester (see attached comments). The proposed plan preserves as many existing trees as practical, especially along the lake, and supplements them in a thoughtful and productive manner. Any off-site plantings will need to be coordinated with those private property owners.
- 7) **Signage** – The submitted signage framework is on the right track for code compliance. Thank you for considering the use of halo-style lighting for any illuminated signs. Signage may only face street frontages or parking lots, and may not be oriented toward the lake or neighborhood. Any directional signage has to be generic in nature and not be located in City right-of-way. All patio umbrellas should be solid in nature, and must not contain advertising material.
- 8) **Outdoor Lighting** – The revised outdoor lighting plan is compliant with City standards, with the understanding that the proposed parking lot lights on public property at Northwest Kiwanis Park are required. Shields should be added to those fixtures adjacent to Arlington Centre Boulevard.
- 9) **Recreational Path** – If approved by City Council as part of the Development Agreement, the City's Parks and Recreation Department will lead future planning efforts for the proposed recreational path along the north side of the lake, which would connect Northwest Kiwanis Park to Arlington Centre Boulevard, south of the proposed buildings. Staff recommends that the proposed path be located on public property, along the waterway(s), as opposed to on private property between the buildings. Whether or not the path is illuminated would be determined at this time.

- 10) **Emergency Services** - The City Engineer, Fire Division and Police Division have all confirmed that adequate site access exists. The Fire and Police Divisions have also confirmed that adequate service capacity exists in the event of an emergency.
- 11) **Sustainability**– Upper Arlington has a strong tradition of constructing new multi-story buildings utilizing environmentally-friendly designs, materials, and concepts. Thank you for committing to continue this standard for the three proposed buildings. Increased building setbacks and new/retained plantings along the lake were recommended by Franklin Soil and Water Conservation District, and are being applied as part this application.
- 12) **Outreach** – Thank you for the extensive amount of (and continued) outreach performed thus far. A “Ready for Change” sign has been placed on the site - please ensure this sign remains readily visible on the property until the BZAP and City Council processes are completed.
- 13) **Permit(s)** – Should the Major Site Plan, Plat Amendment, and Easement Applications be approved, a Demolition Permit, Building Permit, and associated trade permits will then be required. Coordination with the Chief Building Official will be needed on required inspections, site and work expectations, equipment staging, etc. For work located in City right-of-way, separate approvals and permits are also required. Please continue coordination with the City Engineer on stormwater management.
- 14) **Appeals** – After decisions are rendered on this application and any future permits, there are different appeal processes that can be filed by the applicant or any aggrieved party. UDO Article 4.10 and UDO Table 4-A outline these processes.

Thank you for your application (and plan revisions) and for your investment in, and commitment to, Upper Arlington. The City is appreciative of National Church Residence’s proactive community engagement efforts and for devising a plan that is in line with the PMOD zoning standards. Please continue to address the noted items so that as many of these issues are resolved prior to the BZAP hearing.

Regards,



Justin A. Milam, AICP
Senior Planner

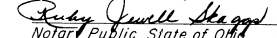
The City of Upper Arlington
3600 Tremont Road, Upper Arlington, OH 43221
o: 614-583-5083
e: jmilam@uaoh.net | upperarlingtonoh.gov



City of Upper Arlington

C: Steven Schoeny, City Manager
Jackie Thiel, PE, Assistant City Manager
Emma Speight, Community Affairs Director
James Russell, Economic Development Analyst
Darren Shulman, City Attorney
Darlene Pettit, Assistant City Attorney
Gary Wilfong, PE, Public Service Director
Aaron Scott, PE, City Engineer

Rory Stimpson, PE, Assistant City Engineer
Chad Gibson, AICP, Community Development Director
Roger Eastep, Chief Building Official
Taylor Mullinax, AICP, Planner
Chris Zimmer, Fire Chief
Alan Thompson, UAFFD Battalion Chief
Jeff Anderson, Park Development & Arts Superintendent
Samantha Simmons, City Forester
Keith Hall, Police Chief
Lt. Branden Staiger, UAPD



The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.
Approved this day of _____, 20_____.
Franklin Count Zoning Officer

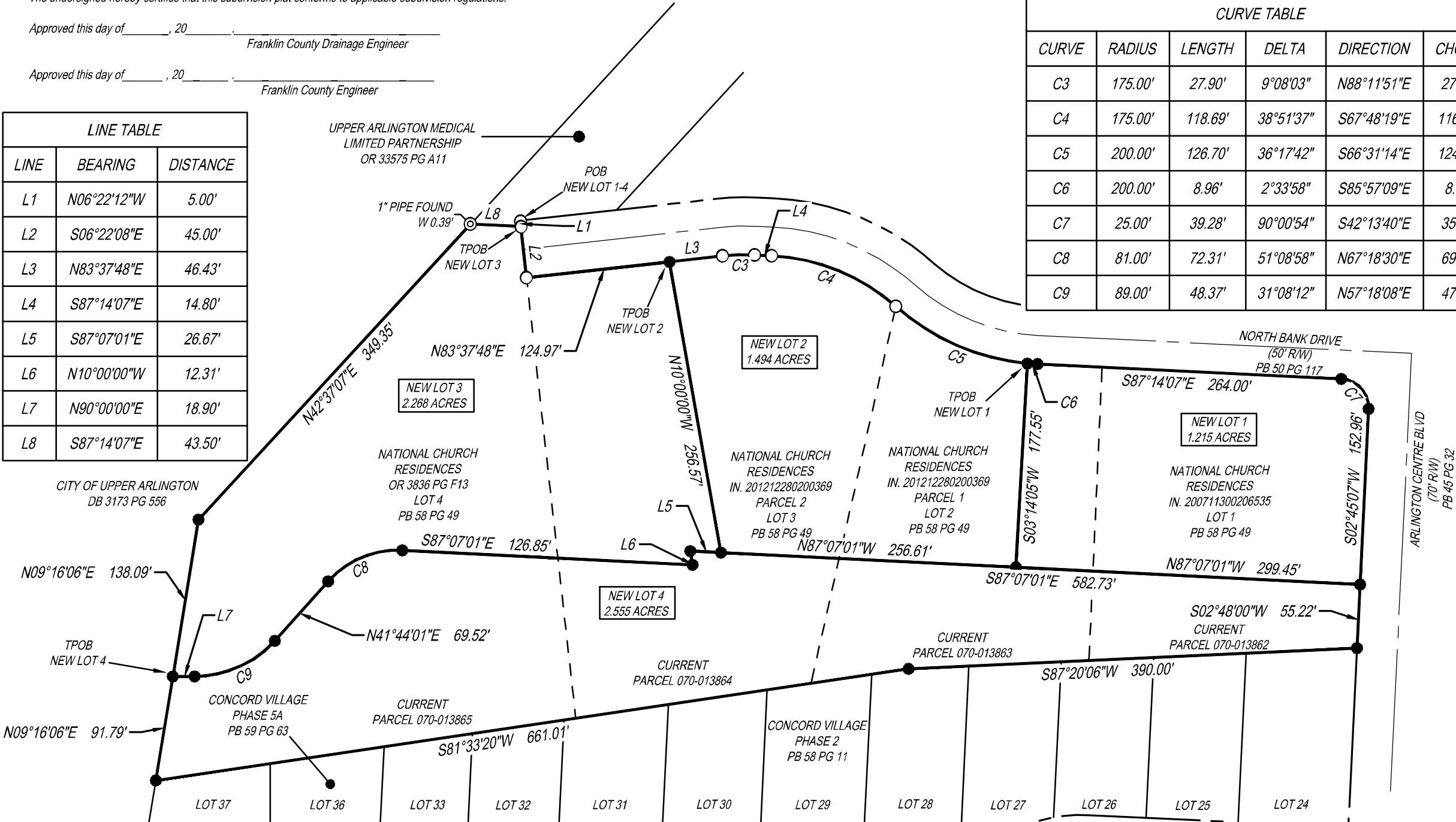
The undersigned hereby certifies that this subdivision plat conforms to Franklin County General Health District Board of Health regulations.
Approved this day of _____, 20_____.
Franklin County Public Health

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.
Approved this day of _____, 20_____.
Franklin County Sanitary Engineer

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.
Approved this day of _____, 20_____.
Franklin County Drainage Engineer

Approved this day of _____, 20_____.
Franklin County Engineer

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°22'12"W	5.00'
L2	S06°22'08"E	45.00'
L3	N83°37'48"E	46.43'
L4	S87°14'07"E	14.80'
L5	S87°07'01"E	26.67'
L6	N10°00'00"W	12.31'
L7	N90°00'00"E	18.90'
L8	S87°14'07"E	43.50'



- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET (KLEINGERS GROUP)
- ⊙ IRON PIPE FOUND (SIZE AS NOTED)
- NEW LOT LINES
- - - OLD LOT LINES
- - - CENTERLINE
- - - RIGHT OF WAY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

Preliminary
08/26/2025 11:16:15 AM

JOHN T. PAUL DATE
OHIO PROFESSIONAL SURVEYOR NO. 8818

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C3	175.00'	27.90'	9°08'03"	N88°11'51"E	27.87'
C4	175.00'	118.69'	38°51'37"	S67°48'19"E	116.43'
C5	200.00'	126.70'	36°17'42"	S66°31'14"E	124.59'
C6	200.00'	8.96'	2°33'58"	S85°57'09"E	8.96'
C7	25.00'	39.28'	90°00'54"	S42°13'40"E	35.36'
C8	81.00'	72.31'	51°08'58"	N67°18'30"E	69.93'
C9	89.00'	48.37'	31°08'12"	N57°18'08"E	47.77'

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd Suite H Westerville, OH 43082 614.882.4311

NATIONAL CHURCH RESIDENCES
NE QRT. TWP., T1N, R19W
UNITED STATES MILITARY DISTRICT
CITY OF UPPER ARLINGTON
COUNTY OF FRANKLIN, OHIO

PLAT AMENDMENT TO
NORTH BANK OFFICE PARK
PB 58 PG 49

SEAL:

NO.	DATE	DESCRIPTION

PROJECT NO: 230274VSD002

DATE: 06-23-2025

SCALE: 1" = 100'

SHEET NAME: **PLAT AMENDMENT**

SHEET NO. **1 OF 1**



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**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 1**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535 and known as Lot 1 in Plat Book 58 Page 49 and part of a tract of land owned by National Church Residences as recorded as Parcel 1 in Instrument 201212280200369 and known as Lot 2 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South 06°22'12" east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49; thence South 06°22'08" East, a distance of 45.00 feet to a 5/8-inch iron rebar found in the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument Number 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, the same being the southerly right of way of said North Bank Drive; thence North 83°37'48" east, a distance of 124.97 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar set; thence North 83°37'48" East, a distance of 46.43 feet to a 5/8-inch iron rebar found at a point of curvature; thence with a curve to the right having a radius of 175.00 feet, an arc length of 27.90 feet, a delta angle of 09°08'03" and bearing North 88°11'51" East, a chord distance of 27.87 feet to a 5/8-inch iron rebar found at a point of tangency; thence South 87°14'07" East, a distance of 14.80 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar found at a point of curvature; thence with a curve to the right having a radius of 175.00 feet, an arc length of 118.69 feet, a delta angle of 38°51'37" and bearing South 67°48'19" East, a chord distance of 116.43 feet to a 5/8-inch iron rebar found at a point of reverse curvature, along the southerly right of way of said North Bank Drive and the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 1 in said Instrument Number 201212280200369; thence with a curve to the left having a radius of 200.00 feet, an arc length of 126.70 feet, a delta angle of 36°17'42" and bearing South 66°31'14" East, a chord distance of 124.59 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar set at the True Point of Beginning;

Thence, from the True Point of Beginning, with a curve to the left having a radius of 200.00 feet, an arc length of 8.96 feet, a delta angle of 02°33'58" and bearing South 85°57'09" east, a chord distance of 8.96 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar set at a point of tangency;

Thence South 87°14'07" East, a distance of 264.00 feet, along the southerly right of way of said North Bank Drive and the northerly property line of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535 and known as Lot 1 in Plat book 58 Page 49, to a 5/8-inch iron rebar set at a point of curvature;



Thence with a curve to the right having a radius of 25.00 feet, an arc length of 39.28 feet, a delta angle of $90^{\circ}00'54''$ and bearing South $42^{\circ}13'40''$ east, a chord distance of 35.36 feet, along the westerly right of way of Arlington Centre Blvd. (70 ft. R/W) to a 5/8-inch iron rebar set at a point of tangency;

Thence South $02^{\circ}45'07''$ West, a distance of 152.96 feet, along the westerly right of way of said Arlington Centre Blvd to a 5/8-inch iron rebar set;

Thence North $87^{\circ}07'01''$ West, a distance of 299.45 feet to a 5/8-inch iron rebar set;

Thence North $03^{\circ}14'05''$ East, distance of 177.55 feet to the True Point of Beginning and containing 1.215 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North $02^{\circ}45'07''$ West for the centerline of Arlington Centre Blvd.

Preliminary

08/26/2025 11:12:22 AM

John T. Paul

Ohio Professional Surveyor No. 8188

Date



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**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 2**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded as Parcel 1 and Parcel 2 in Instrument Number 201212280200369 and known as Lot 2 and Lot 3 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South $06^{\circ}22'12''$ east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49; thence South $06^{\circ}22'08''$ East, a distance of 45.00 feet to a 5/8-inch iron rebar found in the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument Number 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, the same being the southerly right of way of said North Bank Drive; thence North $83^{\circ}37'48''$ east, a distance of 124.97 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar set at the True Point of Beginning;

Thence, from the True Point of Beginning, North $83^{\circ}37'48''$ East, a distance of 46.43 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar found at a point of curvature;

Thence with a curve to the right having a radius of 175.00 feet, an arc length of 27.90 feet, a delta angle of $09^{\circ}08'03''$ and bearing North $88^{\circ}11'51''$ East, a chord distance of 27.87 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar found at a point of tangency;

Thence South $87^{\circ}14'07''$ East, a distance of 14.80 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar found at a point of curvature;

Thence with a curve to the right having a radius of 175.00 feet, an arc length of 118.69 feet, a delta angle of $38^{\circ}51'37''$ and bearing South $67^{\circ}48'19''$ East, a chord distance of 116.43 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar found at a point of reverse curvature, being the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 1 in said Instrument Number 201212280200369;

Thence with a curve to the left having a radius of 200.00 feet, an arc length of 126.70 feet, a delta angle of $36^{\circ}17'42''$ and bearing South $66^{\circ}31'14''$ East, a chord distance of 124.59 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar set;

Thence South $03^{\circ}14'05''$ West, a distance of 177.55 feet to a 5/8-inch iron rebar set;



Thence North 87°07'01" west, a distance of 256.61 feet to a 5/8-inch iron rebar set;

Thence North 10°00'00" West, a distance of 256.57 feet to the True Point of Beginning and containing 1.494 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 02°45'07" West for the centerline of Arlington Centre Blvd.

Preliminary
08/26/2025 11:12:46 AM

John T. Paul
Ohio Professional Surveyor No. 8188

Date



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**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 3**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49 and part of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South $06^{\circ}22'12''$ east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49 and being the True point of Beginning;

Thence, from the True Point of Beginning, South $06^{\circ}22'08''$ East, a distance of 45.00 feet to a 5/8-inch iron rebar found in the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument Number 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, the same being the southerly right of way of said North Bank Drive;

Thence North $83^{\circ}37'48''$ east, a distance of 124.97 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar set;

Thence South $10^{\circ}00'00''$ East, a distance of 256.57 feet to a 5/8-inch iron rebar set;

Thence South $87^{\circ}07'01''$ East, a distance of 26.67 feet to a 5/8-inch iron rebar set;

Thence South $10^{\circ}00'00''$ East, a distance of 12.31 feet to a 5/8-inch iron rebar set;

Thence South $87^{\circ}07'01''$ East, a distance of 125.59 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the left having a radius of 81.00 feet, an arc length of 72.31 feet, a delta angle of $51^{\circ}08'58''$ and bearing South $67^{\circ}18'30''$ West, a chord distance of 69.93 feet to a 5/8-inch iron rebar set at a point of tangency;

Thence South $41^{\circ}44'01''$ West, a distance of 69.52 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the right having a radius of 89.00 feet, an arc length of 48.37 feet, a delta angle of $31^{\circ}08'12''$ and bearing South $57^{\circ}18'08''$ West, a chord distance of 47.77 feet to a 5/8-inch iron rebar set at a point of tangency;



Thence South 90°00'00" West, a distance of 18.90 feet to a 5/8-inch iron rebar set in the easterly property line of a tract of land owned by City of Upper Arlington as recorded in Deed Book 3173 Page 556;

Thence North 09°16'06" East, a distance of 138.09 feet;

Thence North 42°37'07" East, a distance of 349.35 feet to a point referenced by a 1-inch iron pipe found west 0.39 feet from property corner at the southwesterly corner of said Upper Arlington Medical Limited Partnership tract;

Thence South 87°14'07" East, a distance of 43.50 feet to the True Point of Beginning and containing 2.268 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 02°45'07" West for the centerline of Arlington Centre Blvd.

Preliminary

08/26/2025 11:13:08 AM

John T. Paul

Date

Ohio Professional Surveyor No. 8188



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**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 4**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535 and known as Lot 1 in Plat Book 58 Page 49, part of a tract of land owned by National Church Residences as recorded as Parcel 1 and Parcel 2 in Instrument 201212280200369 and known as Lot 2 and Lot 3 in Plat Book 58 Page 49 and part of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South $06^{\circ}22'12''$ east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49; thence North $87^{\circ}14'07''$ West, a distance of 43.50 feet to a point referenced by a 1-inch iron pipe found in the easterly property line of a tract of land owned by City of Upper Arlington as recorded in Deed Book 3173 Page 556; thence South $42^{\circ}37'07''$ West, a distance of 349.35 feet to a 5/8-inch iron rebar set; thence South $09^{\circ}16'06''$ West, a distance of 138.09 feet to the True Point of Beginning;

Thence, from the True Point of Beginning, North $90^{\circ}00'00''$ East, a distance of 18.90 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the left having a radius of 89.00 feet, an arc length of 48.37 feet, a delta angle of $31^{\circ}08'12''$ and bearing North $57^{\circ}18'08''$ East, a chord distance of 47.77 feet to a 5/8-inch iron rebar set at a point of tangency;

Thence North $41^{\circ}44'01''$ East, a distance of 69.52 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the right having a radius of 81.00 feet, an arc length of 72.31 feet, a delta angle of $51^{\circ}08'58''$ and bearing North $67^{\circ}18'30''$ East, a chord distance of 69.93 feet to a 5/8-inch iron rebar set at a point of tangency;

Thence South $87^{\circ}07'01''$ East, a distance of 125.59 feet, to a 5/8-inch iron rebar set;

Thence North $10^{\circ}00'00''$ West, a distance of 12.31 feet to a 5/8-inch iron rebar set;

Thence South $87^{\circ}07'01''$ East, a distance of 582.73 feet to a 5/8-inch iron rebar set in the westerly right of way of Arlington Centre Blvd (70 ft. R/W);

Thence South $02^{\circ}45'07''$ West, a distance of 55.22 feet, along the westerly right of way of said Arlington Centre Blvd to a 5/8-inch iron rebar set at the northeasterly corner of



Concord Village Phase 2 as recorded in Plat Book 58 Page 11 and the southeasterly corner of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535;

Thence South 87°20'06" West, a distance of 390.00 feet, along the southerly property line of a tract of land owned by National Church Residences as recorded as Parcel 1 in Instrument Number 201212280200369, to a 5/8-inch iron rebar set;

Thence South 81°33'20" West, a distance of 661.01 feet, along the southerly property line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13, to a 5/8-inch iron rebar set in the easterly property line of said City of Upper Arlington;

Thence North 09°16'06" East, a distance of 91.79 feet to a 5/8-inch iron rebar set at the True Point of Beginning and containing 2.268 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 02°45'07" West for the centerline of Arlington Centre Blvd.

Preliminary

08/26/2025 11:16:41 AM

John T. Paul
Ohio Professional Surveyor No. 8188

Date

August 26, 2025

The City of Upper Arlington
Community Development Department
3600 Tremont Road
Upper Arlington, OH 43221



Attn: Justin Milam, Senior Planner

Project: National Church Residences Corporate Campus
Re: Major Site Plan - Zoning Submission

Dear Justin,:

1. **Notification** - The submitted notification was incomplete, as it did not include a list of property owners within 100 feet of the site who were notified via certified mail of the BZAP hearing details. This notice was to occur at least 21 days in advance of the hearing. For this reason, the application has been postponed to the September 17th BZAP hearing. Proper notice must occur on or before August 27th. [This will provide additional time to resolve outstanding issues in advance of the BZAP vote.]

Response: The required notice has been provided to property owners within 100 feet of the site. The completed Certification of Notice is attached.

2. **Plat Amendments/Easements** - A plat amendment is needed in order to adjust the parcel boundaries and numbers, as well as the language pertaining to the maintenance easement (to allow the proposed recreational path and lake maintenance by the City). This separate application, submitted in partnership by the City, will be heard concurrently by BZAP, but must also be approved by City Council. Clarification is needed on which existing utility easements will be encroached upon (preferred) and/or vacated, or if any new utility easements need to be dedicated. [A separate City Council process is involved with easement dedications and vacations as well.]

Response:

1. *Building 3 will encroach into the new Parcel #4, until the building is demolished.*
2. *There is an existing sanitary sewer and an existing storm sewer easement through the site.*
 - a. *Vacating of easements will happen as the plans for each new parcel are designed, through a phased approach.*
 1. *Demolition of buildings on Existing Lot 1, 2 and 3 would not require vacation*



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Page 55 of 143

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2. *Design of Parcel #1 would not require vacation of easements*
 3. *Design of Parcel #2 would require a new sanitary main extension, w/ new easement. The vacation of the 15' easement, oriented from west to east through the middle of the sites, would be required as well.*
 4. *The existing storm sewer easement that runs north and south, along the west side of existing Lot #3 may be vacated with Parcel #2 design, which will require a new easement for the relocation of this storm.*
 5. *Both of these easements will likely be vacated by the time new Parcel 3 develops.*
- b. *New utility easement locations are not known at this, and will be determined during the design of Parcels #2 and #3.*

3. **Traffic/Road Maintenance** - North Bank Drive is tentatively scheduled for resurfacing and/or replacement around 2029. Due to the proposed redevelopment and construction timeline, coordination with the Engineering Division will be needed to avoid damaging new infrastructure. Nothing else is needed as it relates to the Traffic Impact Study.

Response: Resurfacing and replacement timeline is noted.

4. **Utilities** - A utility narrative or summary letter was not submitted as previously requested. This narrative must outline plans for all on-site utilities, including sanitary sewer capacity and water pressure. The only information submitted thus far relates to the proposed stormwater management infrastructure, where special attention to silt runoff and dust mitigation will be needed.

Response: Please refer to the attached utility narrative and "will serve" letters from the energy providers for the requested information.

5. **Variance** - A front yard setback variance to UDO Article 5.03 has been identified for all three proposed buildings, as the maximum building setback in the PMOD is 10 feet along both street frontages. This variance is a result of an existing utility easement that is to remain; it is clear that the buildings are set as far north as possible. Staff has not identified any other variances to be included the application at this time.

Response: It is understood that a variance is required. Due to the constraints of the existing utility easements, there is no feasible way to avoid the need for this variance. The building is located as far north and east as possible due to existing site constraints.

6. **Building Design** - The proposed building designs meet those of the Envision Henderson Plan and standards in UDO Article 7.06, while also using a step-back for the office building to reduce massing along the lake. Please provide building material specifications/samples for the Board's review. More information is needed on the proposed rooftop mechanical screening walls as

well as the types of units included within them. Noise levels at the property line cannot exceed 60 decibels.

Response: Refer to revised elevations for material specifications for the two buildings in the current phase of the project. Material samples will be provided to staff and the board for review.

Mechanical units on the rooftop of the office building have not been specified; however, they will comply with the City's code requirement and will not exceed 60 decibels at the property line. This equipment will be screened with a panelized system; a specification sheet of this type of system is attached for review.

Rooftop mechanical equipment on the residential buildings will be screened by the building's parapets or a panelized system if required. This equipment will also comply with the City's code requirements for noise levels.



7. **Landscape Plan** - The submitted landscape plan meets the general standards for street trees, parking lot screening and foundation plantings; specific species and installation sizes will need to be noted and coordinated with the City Forester. The City's landscape code, UDO Article 6.07, offers recommended plantings for consideration. Thank you for preserving nearly all of the existing trees located along the lake; more information is needed on which trees are to be removed overall.

Response: Refer to the Existing Landscape Plan L001, which notes the trees that are proposed to be removed. The proposed types of trees and species are included on the Landscape Site Plan L003.

8. **Signage** - It is Staff's understanding that signage plans have not yet been developed. Any new building and free-standing signage must meet the City's Sign Code (UDO Article 6.06). Staff would recommend the use of halo-style lighting for any illuminated signs. Signage may only face street frontages and may not be oriented toward the lake, neighborhood or park. Any directional signage has to be generic in nature and not be located in City right-of-way.

Response: It is the project's intent to fully comply with the City's sign code for all signage proposed on the campus. Specific sign designs and locations will be submitted for review and approval at a later date. The Owner and Design Team acknowledge the City's preference for halo-lit signage and will incorporate this approach where appropriate in the future submittal.

9. **Exterior Lighting** - Staff has identified (and already shared) several issues with the proposed outdoor lighting plan and is hopeful these can be easily resolved. The main issues include: max./min. and avg./min. lighting values, missing pole heights, and photometric plans not aligning with fixture cut sheets. It is important that these plans meet the City's Dark Sky® standards. Please also

move the lighting for the recreational path to the north side and confirm maintenance responsibility, as these fixtures all match and are part of the same outdoor lighting plan.

Response: Refer to the revised photometric plans. The zoning requirements for lighting intensity and uniformity have been met along the north/public side of the project at North Bank Drive, within the parking lots, and along the streets between buildings.

Bollard lighting is proposed along the south side of the project to minimize visual impact and maintain a low lighting profile. While this approach can create localized hot spots directly beneath the fixtures, it achieves the desired effect of reducing glare and overall visibility of lighting.

Revised cut sheets are included and the proposed fixtures meet Dark Sky® standards.



10. **Recreational Path** - Please ensure that the proposed recreational path along the north side of the lake could be at least 10 feet wide and could tie into the existing path at Northwest Kiwanis Park and proposed sidewalk along Arlington Centre Boulevard. The City's Parks and Recreation Department will lead the future discussions of this potential amenity as part of the park expansion.

Response: The proposed recreational path is 10' wide as noted on the Location Plan C100. It connects to the existing path at Northwest Kiwanis Park with a "Y." The path directly connects to the existing sidewalk along Arlington Centre Boulevard as shown.

11. **Sustainable Building** - Upper Arlington has a strong tradition of constructing new multi-story buildings utilizing environmentally-friendly designs, materials and concepts. Please ensure the three buildings meet minimum LEED® (or similar) requirements per Article 7.06 - they do not need to be certified.

Response: It is understood that the buildings are required to meet Upper Arlington's sustainability requirements, and that compliance shall be demonstrated at the time of building permit application. The office building will meet certification requirements for LEED BD+C Certified or an equivalent standard. The Senior Living building shall meet certification requirements for LEED Silver. The Future Senior Living Building will be evaluated at the time of design, but it will meet the city's requirements.

12. **Outreach** - Thank you for the extensive amount of outreach performed thus far. A "Ready for Change" sign has been placed on the site - please ensure this sign remains readily visible on the property until the BZAP and City Council processes are completed.

Response: Signage requirements are noted.

13. **Permit(s)** - Should the Major Site Plan, Plat Amendment, and Easement Applications be approved, a Demolition Permit, Building Permit, and associated trade permits will then be required. For work located in City right-of-way, separate approvals and permits are also required. Please continue coordination with the City Engineer on stormwater management. Staff would recommend that all three buildings be demolished concurrently.

Response: Permit requirements are noted.



14. **Appeals** - After decisions are rendered on this application and any future permits, there are different appeal processes that can be filed by the applicant or any aggrieved party. UDO Article 4.10 and UDO Table 4-A outline these processes.

Response: The appeals process is noted.

Sincerely,

Susan Hinz, AIA
Studio Lead – Senior Living / Affordable Housing

cc: Kevin Brown, National Church Residences

Revised: May 2023

Certification of Notice

Applicant Name: National Church Residences

Location of property subject to BZAP request: 2233, 2245 & 2335 North Bank Drive

This application will be heard by the Board of Zoning and Planning on: September 17, 2025

Describe activity which requires Board of Zoning and Planning review:

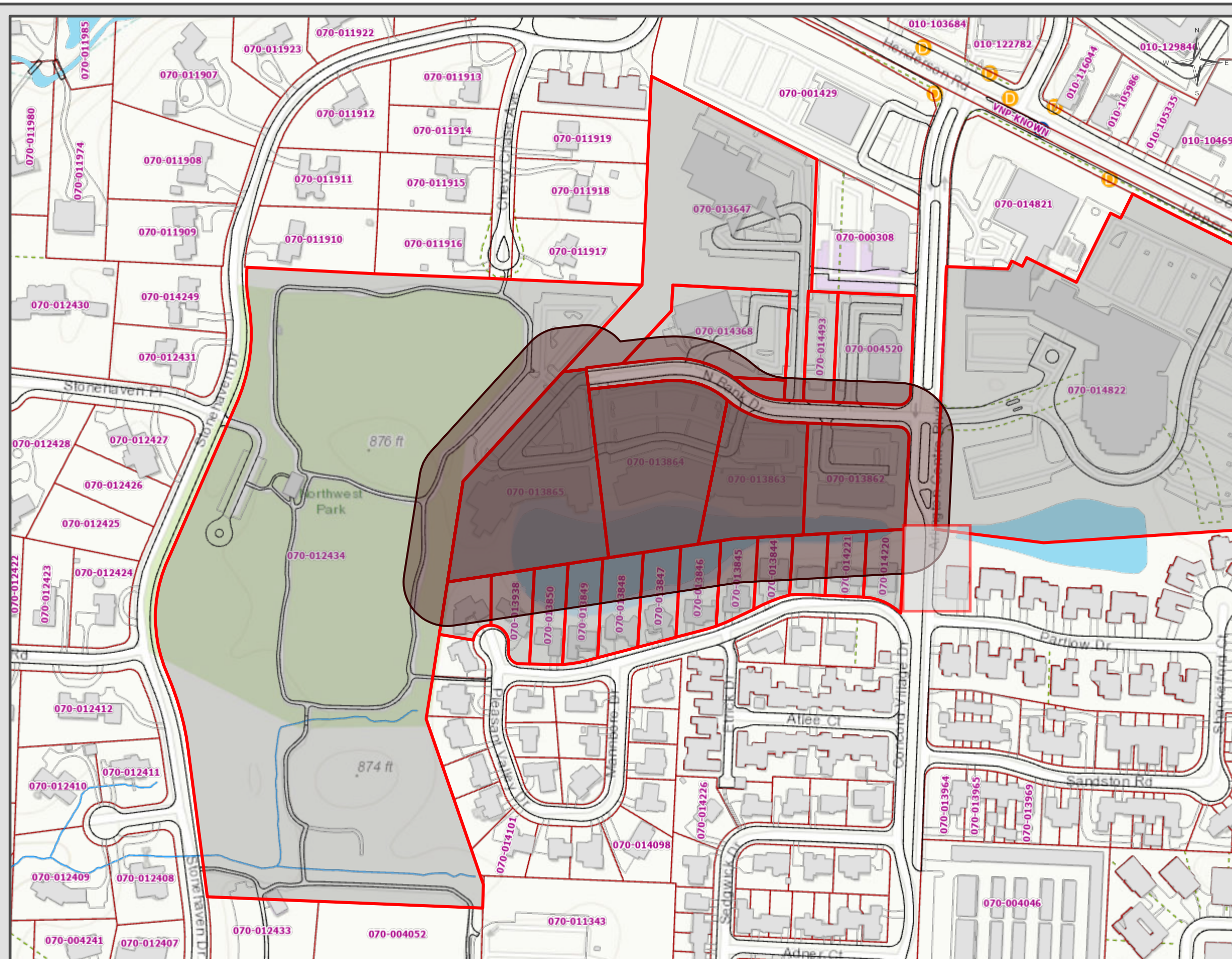
Major Site Plan

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
See attached list			
Applicant Signature: 			Date: 8/25/25

Property Address 1	Property Address 2	Property Owner Name	Certified Mail Number	Date Mail Sent	Note
2240 NORTH BANK DR	COLUMBUS OH 43220	UPPER ARLINGTON MEDICAL L P	7020 3160 0002 3146 8643	8/22/2025	
2280 CONCORD VILLAGE DR	COLUMBUS OH 43220	LINLIN XIAO	7020 3160 0002 3146 8650	8/22/2025	
2320 CONCORD VILLAGE DR	COLUMBUS OH 43220	PAUL M DAVIS	7020 3160 0002 3146 8667	8/22/2025	
2260 CONCORD VILLAGE DR	COLUMBUS OH 43220	STEVE YOUNG	7020 3160 0002 3146 8674	8/22/2025	
2300 CONCORD VILLAGE DR	COLUMBUS OH 43220	DAVIS DAVID NICHOLAS	7020 3160 0002 3146 8681	8/22/2025	
4971 ARLINGTON CENTRE BL	UPPER ARLINGTON OH 43220	AO HOLDINGS LLC	7020 3160 0002 3146 8698	8/22/2025	Notification sent to the owner's address (4975 Arlington Centre Blvd, Upper Arlington, OH 43220)
4971 ARLINGTON CENTRE BL	UPPER ARLINGTON OH 43220	RESIDENT AT 4871 ARLINGTON CENTRE BL	7020 3160 0002 3146 8704	8/22/2025	Notification sent to the resident at the property address
2270 CONCORD VILLAGE DR	COLUMBUS OH 43220	JING WANG	7020 3160 0002 3146 8711	8/22/2025	
4905 PLEASANT VALLEY DR	COLUMBUS OH 43220	JOHN GRAFFEO	7020 3160 0002 3146 8728	8/22/2025	
2212 PARTLOW DR	COLUMBUS OH 43220	SARAH H HILDRETH	7020 3160 0002 3146 8735	8/22/2025	
2230 CONCORD VILLAGE DR	COLUMBUS OH 43220	KANU S GOYAL	7020 3160 0002 3146 8742	8/22/2025	
5000 ARLINGTON CENTER BL	COLUMBUS OH 43220	UPPER ARLINGTON CENTER LLC	7020 3160 0002 3146 8759	8/22/2025	
2250 N BANK DR	COLUMBUS OH 43220	NWES REALTY PARTNERS PLL	7020 3160 0002 3146 8766	8/22/2025	
2310 CONCORD VILLAGE DR	COLUMBUS OH 43220	MARY J TR DONLEY	7020 3160 0002 3146 8773	8/22/2025	
2240 CONCORD VILLAGE DR	COLUMBUS OH 43220	ANDRES ALMEYDA	7020 3160 0002 3146 8780	8/22/2025	
4900 PLEASANT VALLEY DR	COLUMBUS OH 43220	UAC CONDO LLC	7020 3160 0002 3146 8797	8/22/2025	Notification sent to the owner's address (5000 Arlington Centre Blvd, Columbus, OH 43220)
4900 PLEASANT VALLEY DR	COLUMBUS OH 43220	RESIDENT AT 4900 PLESANT VALLEY DRIVE	7020 3160 0002 3146 8803	8/22/2025	Notification sent to the resident at the property address
2290 CONCORD VILLAGE DR	COLUMBUS OH 43220	UAC CONDO LLC	7020 3160 0002 3146 8827	8/22/2025	Notification sent to the owner's address (5000 Arlington Centre Blvd, Columbus, OH 43220)
2290 CONCORD VILLAGE DR	COLUMBUS OH 43220	RESIDENT AT 2290 CONCORD VILLAGE DR	7020 3160 0002 3146 8810	8/22/2025	Notification sent to the resident at the property address
NORTH BANK DR	COLUMBUS OH 43220	RIVERSIDE UNITED METHODIST HOSPITAL	7020 3160 0002 3146 8834	8/22/2025	Notification sent to owner's address (PO BOX 82248, Columbus, OH 43202)
2250 CONCORD VILLAGE DR	COLUMBUS OH 43220	RONG-TSIN CHENG	7020 3160 0002 3146 8872	8/22/2025	
2250 NORTH BANK DR	COLUMBUS OH 43220	NWES REALTY PARTNERS PPL	7020 3160 0002 3146 8841	8/22/2025	
4840 STONEHAVEN DR	UPPER ARLINGTON OH 43220	CITY OF UPPER ARLINGTON	7020 3160 0002 3146 8858	8/22/2025	Notification sent to the owner's address (3600 Tremont Road, Upper Arlington, OH 43221)
4890 ARLINGTON CENTRE BL	COLUMBUS OH 43220	JAMES A BOWMAN	7020 3160 0002 3146 8865	8/22/2025	



Planimetric Legend

Source: 2021 Aerial Photography

-  Edge of Pavement
-  Roadway Centerlines
-  Railroad Centerlines
-  Building Footprints
-  Building Under Construction
-  Creeks, Streams, Ditches
-  Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

-  Spot Elevation
-  Index Contour
-  Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano
Map Produced August 5, 2025



August 21, 2025

Properties within 100 feet of Subject
Upper Arlington, OH

Subject: 2233, 2245, & 2335 North Bank Drive

RE: Public Hearing for Major Site Plan during Board of Zoning and Planning's September 17, 2025 Meeting

To Whom it May Concern:

The purpose of this correspondence is to notify you that the Upper Arlington Board of Zoning and Planning (BZAP) will convene a public hearing during its regularly scheduled meeting on September 17, 2025 to consider a Major Site Plan application submitted by National Church Residences for the redevelopment of 2233, 2245, and 2335 North Bank Drive, Upper Arlington, Ohio 43220. The BZAP meeting will be held at 6:00 pm at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221.

Originating from a Christian commitment of service, National Church Residences provides an array of health care services and a variety of housing options to more than 60,000 older adults. The nonprofit organization is driven by a vision to scale for mission impact by advancing better living for 100,000 seniors by 2030, wherever they call home. With more than 350 communities across the United States, it is the nation's largest nonprofit provider of affordable senior housing and the largest manager of service coordinators. The organization also offers a variety of additional senior living options, home and community-based services, as well as permanent supportive housing for the formerly homeless and disabled. For more information, visit us at [NationalChurchResidences.org](https://www.NationalChurchResidences.org) and follow us on [Facebook](#), [LinkedIn](#) and [YouTube](#).

Sincerely,

Kevin Brown
Director of Senior Housing Development



NATIONAL CHURCH RESIDENCES

CORPORATE CAMPUS

BZAP SUBMISSION - MAJOR SITE PLAN

08.26.2025



TABLE OF CONTENTS

- Property Information
- Site Engineering
- Utility Information
- Landscape Design
- Architectural Design and Character
- Site Lighting
- Site Signage
- Traffic Impact Study

PROPERTY INFORMATION

LEGAL DESCRIPTION

Parcel 070-013862

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being all of Lot 1, of North Bank Office Park, a Subdivision of Part of Lot 2, of Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Franklin County Recorder's Office being part of a 7.981 tract conveyed to Daniel K. Buck by deed of record in Deed Book 3796, Page 370 of the Franklin County Recorder's Office.

Parcel 070-013863

Situate in the City of Upper Arlington, County of Franklin, in the State of Ohio and being further described as:

Being all of Lot 2 of North Bank Office Park, a Subdivision of Part of Lot 2, of Upper Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio.

Parcel 070-013864

Situate in the County of Franklin, State of Ohio and in the City of Upper Arlington:

Being all of Lot 3 of North Bank Office Park, a Subdivision of Part of Lot 2 of Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio.

Parcel 070-013865

Situated in the County of Franklin in the State of Ohio and in the City of Upper Arlington:

Being all of Lot 4 of North Bank Office Park, a Subdivision of Part of Lot 2 of Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio, and together with an undivided one-third interest in Reserve A of North Bank Office Park, a Subdivision of Part of Lot 2 of Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
TITLE COMMITMENT NO.: NCS-1162145C-COL
COMMITMENT DATE: FEBRUARY 10, 2023 AT 6:00 AM
SCHEDULE B, PART II
EXCEPTIONS

1.-10. ITEMS ARE BLANKET IN NATURE OR NOT SURVEY RELATED.

11. Easement filed August 1, 1983 in Volume No. 03525, Page F05, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

12. Easement filed July 1, 1982 in Volume No. 07982, Page H19, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

13. Memorandum of Lease by and between National Church Residences, an Ohio non-profit corporation, and LeadingAge Ohio, an Ohio non-profit corporation, dated June 11, 2013, and recorded June 25, 2013 as Instrument No. 201306250106944, Recorder's Office, Franklin County, Ohio. ITEM IS NOT SURVEY RELATED.

14. Right of Way filed February 28, 1980 in Volume 3779, Page 332, Recorder's Office, Franklin County, Ohio. (Supersedes Volume 3754, Page 47). ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN. NO SPECIFIC WIDTH IS PROVIDED.

15. Easement filed November 14, 1979 in Volume 3762, Page 870, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN AS SHOWN LABELED "ITEM #17 NCS-1162145-COL".

16. Easement filed June 30, 1967 in Volume 2821, Page 379, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

17. Easement filed November 2, 1965 in Volume 2689, Page 477, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

18. Easement filed July 9, 1954 in Volume 1820, Page 280, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

19. Easement filed March 18, 1969 in Volume 2966, Page 341, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

20. Easement filed May 20, 1971 in Volume 3141, Page 32, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

21. Easement for Highway Purposes filed May 7, 1968 in Volume 2893, Page 299, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

22. Easement filed March 18, 1969 in Volume 2966, Page 324, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

23. Easement filed May 19, 1972 in Volume 3236, Page 448, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

24. Easement filed May 19, 1972 in Volume 3236, Page 451, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN.

25. Easement filed May 19, 1972 in Volume 3236, Page 445, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

26. Easements as shown in the Plat of Arlington Centre, Upper Arlington, Ohio filed January 4, 1972 in Plat Book 45, Page 32, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

27. Restrictions and Easements as shown in the Plat of North Bank Office Park, a Subdivision of Part of Lot 2, of Arlington Centre, Upper Arlington, Ohio filed April 2, 1981 in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

28.-31. ITEMS ARE NOT SURVEY RELATED.



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPIATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
TITLE COMMITMENT NO.: NCS-1162145B-COL
COMMITMENT DATE: FEBRUARY 10, 2023 AT 6:00 AM
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11. Easement filed October 29, 1984 in Volume No. 04954, Page G07, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

12. Easement filed August 14, 1986 in Volume No. 07933, Page D16, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

13. Right of Way filed February 28, 1980 in Volume 3779, Page 332, Recorder's Office, Franklin County, Ohio. (Supersedes Volume 3754, Page 47) ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #14 NCS-1162145C-COL".

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22. Easement filed May 19, 1972 in Volume 3236, Page 448, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

23. Easement filed May 19, 1972 in Volume 3236, Page 451, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #24 NCS-1162145C-COL".

24. Easement filed May 19, 1972 in Volume 3236, Page 445, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

25. Easements as shown in the Plat of Arlington Centre, Upper Arlington, Ohio filed January 4, 1972 in Plat Book 45, Page 32, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #26 NCS-1162145C-COL" AND "ITEM #28 NCS-1162145-COL".

26. Restrictions and Easements as shown in the Plat of North Bank Office Park, a Subdivision of Part of Lot 2, of Arlington Centre, Upper Arlington, Ohio filed April 2, 1981 in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

27.-30. ITEMS ARE NOT SURVEY RELATED.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
TITLE COMMITMENT NO.: NCS-1162145A-COL
COMMITMENT DATE: FEBRUARY 10, 2023 AT 6:00 AM
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12. Easement filed August 14, 1986 in Volume No. 07933, Page D15, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

13. Right of Way and Easement filed July 25, 1989 in Volume No. 13756, Page D04, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY, APPARENT LOCATION IS SHOWN.

14. Easement and Right of Way filed September 24, 1998 as Instrument No. 199808240243110, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

15. Water Line Easement filed January 21, 2014 as Instrument No. 201401210008306, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

16. Right of Way filed February 28, 1980 in Volume 3779, Page 332, Recorder's Office, Franklin County, Ohio. (Supersedes Volume 3754, Page 47) ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #14 NCS-1162145C-COL".

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30.-33. ITEMS ARE NOT SURVEY RELATED.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
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12. Easement filed August 22, 1986 in Volume No. 07982, Page I02, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

13. Right of Way and Easement filed July 25, 1989 in Volume No. 13756, Page D10, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY, APPARENT LOCATION SHOWN.

14. Development and Cross-Easement Agreement filed September 8, 1999 as Instrument No. 199909080229199, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

15. Water Line Easement filed January 21, 2014 as Instrument No. 201401210008306, Recorder's Office, Franklin County, Ohio. ITEM ABUTTS THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #15 NCS-1162145A-COL".

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30.-33. ITEMS ARE NOT SURVEY RELATED.

NOTES

1.) OCCUPATION IN GENERAL FITS SURVEY, WITH NO ENCROACHMENTS OBSERVED, WITH THE EXCEPTION OF A NEIGHBORING FENCE LINE THAT LIES APPROXIMATELY 4.8' OVER THE PROPERTY LINE AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.

2.) SOURCE DOCUMENTS AS NOTED.

3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011). AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000321628 APPLIED AT BASE POINT N 749,500.00. E 1,805,850.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

5.) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAV88), BASED ON SOURCE BENCHMARK "CORS STATION "COLB".

6.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. OHIO811 WAS CONTACTED ON JULY 24, 2023, AND ON AUGUST 27, 2023. TICKET NUMBERS A323-900-174 & A320-504-305. SUPPLEMENTAL MARKINGS WERE PROVIDED BY "THE UNDERGROUND DETECTIVE" ON SEPTEMBER 7, 2023.

7.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY GRAPHIC INTERPRETTATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 39049C0162K EFFECTIVE JUNE 17, 2008.

8.) THERE ARE 285 REGULAR PARKING SPACES AND 12 DESIGNATED HANDICAPPED PARKING SPACES WITHIN THE SUBJECT PROPERTY. ADDITIONAL PARKING IS AVAILABLE VIA A CROSS-USE EASEMENT WITH THE ABUTTING PROPERTY TO THE WEST OF THE SUBJECT PROPERTY.

9.) THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.

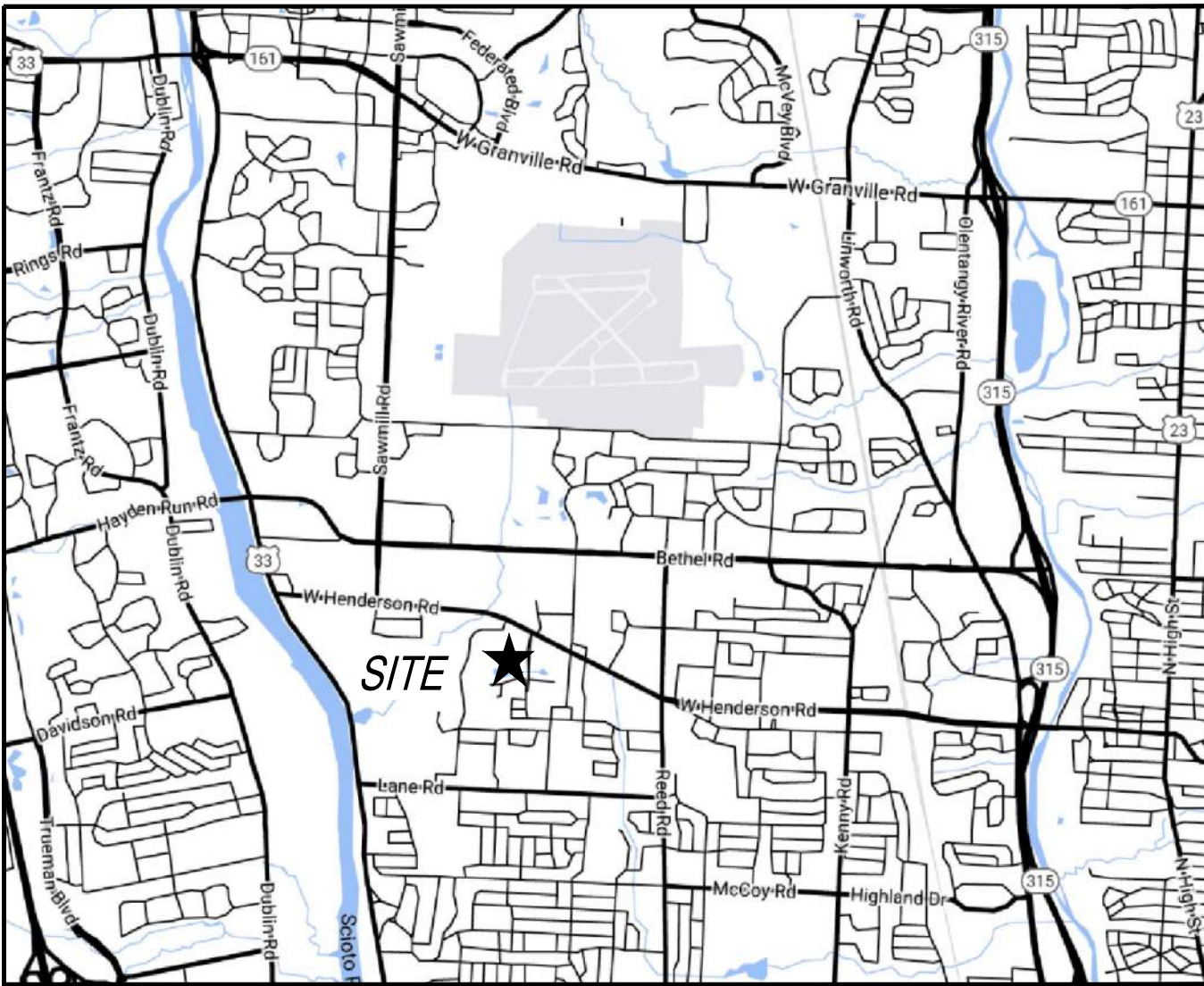
10.) THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.

11.) NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES OBSERVED.

12.) THE SUBJECT PROPERTY IS ZONED "PMOD" (PLANNED MIXED-OFFICE DISTRICT) PER CITY OF UPPER ARLINGTON GIS. NO ZONING REPORT OR LETTER WAS PROVIDED.

13.) THE SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TONORTH BANK DRIVE, A PUBLIC ROADWAY.

14.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN SEPTEMBER, 2023.



VICINITY MAP
NOT TO SCALE

LEGEND

●	5/8" CAPPED IRON PIN SET	⊗	WATER METER
○	5/8" IRON PIN FOUND	⊙	IRRIGATION CONTROL VALVE
⊗	1" IRON PIPE FOUND	⊕	WATER MANHOLE
⊙	NAIL SET	⊖	SANITARY MANHOLE
⊖	NAIL FOUND	⊗	CLEAN OUT
▲	RR SPIKE SET	—○—	SANITARY SEWER
■	MONUMENT (HIGHWAY OR CONCRETE)	⊙	STORM MANHOLE
◆	BENCHMARK	- - -	STORM SEWER
○—	UTILITY POLE	□	CATCH BASIN
←	GUY WIRE	□	INLET
—UE	UNDERGROUND ELECTRIC	⊙	YARD DRAIN
—E	OVERHEAD ELECTRIC	⊙S	DOWN SPOUT
⊞	HVAC UNIT	⊞	TRAFFIC CONTROL CABINET
⊞	TRANSFORMER	⊞	TRAFFIC SIGNAL POLE
⊞	GROUND LIGHT	⊞	SIGN
⊞	ELECTRIC BOX	⊞	GUARD POST (PIPE BOLLARD)
⊞	LIGHT POLE	⊞	BOLLARD
⊞	LAMP POST	⊞	FLAG POLE
⊞	ELECTRIC MANHOLE	—X—	FENCE
—UT	UNDERGROUND TELEPHONE	⊞	HARDWOOD TREE
—T	OVERHEAD TELEPHONE	—804—	CONTOUR LINES
⊞	TELEPHONE MANHOLE	—805—	
⊞	TELEPHONE PEDESTAL		
—G	GAS MAIN	□	CONCRETE
⊞	GAS VALVE	□	GRAVEL
—UC	UNDERGROUND CABLE TV	□	ASPHALT
—UFO	UNDERGROUND FIBER OPTIC	□	LANDSCAPE AREA
⊞	PULL BOX	□	BRICK / PAVER
⊞	CABLE/TV BOX	□	DECK / PORCH
—W	WATER MAIN		
⊞	FIRE HYDRANT		
⊞	WATER VALVE		
⊞	MONITORING WELL		
⊞	WELL		

To: National Church Residences, an Ohio not-for-profit corporation, and First American National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on September 21, 2023.



Michael L. Keller
MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978

9/28/2023
DATE

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

SEAL:



NO. DATE DESCRIPTION

2233-2335 NORTH
BANK DRIVE
LOTS 1-4, PB 58 PG 49
QTR. TWP. 1, TWP. 1, R. 19
UNITED STATES MILITARY LANDS
CITY OF UPPER ARLINGTON
FRANKLIN COUNTY OHIO

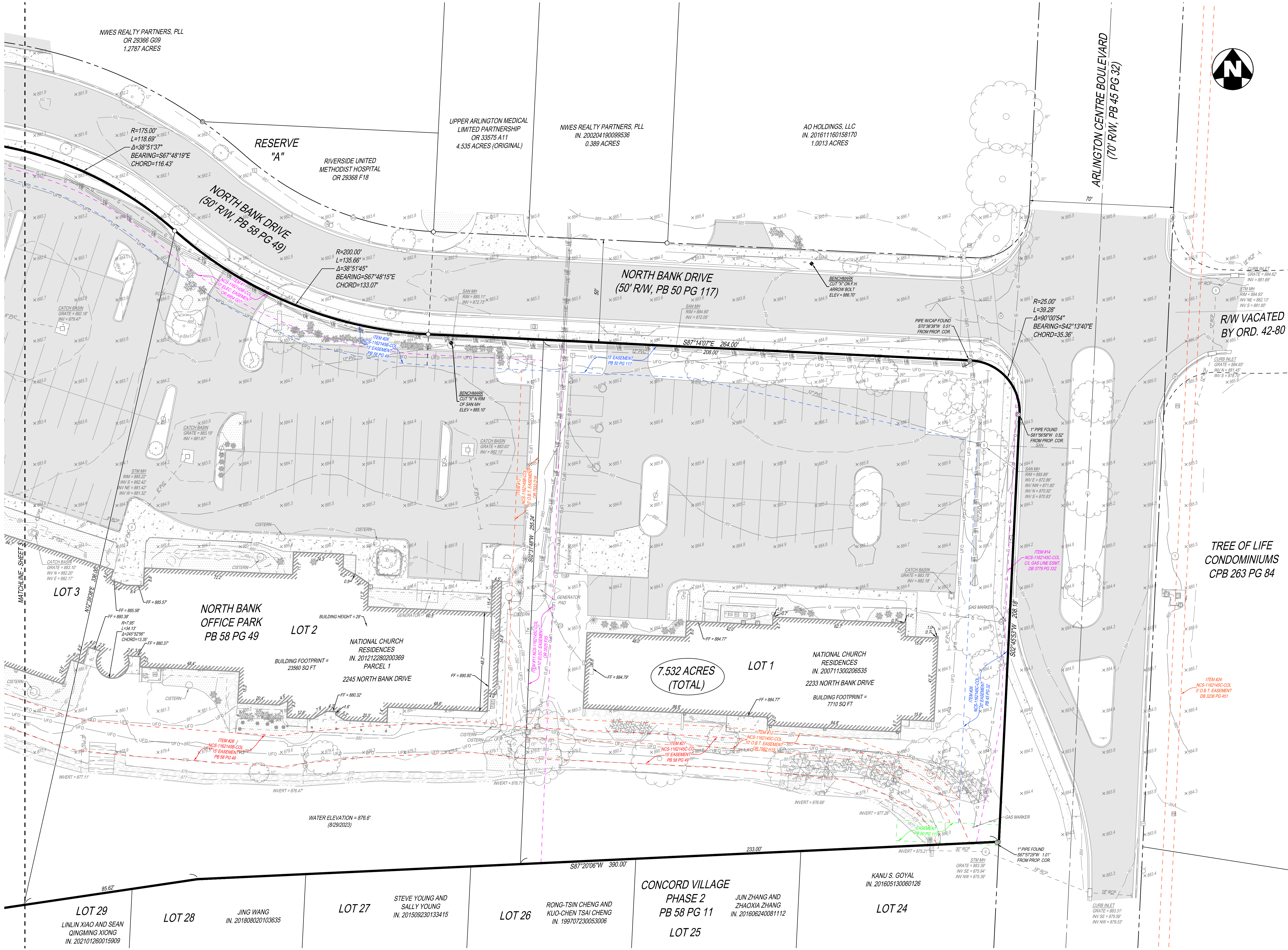
PROJECT NO.: 230274.001
DATE: 9/28/2023

SHEET NAME:

ALTANSPS LAND
TITLE SURVEY

SHEET NO.

1 OF 3





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SEAL:



NO. DATE DESCRIPTION

2233-2335 NORTH BANK DRIVE

LOTS 1-4, PB 58 PG 49

QTR. TWP. 1, TWP. 1, R. 19

UNITED STATES MILITARY LANDS

CITY OF UPPER ARLINGTON

FRANKLIN COUNTY OHIO

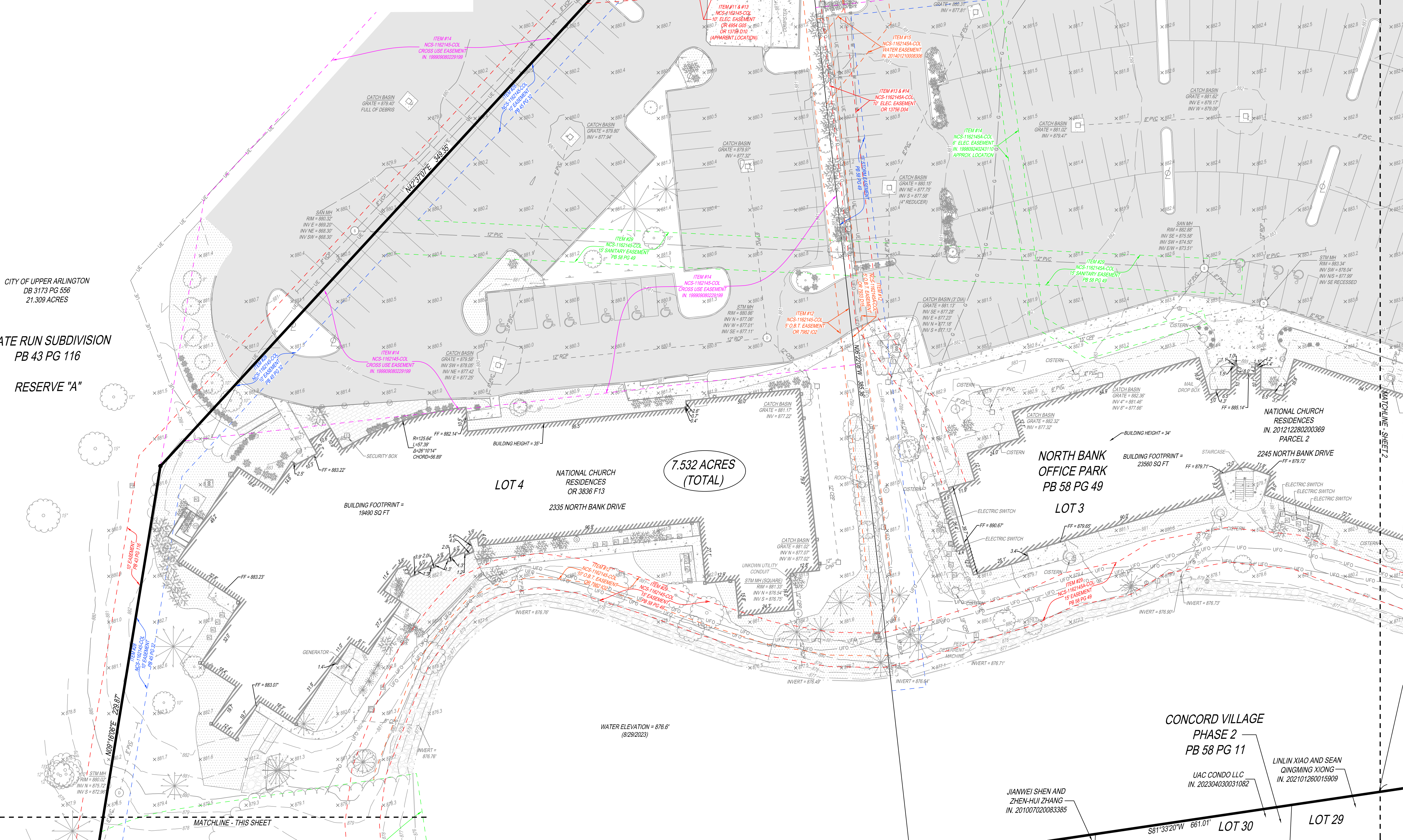
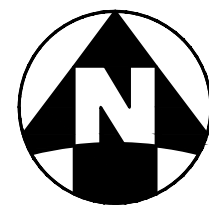
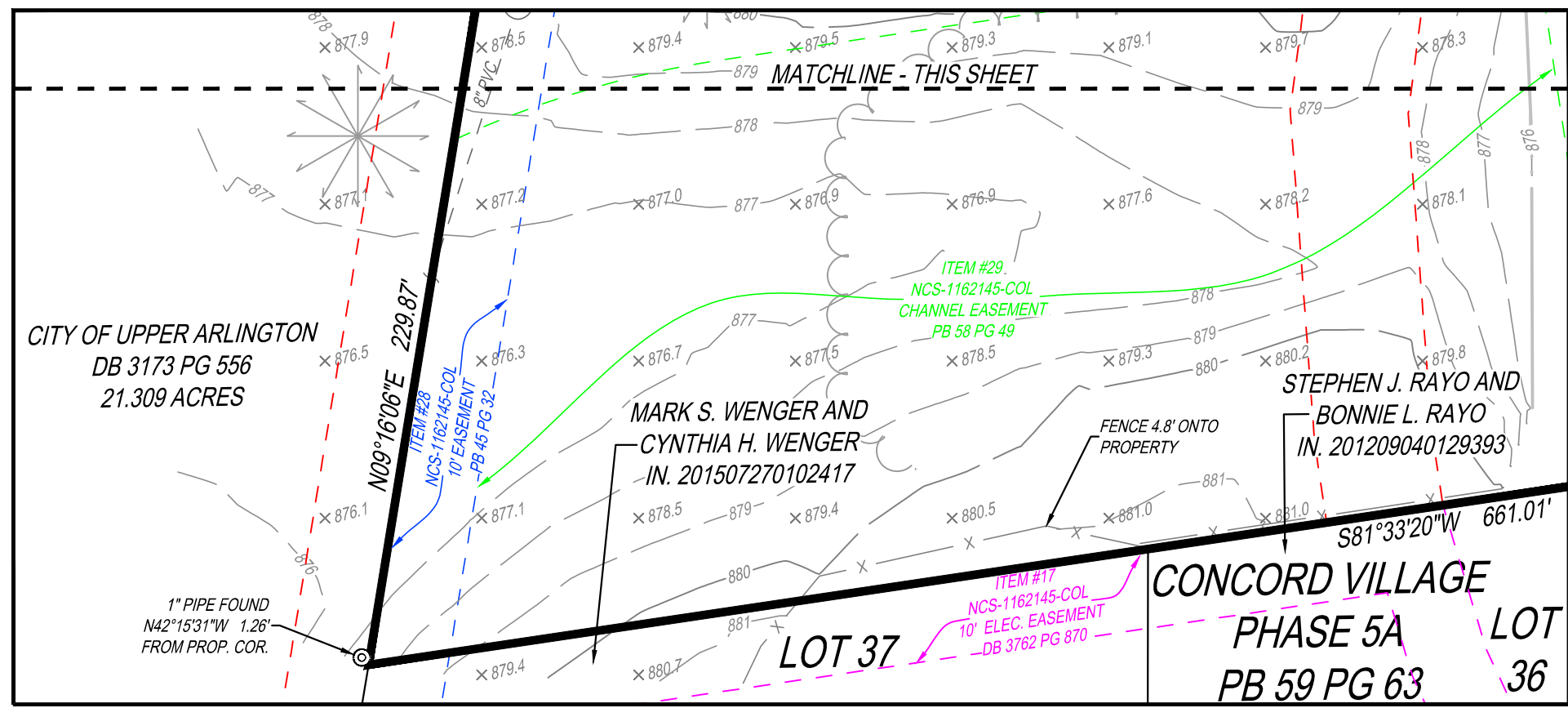
PROJECT NO: 230274.001
DATE: 9/28/2023
SCALE: 1" = 20'

SHEET NAME:

ALTA/NSPS LAND TITLE SURVEY

SHEET NO:

2 OF 3



UPPER ARLINGTON MEDICAL
LIMITED PARTNERSHIP
OR 33575 A11
4.535 ACRES (ORIGINAL)

NWES REALTY PARTNERS, PLL
OR 29366 G09
1.2787 ACRES



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SEAL:



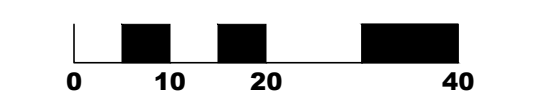
NO. DATE DESCRIPTION

2233-2335 NORTH BANK DRIVE
LOTS 1-4, PB 58 PG 49
QTR. TWP. 1, TWP. 1, R. 19
UNITED STATES MILITARY LANDS
CITY OF UPPER ARLINGTON
FRANKLIN COUNTY OHIO

PROJECT NO: 230274.001

DATE: 9/28/2023

SCALE: 1" = 20'



SHEET NAME:

**ALTA/NSPS LAND
TITLE SURVEY**

SHEET NO:

3 OF 3



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

LEGEND

●	5/8" CAPPED IRON PIN SET	⊗ ^{WM}	WATER METER
○	5/8" IRON PIN FOUND	⊗ ^{UC}	IRRIGATION CONTROL VALVE
⊗	1" IRON PIPE FOUND	⊗	WATER MANHOLE
▲	NAIL SET	⊗	SANITARY MANHOLE
△	NAIL FOUND	⊗	CLEAN OUT
▲	RR SPIKE SET	—	SANITARY SEWER
□	MONUMENT (HIGHWAY OR CONCRETE)	⊗	STORM MANHOLE
◆	BENCHMARK	- - -	STORM SEWER
⊗	UTILITY POLE	□	CATCH BASIN
←	GUY WIRE	□	INLET
— ^{UE} —	UNDERGROUND ELECTRIC	⊗ ^{DS}	YARD DRAIN
— ^E —	OVERHEAD ELECTRIC	⊗ ^{DS}	DOWN SPOUT
⊗	HVAC UNIT	⊗	TRAFFIC CONTROL CABINET
⊗	TRANSFORMER	⊗	TRAFFIC SIGNAL POLE
⊗	GROUND LIGHT	⊗	SIGN
⊗	ELECTRIC BOX	● ^{GP}	GUARD POST (PIPE BOLLARD)
⊗	LIGHT POLE	⊗	BOLLARD
⊗	LAMP POST	⊗ ^{GP}	FLAG POLE
⊗	ELECTRIC MANHOLE	— ^X —	FENCE
— ^{UT} —	UNDERGROUND TELEPHONE	⊗	HARDWOOD TREE
— ^T —	OVERHEAD TELEPHONE	— ⁸⁰⁴ —	CONTOUR LINES
⊗	TELEPHONE MANHOLE	— ⁸⁰⁵ —	
⊗	TELEPHONE PEDESTAL		
— ^G —	GAS MAIN		CONCRETE
⊗	GAS VALVE		GRAVEL
— ^{UC} —	UNDERGROUND CABLE TV		ASPHALT
— ^{UFO} —	UNDERGROUND FIBER OPTIC		LANDSCAPE AREA
⊗	PULL BOX		BRICK / PAVER
⊗	CABLE/TV BOX		DECK / PORCH
— ^W —	WATER MAIN		
⊗	FIRE HYDRANT		
⊗	WATER VALVE		
⊗	MONITORING WELL		
⊗	WELL		

NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011) AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000321628 APPLIED AT BASE POINT N 749,500.00 E 1,805,850.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
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- 7.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN SEPTEMBER, 2023.

THE KLEINGERS GROUP

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SEAL:

NO.	DATE	DESCRIPTION
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2233-2335 NORTH BANK DRIVE

LOTS 1-4, PB 58 PG 49

QTR. TWP. 1, TWP. 1, R. 19

UNITED STATES MILITARY LANDS

CITY OF UPPER ARLINGTON

FRANKLIN COUNTY OHIO

PROJECT NO:**230274.001**

DATE:**9/15/2023**

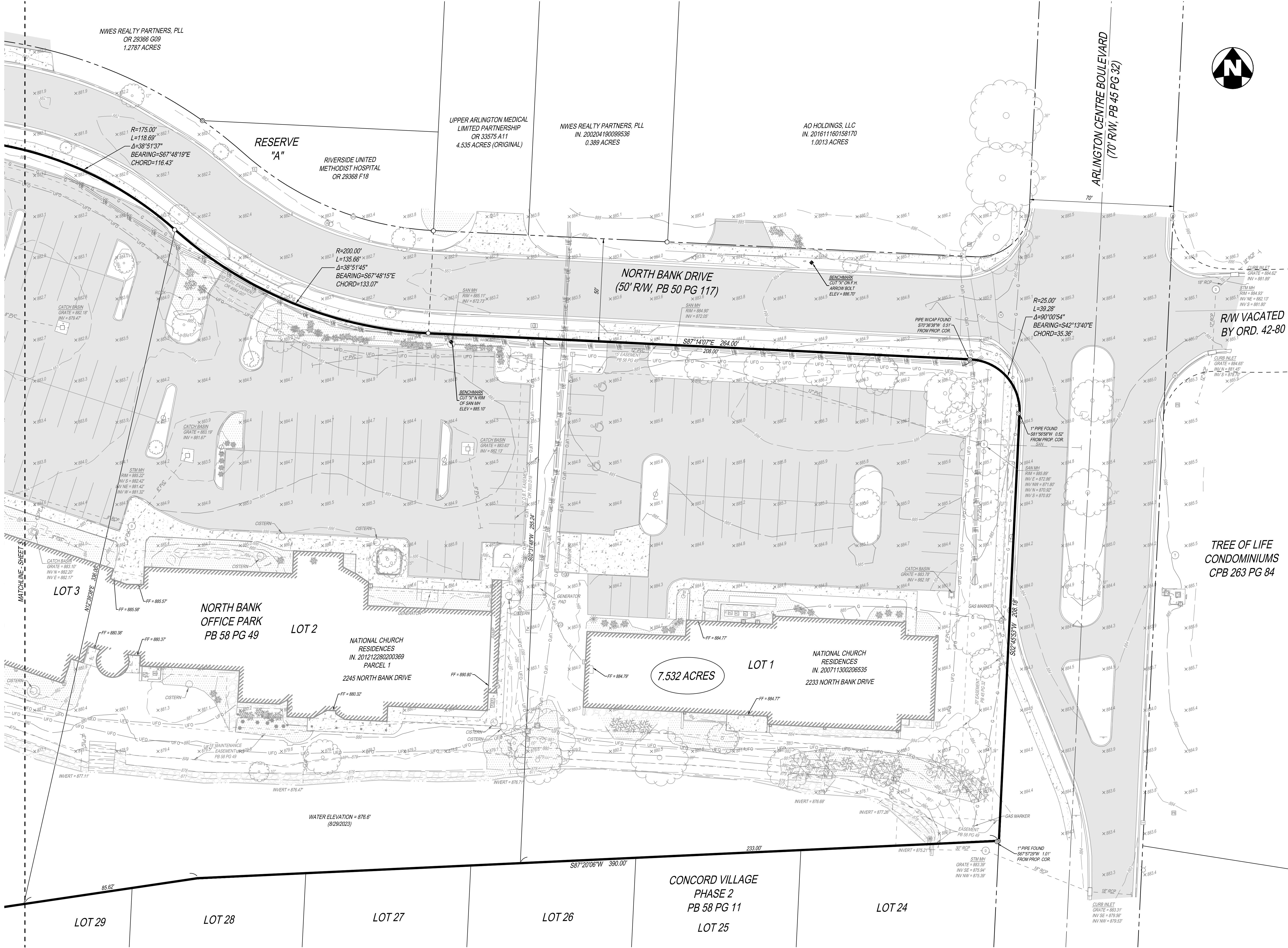
SCALE: 1" = 20'

SHEET NAME:

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO.

1 OF 3



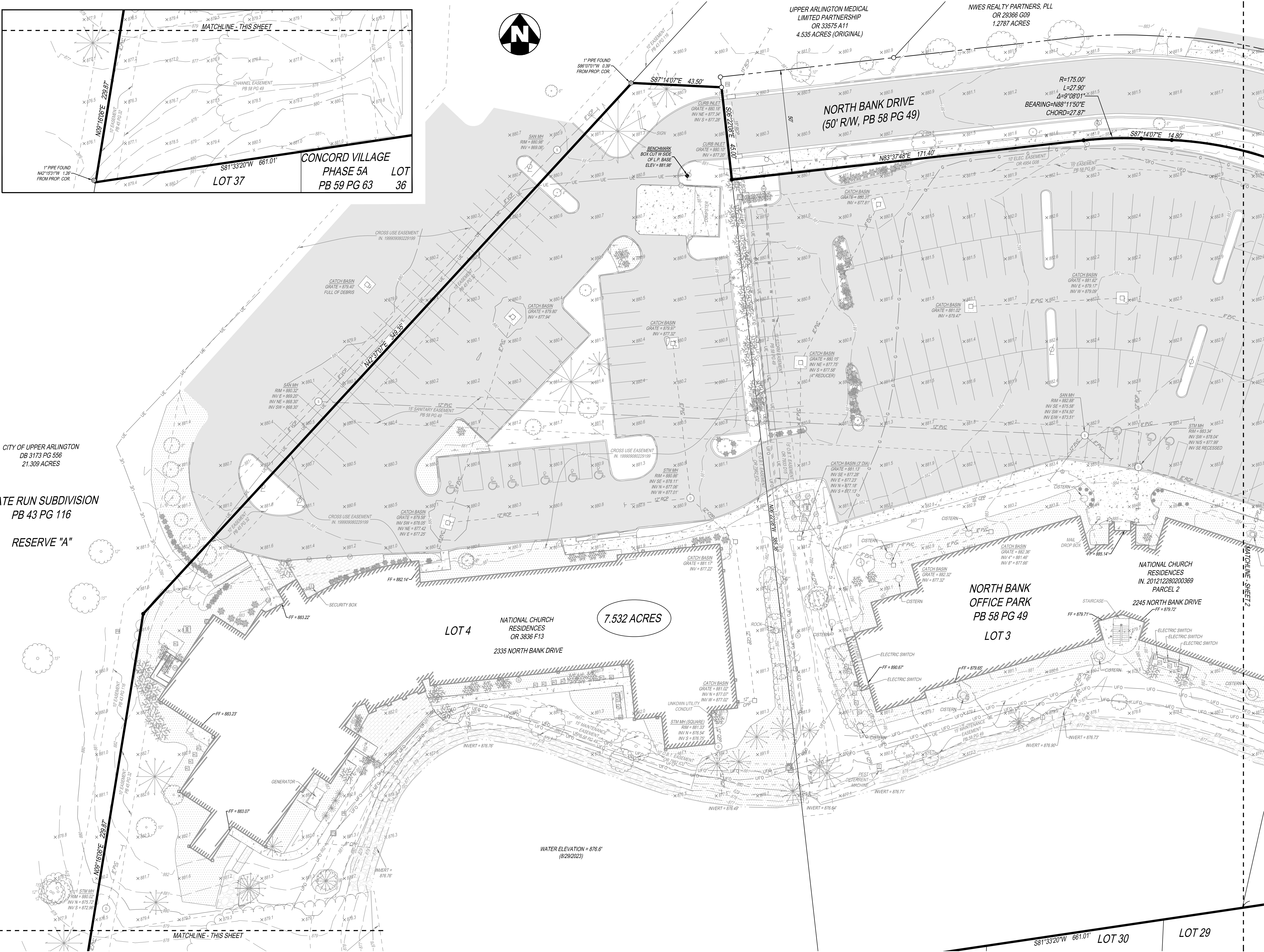


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PROJECT NO:	230274.001
DATE:	9/15/2023
SCALE:	1" = 20'
SHEET NAME:	BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET NO:	2 OF 3



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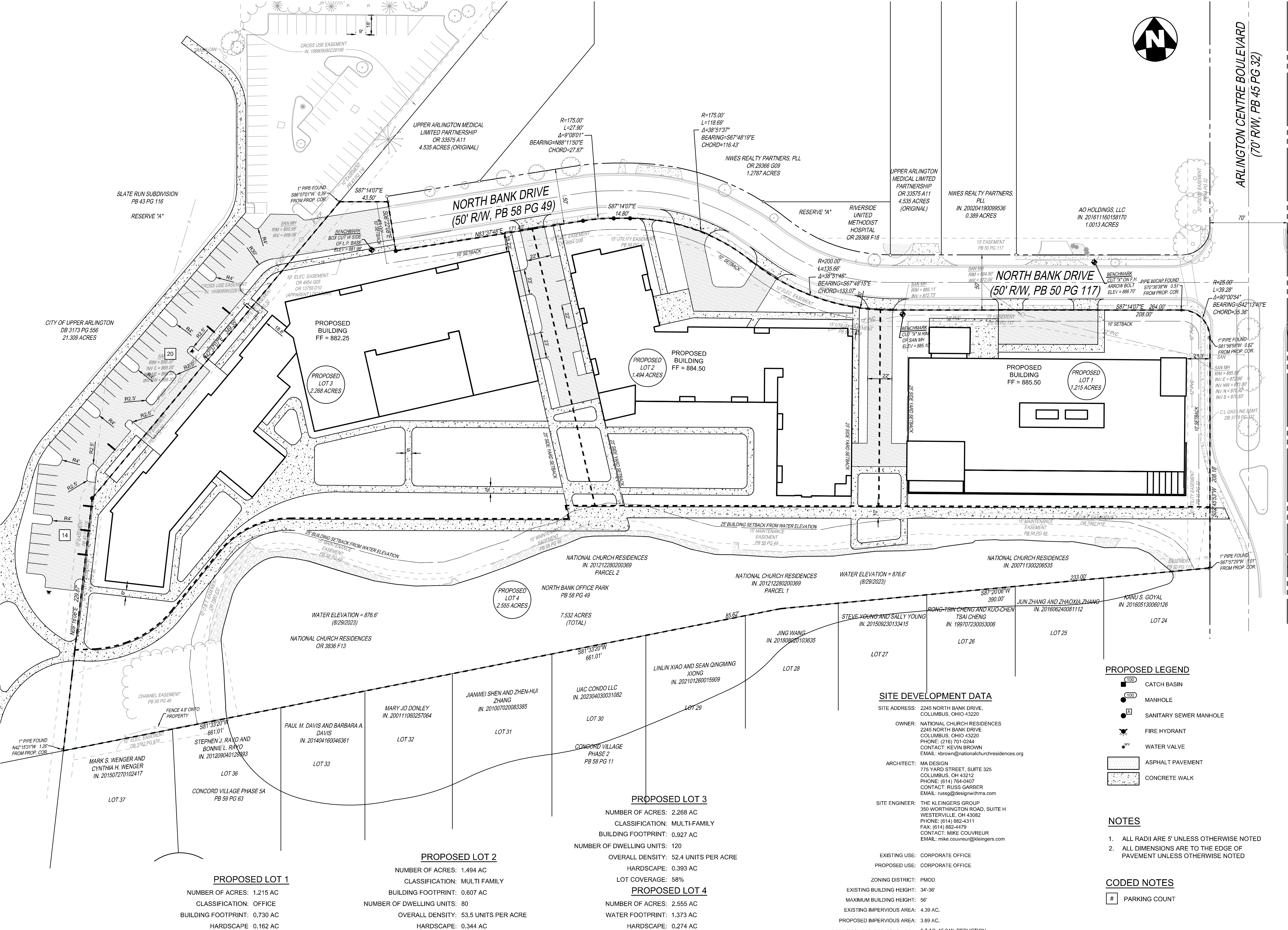
2233-2335 NORTH BANK DRIVE
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CITY OF UPPER ARLINGTON
FRANKLIN COUNTY OHIO

PROJECT NO: 230274.001
DATE: 9/15/2023
SCALE: 1" = 20'

SHEET NAME:
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO:
3 OF 3

SITE ENGINEERING





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SEAL:
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
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CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN

NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO: 230274.000

DATE: 2025-06-25

SCALE: 0 20 40 80

SHEET NAME:

LOCATION PLAN

SHEET NO:

C100

SITE DEVELOPMENT DATA

SITE ADDRESS: 2245 NORTH BANK DRIVE, COLUMBUS, OHIO 43220

OWNER: NATIONAL CHURCH RESIDENCES
2245 NORTH BANK DRIVE
COLUMBUS, OHIO 43220
PHONE: (216) 701-0244
CONTACT: KEVIN BROWN
EMAIL: kbrown@nationalchurchresidences.org

ARCHITECT: MA DESIGN
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PHONE: (614) 764-0407
CONTACT: RUSS GARDER
EMAIL: russg@designwithma.com

SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE H
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
FAX: (614) 882-4479
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com

EXISTING USE: CORPORATE OFFICE
PROPOSED USE: CORPORATE OFFICE

ZONING DISTRICT: PMOD

EXISTING BUILDING HEIGHT: 34'-36"
MAXIMUM BUILDING HEIGHT: 56'
EXISTING IMPERVIOUS AREA: 4.39 AC.
PROPOSED IMPERVIOUS AREA: 3.69 AC.
REDUCTION IN IMPERVIOUS AREA: 0.7 AC. 15.94% REDUCTION

PROPOSED LEGEND

- 100 CATCH BASIN
- 100 MANHOLE
- A SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ASPHALT PAVEMENT
- CONCRETE WALK

NOTES

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

CODED NOTES

- # PARKING COUNT

PROPOSED LOT 3

NUMBER OF ACRES: 2.268 AC
CLASSIFICATION: MULTI-FAMILY
BUILDING FOOTPRINT: 0.927 AC
NUMBER OF DWELLING UNITS: 120
OVERALL DENSITY: 52.4 UNITS PER ACRE
HARDSCAPE: 0.393 AC
LOT COVERAGE: 58%

PROPOSED LOT 4

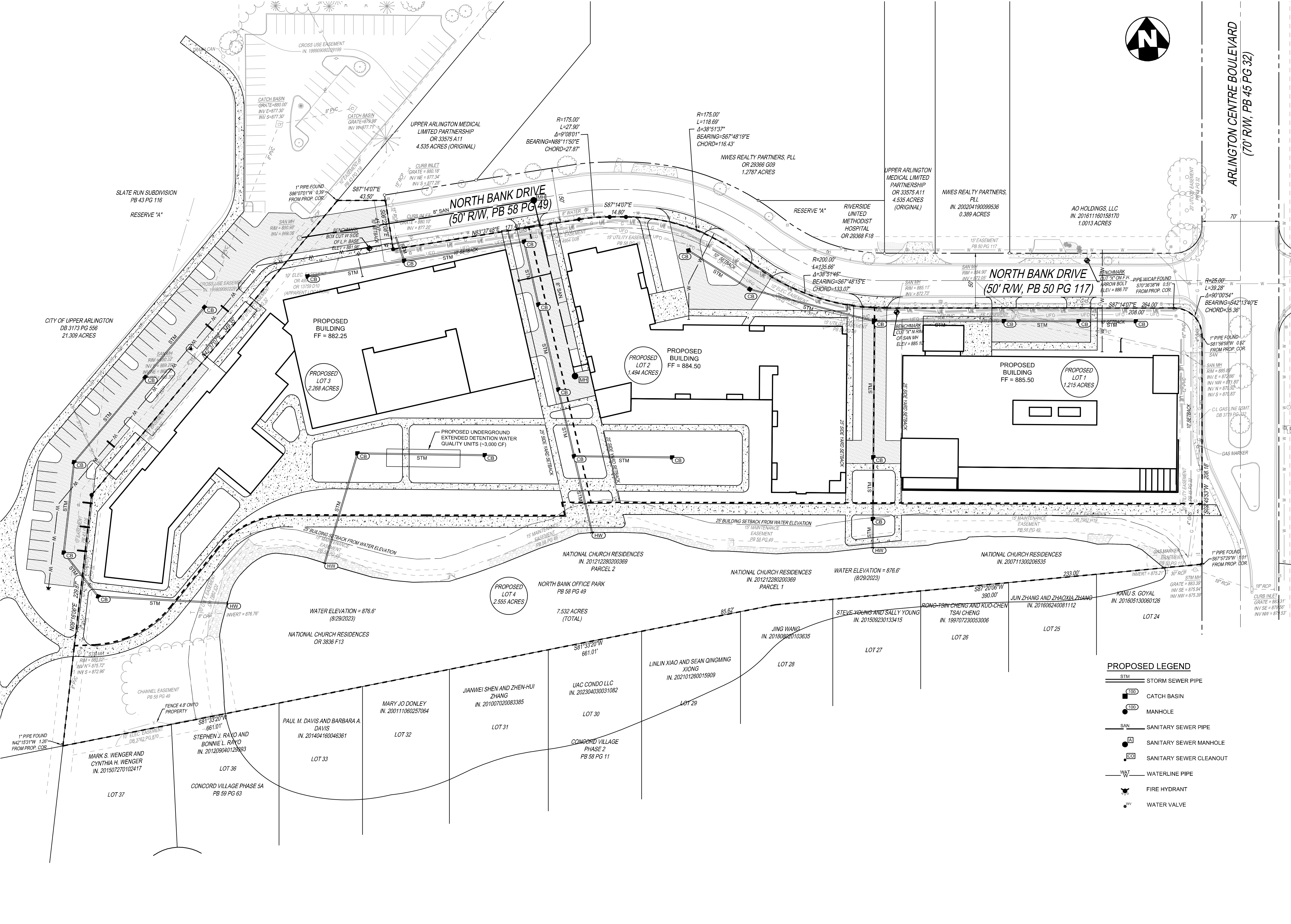
NUMBER OF ACRES: 2.555 AC
WATER FOOTPRINT: 1.373 AC
HARDSCAPE: 0.274 AC
LOT COVERAGE: 64%

PROPOSED LOT 2

NUMBER OF ACRES: 1.494 AC
CLASSIFICATION: MULTI FAMILY
BUILDING FOOTPRINT: 0.607 AC
NUMBER OF DWELLING UNITS: 80
OVERALL DENSITY: 53.5 UNITS PER ACRE
HARDSCAPE: 0.344 AC
LOT COVERAGE: 64%

PROPOSED LOT 1

NUMBER OF ACRES: 1.215 AC
CLASSIFICATION: OFFICE
BUILDING FOOTPRINT: 0.730 AC
HARDSCAPE: 0.162 AC
LOT COVERAGE: 73%



- PROPOSED LEGEND**
- STM STORM SEWER PIPE
 - CB CATCH BASIN
 - MH MANHOLE
 - SAN SANITARY SEWER PIPE
 - SM SANITARY SEWER MANHOLE
 - SC SANITARY SEWER CLEANOUT
 - WAT WATERLINE PIPE
 - FH FIRE HYDRANT
 - WV WATER VALVE

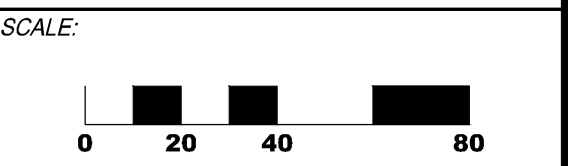

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CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN
NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO.	230274.000
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DATE:	2025-06-25
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SHEET NAME:

UTILITY PLAN

SHEET NO.

C400

UTILITY INFORMATION

Memorandum

Project #
230274.000

TO: Upper Arlington Engineer's Office
CC: Russ Garber, russg@designwithma.com
FROM: The Kleingers Group – Mike Couvreur, P.E.
DATE: June 25, 2025
RE: Preliminary Stormwater Memorandum

To Whom it May Concern:

The proposed National Church Residence Headquarters project will redevelop the existing site at the southwest corner of Red Bank Drive and Arlington Centre Boulevard. Currently, stormwater runoff from the site is managed by a regional retention pond installed when Concord Village was developed around 1980. A review of the record drawings for Concord Village indicates the pond was designed to detain the runoff from storms up to an including the 10yr design storm.

The existing site is fully developed with buildings and parking lots, resulting in an existing project coverage of 66% (4.39 acres impervious). The proposed site plan will reduce the impervious area on site by 0.71 acres, resulting in a project coverage of 56% (3.69 acres impervious). The resulting reduction in impervious area will reduce the runoff volume generated by the site that is tributary to the existing pond and no additional stormwater storage volume is proposed.

The site will disturb more than 1 acre and will adhere to the construction stormwater general permit issued by the Ohio EPA. Stormwater quality controls will be installed to meet the redevelopment criteria for the proposed development prior to discharging to the existing pond.

Supporting documentation, including pre- and post-development square footages and site plans, is attached for your review. Please let us know if any additional information or clarification is needed.

Thanks,



THE KLEINGERS GROUP
Michael J. Couvreur, PE, CPESC, CESSWI
Lead Civil Engineer

Memorandum

Project #
230274.000

TO: Design Team
CC:
FROM: Kyle Weber
DATE: August 19, 2025
RE: N^^ HQ Redevelopment

This memorandum describes the new utilities (water, storm sewer, and sanitary sewer) required for the redevelopment of the N^^ Headquarters site. Since the overall site will be split into four parcels, with each building (3 buildings total) being on a separate parcel, the utilities have been delineated for each building separately.

Building #1 – Far east parcel

Water Service

- The water service will connect to the existing main on the north side of North Bank Drive with an anticipated 8" tap.
- Fire and domestic water services will be split from the single tap on the south side of North Bank drive into the required domestic water service size, and fire water service size (anticipate 8"). These services will then run directly to the building.
- Domestic water meter and backflow device, as well as fire water backflow device, will be located inside the building in a water room. This water room will also house the fire suppression riser for the building
- New private fire hydrants will be added as required.

Sanitary Sewer Service

- There is an existing sanitary sewer main on the south side of North Bank Drive
- An assumed 6" sanitary sewer service will connect to this existing main to serve the building.

Storm Water Management

- Storm water runoff from the site, and the building will connect to new storm water collection piping (with catch basins) and directed to a new underground storm water storage system
- The new underground storm water system will allow for the drawdown of storm water, and provide storm water quality treatment only. This system will be located on the west side of the building. There is no storm water quantity (detention) control for this site.
- The underground storm water system will outlet to the existing "lake"
- Each building parcel will have a separate associated storm water system.

Building #2 – Middle Parcel

Water Service

- The water service will connect to the existing main on the south side of North Bank Drive with an anticipated 8" tap.
- Fire and domestic water services will be split from the single tap on the south side of North Bank drive into the required domestic water service size, and fire water service size (anticipate 8"). These services will then run directly to the building.
- Domestic water meter and backflow device, as well as fire water backflow device, will be located inside the building in a water room. This water room will also house the fire suppression riser for the building
- New private fire hydrants will be added as required.

Sanitary Sewer Service

- A sanitary sewer main extension will be required to provide service to this parcel.
- A new 8" sanitary main will connect to an existing main at the west end of North Bank Drive, and be extended down the centerline of North bank drive to the parcel frontage, then into the site.
- An assumed 6" sanitary sewer service will connect to this new main to serve the building.

Strom Water Management

- Storm water runoff from the site, and the building will connect to new storm water collection piping (with catch basins) and directed to a new underground storm water storage system
- The new underground storm water system will allow for the drawdown of storm water, and provide storm water quality treatment only. There is no storm water quantity (detention) control for this site. This storage will be located on the south side of building #2
- The underground storm water system will outlet to the existing "lake"
- Each building parcel will have a separate associated storm water system.

Building #3 – West Parcel

Water Service

- The water service will connect to the existing main on the south side of North Bank Drive with an anticipated 8" tap.
- Fire and domestic water services will be split from the single tap on the south side of North Bank drive into the required domestic water service size, and fire water service size (anticipate 8"). These services will then run directly to the building.
- Domestic water meter and backflow device, as well as fire water backflow device, will be located inside the building in a water room. This water room will also house the fire suppression riser for the building
- New private fire hydrants will be added as required.

Sanitary Sewer Service

- This building can achieve sanitary sewer service by connecting to the new sanitary sewer main in North Bank Drive, or the existing sanitary sewer main on the west side of the building.

- An assumed 6" sanitary sewer service will connect to this new main to serve the building.

Storm Water Management

- Storm water runoff from the site, and the building will connect to new storm water collection piping (with catch basins) and directed to a new underground storm water storage system
- The new underground storm water system will allow for the drawdown of storm water, and provide storm water quality treatment only. There is no storm water quantity (detention) control for this site. This storage will be located on the south or east side of building #3.
- The underground storm water system will outlet to the existing "lake"
- Each building parcel will have a separate associated storm water system.



August 12, 2025

Jon Holway– Director of Construction National Church Residences
2245 North Bank Drive Columbus, Ohio 43220
JHolway@nationalchurchresidences.org
(614) 273-3601

RE: AEP Ohio Electric Service for Franklin County Parcel Numbers 070-013865, 070-13864, 070-13863 & 070-13862

Dear **Jon**,

Thank you for your interest in utilizing AEP Ohio to serve the electrical needs for the proposed project located at **Franklin County Parcel Numbers 070-013865, 070-13864, 070-13863 & 070-13862.**

Based on the information provided, we have reviewed our distribution system in the area and have determined the subject project or site is located within AEP Ohio service territory. The specific details of this service have not been developed and may include Contribution In Aid of Construction (CIAC) charges to the customer. Specific details and associated CIAC charges may include but are not limited to: customer and company responsibilities, service type & characteristics, cable/conductor routing, overall project timing, and labor & equipment costs.

A Letter of Agreement (LOA) will be required for distribution voltage retail loads greater than \$1,000,000 in total project costs and/or requesting over 10MW.

If you should have any questions regarding the electric service at this location, please feel free to contact me at **(614) 883-7805** or laschindel@aep.com. To initiate the construction and service process please call 1-800-277-2177.

Sincerely,

Liberty A. Boyd

Liberty A. Boyd
Manager - Projects
AEP Ohio

Kevin Brown

From: Schwarz \ Todd \ Patrick <TSchwarz@nisource.com>
Sent: Monday, August 11, 2025 4:15 PM
To: Rissler \ Hillary; Jonathan Holway
Cc: Kevin Brown
Subject: RE: [EXTERNAL] National Church Residences campus//OP 391205
Attachments: gas plat.pdf

You don't often get email from tschwarz@nisource.com. [Learn why this is important](#)

Hello, we no longer send out gas availability letters. I had attached our gas mainline plat showing the mainline in green.

When final plans have been submitted, I can work with my engineering team on design and to see if any up front cost needs paid by customer. The mainline is on North Bank Rd shown on the plat.

Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

Todd Schwarz
Sr. Project Manager
Columbia Gas of Ohio
614-506-7023

From: Rissler \ Hillary <hrissler@nisource.com>
Sent: Monday, August 11, 2025 4:07 PM
To: Jonathan Holway <JHolway@nationalchurchresidences.org>
Cc: Kevin Brown <KBrown@nationalchurchresidences.org>; Schwarz \ Todd \ Patrick <TSchwarz@nisource.com>
Subject: RE: [EXTERNAL] National Church Residences campus//OP 391205

Jon,

I have copied Todd Schwarz on this email as he will be the project manager handling this project for you.

Thanks and have a great Monday!

Hillary Rissler
Columbia Gas Project Manager
1021 N. Main St.
Mansfield, OH 44903
Phone 419-914-1362
Email hrissler@nisource.com

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any purpose. Please notify us by return email of this error and delete the email and any copies from your system. Thank you for your cooperation.

From: Jonathan Holway <JHolway@nationalchurchresidences.org>
Sent: Monday, August 11, 2025 2:53 PM
To: Rissler \ Hillary <hriessler@nisource.com>
Cc: Kevin Brown <KBrown@nationalchurchresidences.org>
Subject: RE: [EXTERNAL] National Church Residences campus//OP 391205

This Message Is From an External Sender

This message came from outside your organization.
Think before you click links or open attachments. If suspicious, please use the report phishing button or forward to security@nisource.com for review.

Hillary,

Nice speaking with you also. As per our discussion, we are not at a place where we can effectively complete the attached load form. We understand your process but also need some alternative to be able to inform our local municipality that we will have gas service capable of serving our proposed campus.

As we discussed, the proposed campus per the attached site plan, is highlighted below:

We are redeveloping our corporate campus in Upper Arlington and have been requested by the City of Upper Arlington to provide 'will serve' letters for our planned development for all utilities. Our existing 'campus' at 2233 / 2245 / 2335 North Bank Drive, Columbus 43220, currently has gas service. Our current redevelopment plan is attached and is proposed to be an approx. 60,000 square foot office on the eastern parcel and two independent senior residential apartment buildings (approx. 80 and 120 units) to the west. All proposed buildings at this time are planned for gas heat. What do you need from National Church Residences to be able to provide the requested letter(s)?

Per the attached load form from a similar project, our typical 80 unit gas load is approx. 2.5 Mcfn, so interpolating for the 120 unit building, that gas load would be approx. 4 Mcfn. I do not have an estimate for our office building but would assume that it would be similar to any typical 60,000 SF office building, and to some degree similar to the building that we currently occupy at 2245 North Bank Dr.

Please let me know if there is any other option to obtain confirmation that we will have gas service.
Thanks.

Jon Holway, RA / LEED for Homes
Director of Construction
National Church Residences
Mobile: 614.306.1205
Direct: 614.273.3601



From: Rissler \ Hillary <hriessler@nisource.com>
Sent: Monday, August 11, 2025 2:30 PM
To: Jonathan Holway <JHolway@nationalchurchresidences.org>
Subject: [EXTERNAL] National Church Residences campus//OP 391205

Jon,

Nice talking with you earlier. Attached is the load form I will need filled out in its entirety and returned to me. Please also include site plans in CAD and PDF.

Thanks and have a great Monday!

Hillary Rissler
Columbia Gas Project Manager
1021 N. Main St.
Mansfield, OH 44903
Phone 419-914-1362
Email hriessler@nisource.com

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Legend

- | Controllable Valve | Regulator Station | Gas Main - Pressure | Gas Service |
|-----------------------------------|---|---------------------|----------------------------|
| Normal
Position/Critical Valve | Asset type/Control
Line Safety Action
Level | Distribution Pipe | Location/Placement
Type |
| Open, Critical | Regulator Station/Safety Action Level 0 | <50 psig | Automated |
| Open, Non-Critical | Regulator Station/Safety Action Level 1 | >10 <=60 psig | Field Monitored |
| Closed, Critical | Regulator Station/Safety Action Level 2 | >1 <=10 psig | General Use from GPS |
| Closed, Non-Critical | Regulator Station/Safety Action Level 3 | <=1 psig | Manual |
| Open - Unoperable, Critical | Regulator Station/Safety Action Level 4 | Other | <all other valves> |
| Open - Unoperable, Non-Critical | Regulator Station/Event | >all other valves | |
| <all other valves> | Link In-Event | Transmission Pipe | |
| | Presence In-Event | | |
| | <all other valves> | | |

Name:

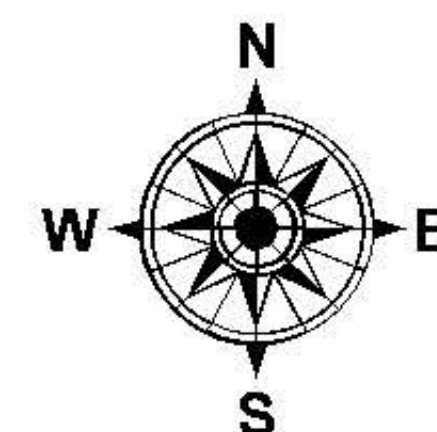
Prepared By:
Date: 8/11/2025



Bibliography: Esri Community Maps Contributors, Franklin County Auditor, Ohio Real Development Commission, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI, NASA, USGS, EPA, NPS, U.S. Census Bureau, USDA, USPS/FMCS, Sources: Esri, Mapbox, OS, USGS, NASA, CGIAR, Robinson, NOAA, NIS, CS, NMA, Geodatasystemen, RasterVision, ESA Global FEMO, Telemap, and GIS.com/community/city-of-dublin-ohio-map/mexico-map

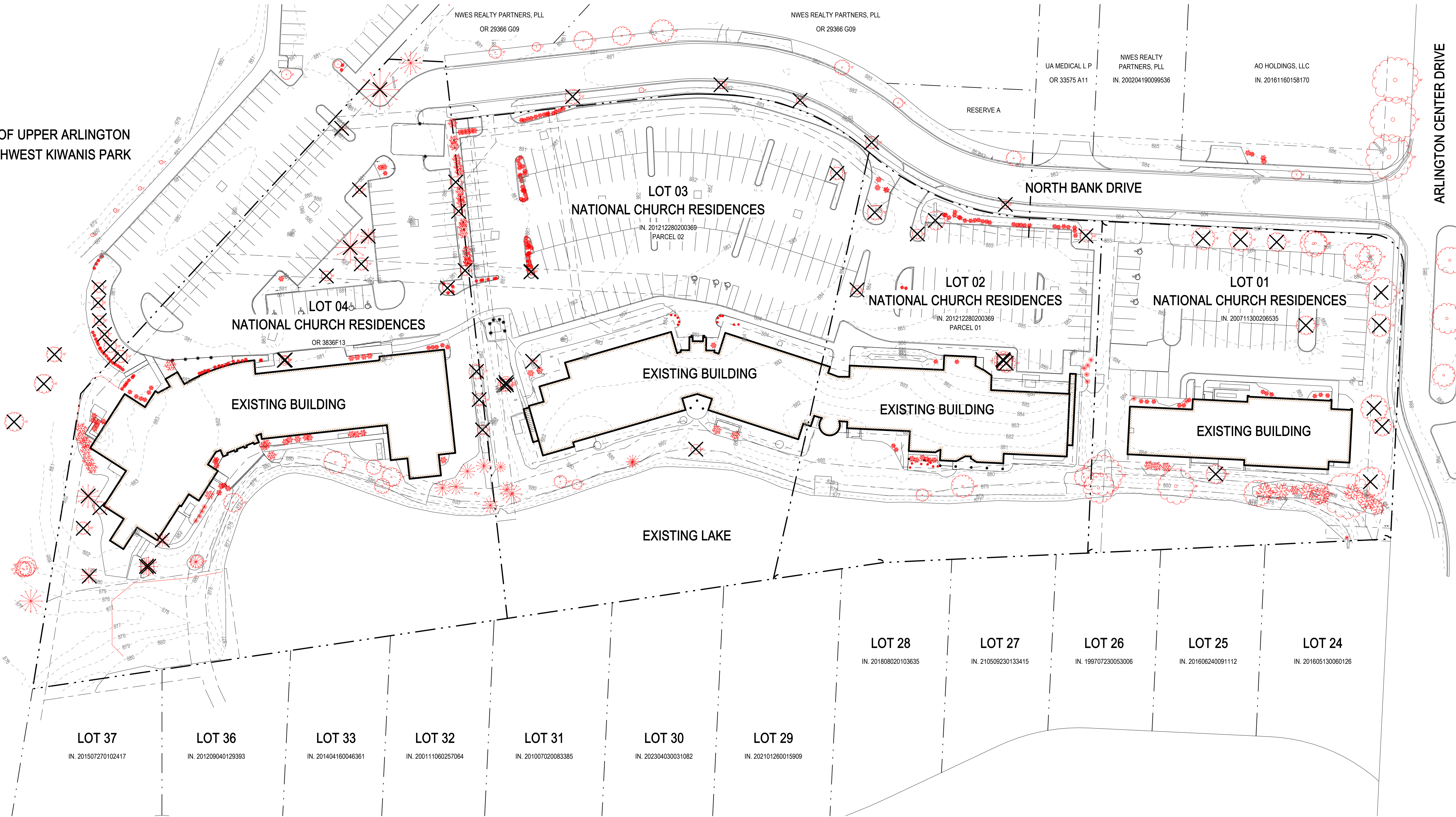
NOTICE

This Map is not intended for identification of safe digging locations. The locations of active natural gas mains and underground electric facilities shown in this Map are approximate and based upon available information, which may contain omissions or inaccuracies. BEFORE YOU DIG: (1) contact Northern Indiana Public Service Company, LLC for verification of gas main and electric facility location and (2) call 811, the national "call before you dig" number.

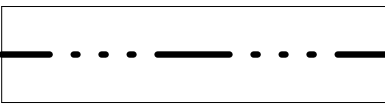


LANDSCAPE DESIGN

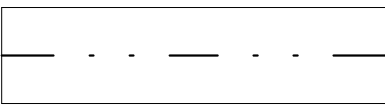
CITY OF UPPER ARLINGTON
NORTHWEST KIWANIS PARK



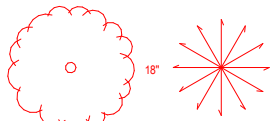
LEGEND



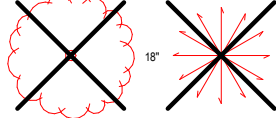
PROPERTY LINE - NCR LOTS



PROPERTY LINE - OTHER LOTS

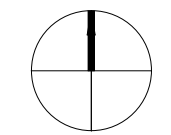


EXISTING TREES: TO REMAIN



EXISTING TREES: TO BE REMOVED

SCALE: 1" = 40'-0"



NATIONAL CHURCH
RESIDENCES MASTERPLAN

NORTH BANK DRIVE
UPPER ARLINGTON, OH

PROPERTY OWNER:

NATIONAL CHURCH RESIDENCES
NORTH BANK DRIVE
UPPER ARLINGTON, OH

LANDSCAPE ARCHITECT

REALM
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100 E BROAD ST SUITE 1710
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09/03/25

ISSUE

MARK DATE DESCRIPTION

DRAWN BY:

REALM

PROJ. LAND. ARCH:

REALM

PROJ. NO.:

2023-14

DATE:

09/03/25

DWG.

**EXISTING
LANDSCAPE
PLAN**

DWG.

L001



LEGEND

PROPERTY LINE - NCR LOTS

PROPERTY LINE - OTHER LOTS

HARDSCAPE: ASPHALT

HARDSCAPE: VEHICULAR CONCRETE

HARDSCAPE: PEDESTRIAN CONCRETE

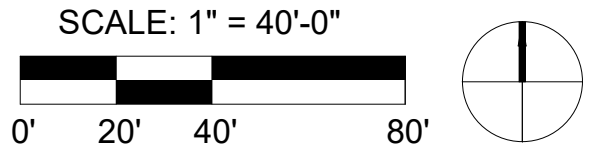
SOFTSCAPE: LAWN

SOFTSCAPE: FOUNDATION PLANTING

SOFTSCAPE: MEADOW PLANTING

TREE: EXISTING

TREE: PROPOSED



NATIONAL CHURCH
RESIDENCES MASTERPLAN

NORTH BANK DRIVE
UPPER ARLINGTON, OH

PROPERTY OWNER:

NATIONAL CHURCH RESIDENCES
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Call 811
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PROJ. LAND. ARCH:
REALM

PROJ. NO.:
2023-14

DATE:
09/03/25

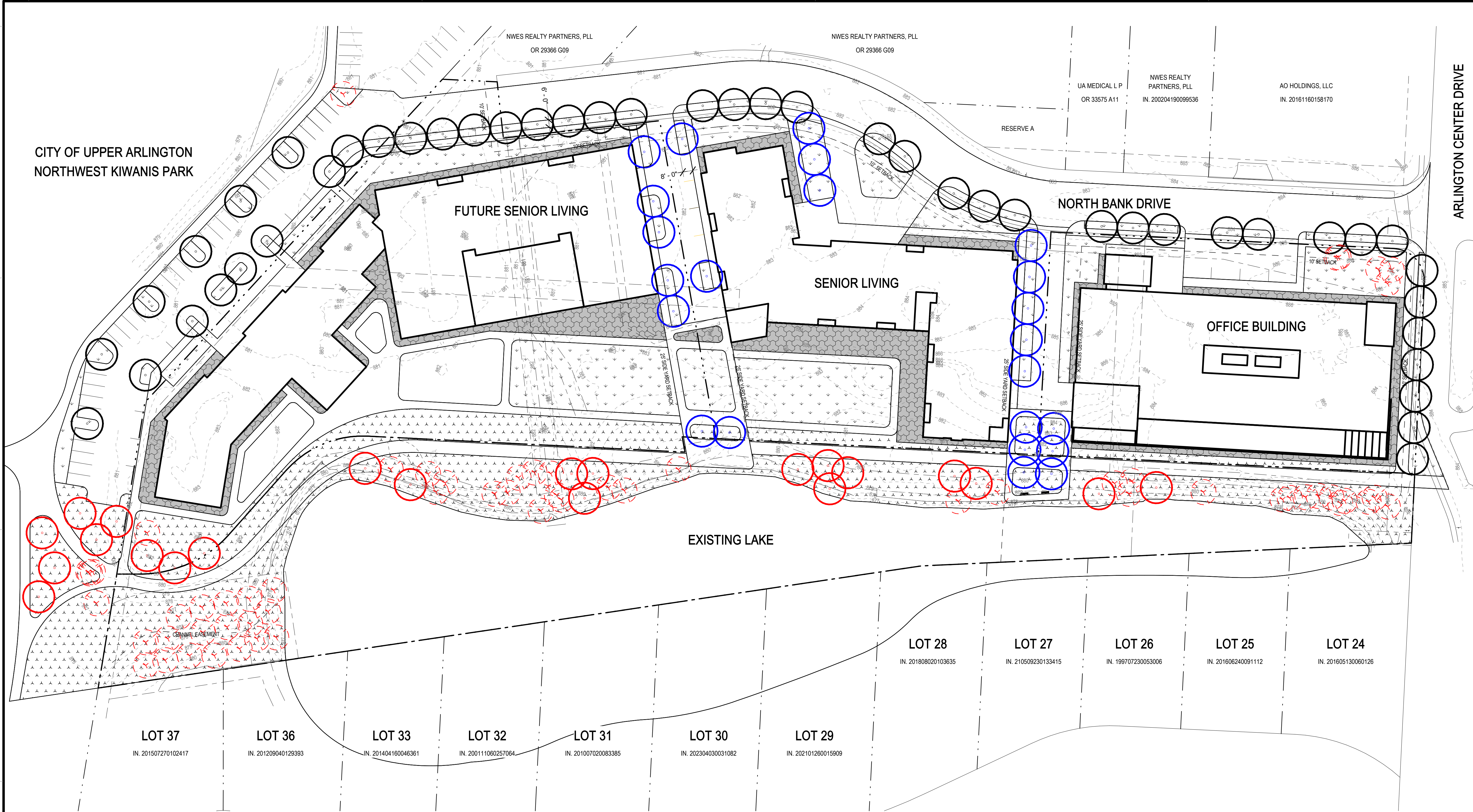
DWG.

**LANDSCAPE
SITE PLAN -
OVERALL**

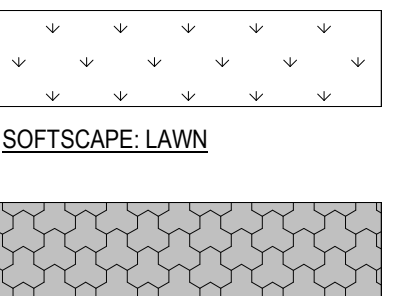
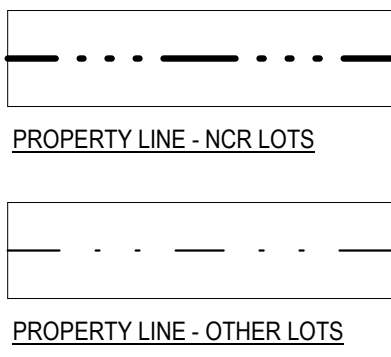
DWG.

L002

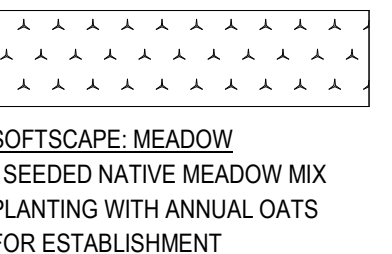
Page 89 of 143



LEGEND



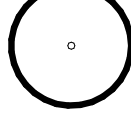
SOFTSCAPE: FOUNDATION PLANTING
- DECIDUOUS AND EVERGREEN SHRUBS @ 24" HT @ 24" SPACING
- ORNAMENTAL GRASS AND PERENNIAL @ 1 GALLON @ 18" OC
- EVERGREEN GROUNDCOVER @ QUART @ 12" OC



SOFTSCAPE: MEADOW
- SEEDED NATIVE MEADOW MIX PLANTING WITH ANNUAL OATS FOR ESTABLISHMENT

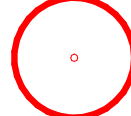


TREE: EXISTING



TREE: PROPOSED STREET TREE
- 2.5" CALIPER
- SINGLE STEM
- SPACING @ 25' OC

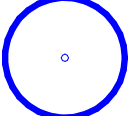
SELECTED FROM THE FOLLOWING MATRIX:
- SKYLINE HONEYLOCUST (GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE') (LARGE)
- STATE STREET MAPLE (ACER MIYABEI 'MORTON') (LARGE)



TREE: PROPOSED BUFFER TREE
- DECIDUOUS SHADE (75%)
- 2.5" CALIPER
- SINGLE STEM
- SPACING @ AS SHOWN ON PLAN

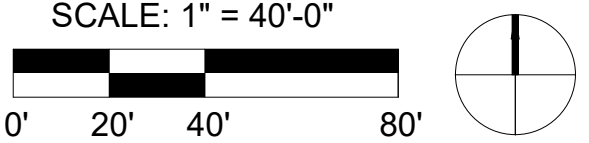
ORNAMENTAL BUFFER TREE (25%)
- 10' HT
- MULTI-STEM
- SPACING @ AS SHOWN ON PLAN

SELECTED FROM FOLLOWING MATRIX:
- NORTHERN PIN OAK (QUERCUS ELLIPSOIDALIS) (LARGE)
- YELLOWWOOD (CLADRASTIS KENTUCKEA) (MEDIUM)
- WILDFIRE BLACKGUM (NYSSA SYLVATICA 'WILDFIRE') (MEDIUM)
- AUTUMN BRILLIANCE SERVICEBERRY (AMELANCHIER * GRANDIFLORA 'AUTUMN BRILLIANCE') (SMALL)



TREE: PROPOSED PROJECT TREE
- 2.5" CALIPER
- SINGLE STEM
- SPACING @ AS SHOWN ON PLAN

SELECTED FROM THE FOLLOWING MATRIX:
- BOSQUE LACEBARK ELM (ULMUS PARVIFOLIA 'BOSQUE') (MEDIUM)
- ALLEE ELM (ULMUS PARVIFOLIA 'EMER LL') (LARGE)



NATIONAL CHURCH
RESIDENCES MASTERPLAN

NORTH BANK DRIVE
UPPER ARLINGTON, OH

PROPERTY OWNER:

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LANDSCAPE ARCHITECT

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09/03/25

ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY: **REALM**

PROJ. LAND. ARCH.: **REALM**

PROJ. NO.: **2023-14**

DATE: **09/03/25**

DWG.

**LANDSCAPE
SITE PLAN -
PLANTING**

DWG.

L003

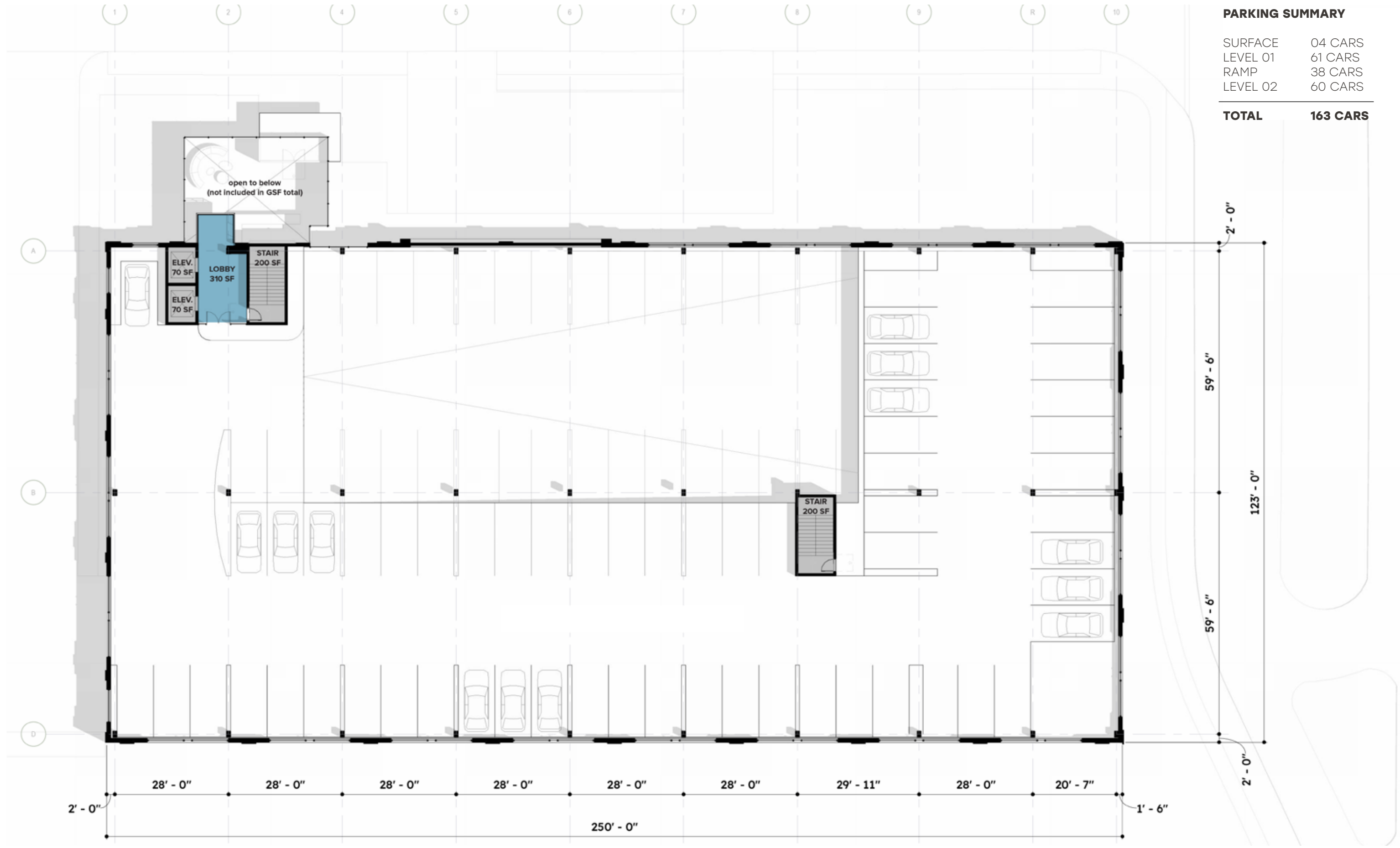
ARCHITECTURAL DESIGN AND CHARACTER



PARKING SUMMARY

SURFACE	04 CARS
LEVEL 01	61 CARS
RAMP	38 CARS
LEVEL 02	60 CARS

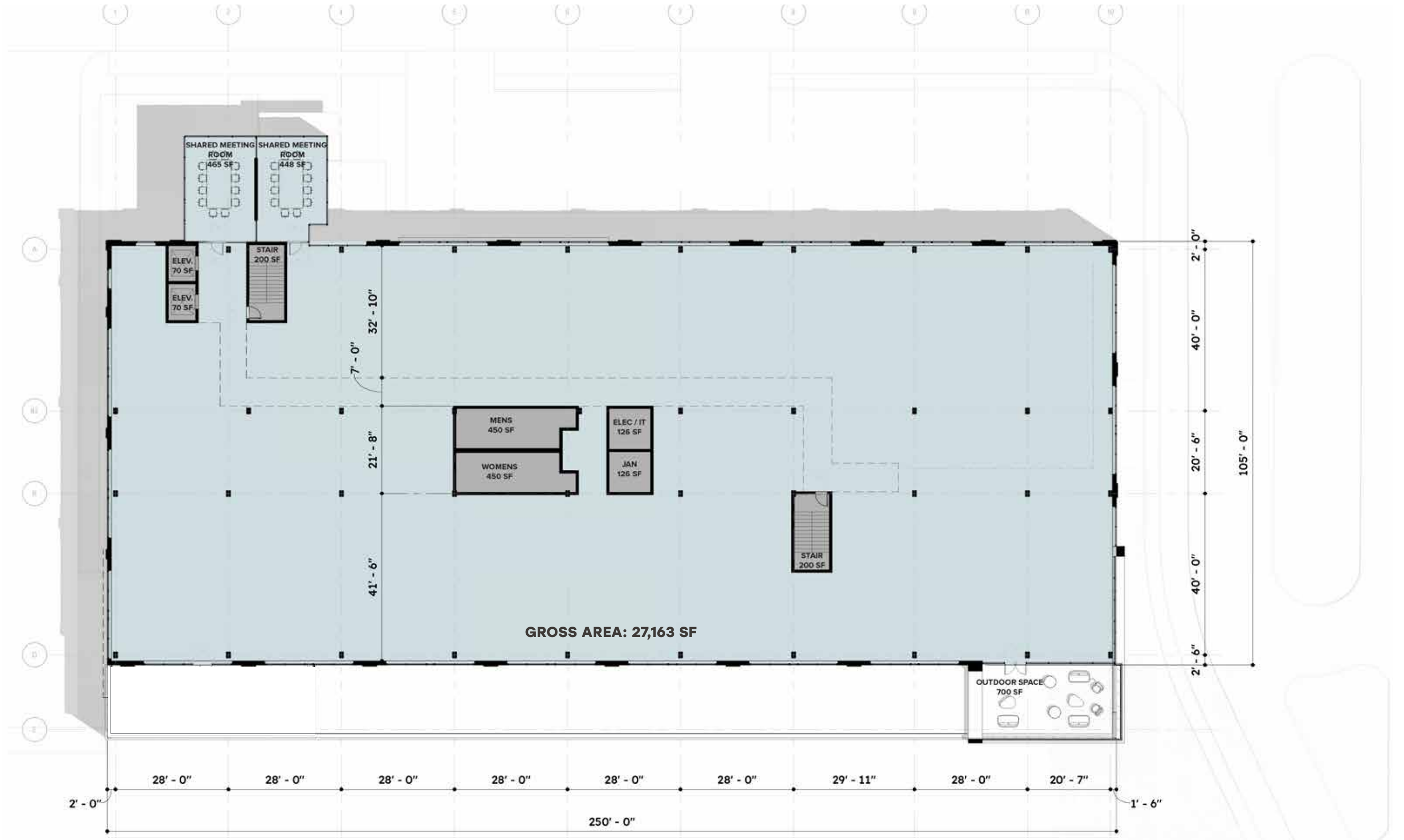
TOTAL 163 CARS

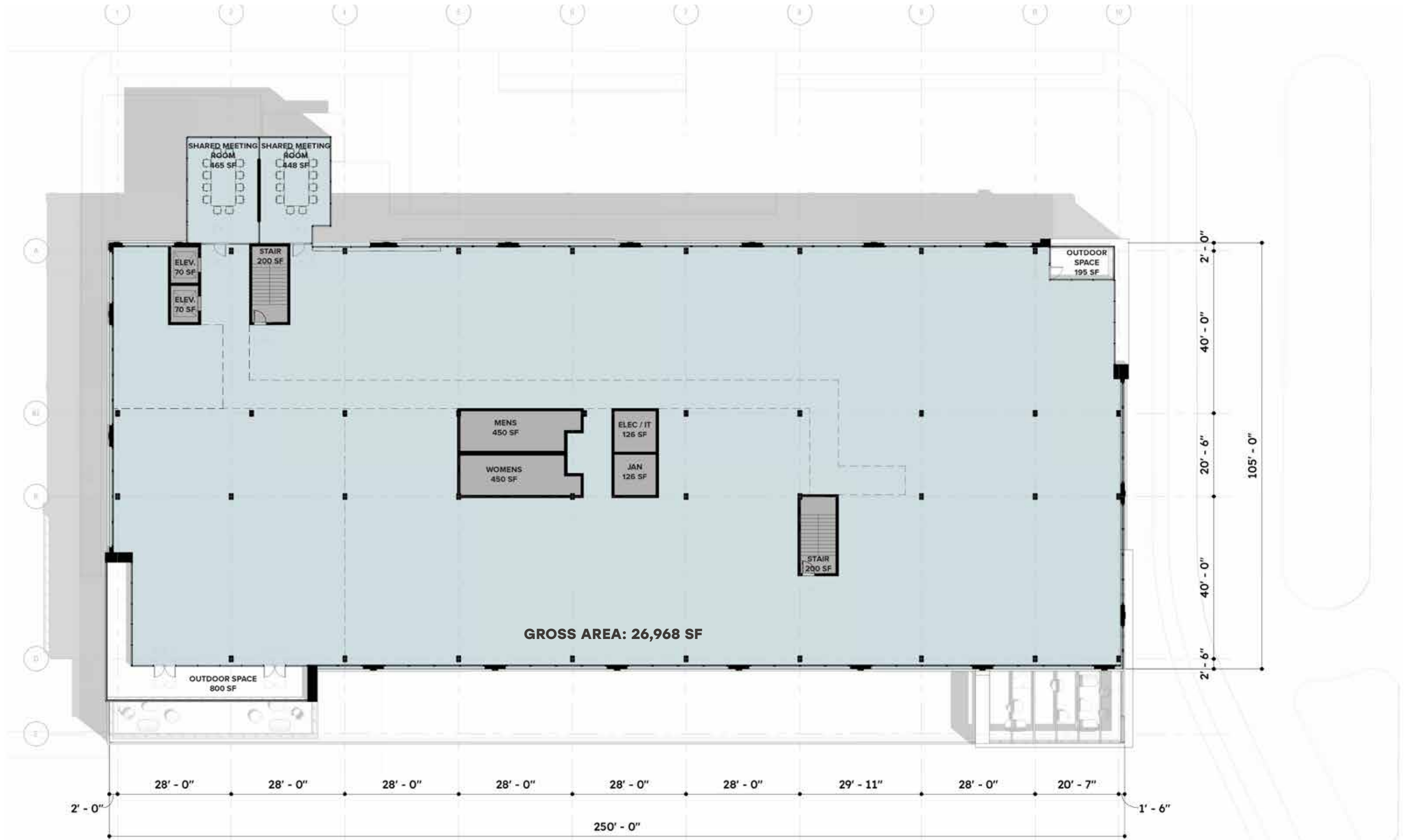


PARKING SUMMARY

SURFACE	04 CARS
LEVEL 01	61 CARS
RAMP	38 CARS
LEVEL 02	60 CARS

TOTAL 163 CARS







NORTH ELEVATION



- 1** BRICK (FIELD)
GLEN-GERY
HARDING BLEND REDBURN



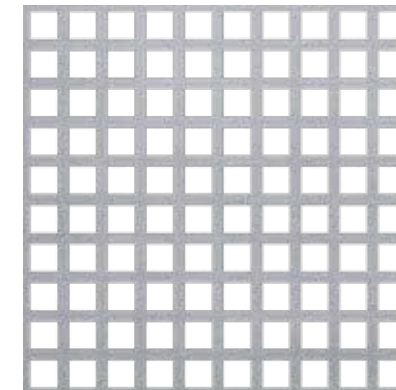
- 2** FIBER CEMENT
HARDIE PAINTED



- 3** METAL PANELING
DARKENED GRAY



- 4** STOREFRONT /
CURTAIN WALL
ANODIZED BLACK



- 5** PERFORATED METAL SCREEN
DESIGNER PERFORATED
17870063M7



- 6** MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER



SOUTH ELEVATION



1 BRICK (FIELD)
GLEN-GERY
HARDING BLEND REDBURN



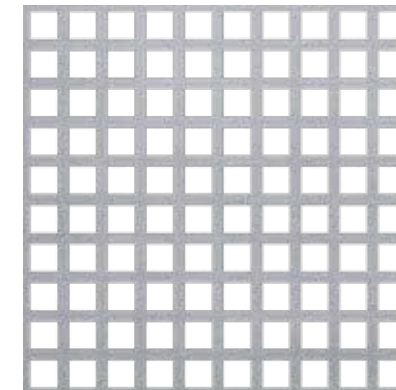
2 FIBER CEMENT
HARDIE PAINTED



3 METAL PANELING
DARKENED GRAY



4 STOREFRONT /
CURTAIN WALL
ANODIZED BLACK



5 PERFORATED METAL SCREEN
DESIGNER PERFORATED
17870063M7



6 MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



EAST ELEVATION



- 1** BRICK (FIELD)
GLEN-GERY
HARDING BLEND REDBURN



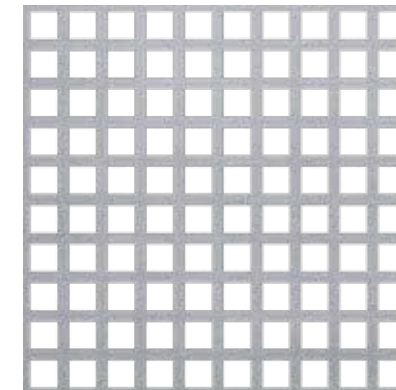
- 2** FIBER CEMENT
HARDIE PAINTED



- 3** METAL PANELING
DARKENED GRAY



- 4** STOREFRONT /
CURTAIN WALL
ANODIZED BLACK



- 5** PERFORATED METAL SCREEN
DESIGNER PERFORATED
17870063M7



- 6** MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



1 BRICK (FIELD)
GLEN-GERY
HARDING BLEND REDBURN



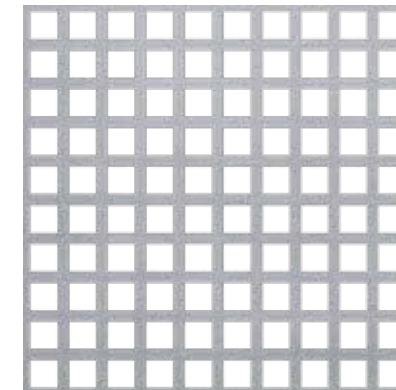
2 FIBER CEMENT
HARDIE PAINTED



3 METAL PANELING
DARKENED GRAY



4 STOREFRONT /
CURTAIN WALL
ANODIZED BLACK



5 PERFORATED METAL SCREEN
DESIGNER PERFORATED
17870063M7



6 MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



**BUILDING AREA
LEGEND**

- COMMON AREA
- COMMON CIRCULATION
- LIVING UNITS
- MECHANICAL AREA
- SUPPORT
- VERTICAL PENETRATIONS
- GARAGE



TYPICAL UPPER FLOOR PLAN

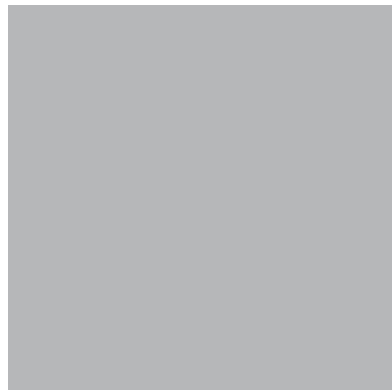




1 BRICK (FIELD)
GLEN-GERY
BURNT ALMOND



2 FIBER CEMENT
WOOD LOOK



3 FIBER CEMENT
HARDIE PAINTED



4 GARAGE SCREENING
LONGBOARD PRIVACY BEAM
ROCK ELM



5 RESIDENTIAL WINDOW
ANDERSON 100 SERIES
WHITE



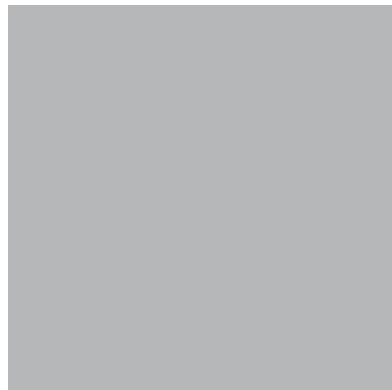
6 MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



1 BRICK (FIELD)
GLEN-GERY
BURNT ALMOND



2 FIBER CEMENT
WOOD LOOK



3 FIBER CEMENT
HARDIE PAINTED



4 GARAGE SCREENING
LONGBOARD PRIVACY BEAM
ROCK ELM



5 RESIDENTIAL WINDOW
ANDERSON 100 SERIES
WHITE



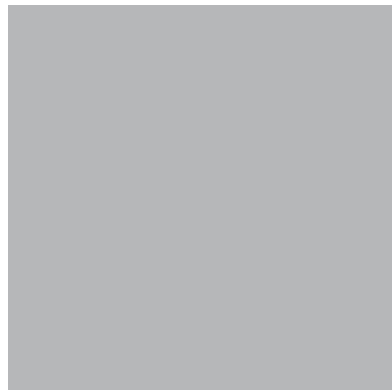
6 MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



1 BRICK (FIELD)
GLEN-GERY
BURNT ALMOND



2 FIBER CEMENT
WOOD LOOK



3 FIBER CEMENT
HARDIE PAINTED



4 GARAGE SCREENING
LONGBOARD PRIVACY BEAM
ROCK ELM



5 RESIDENTIAL WINDOW
ANDERSON 100 SERIES
WHITE



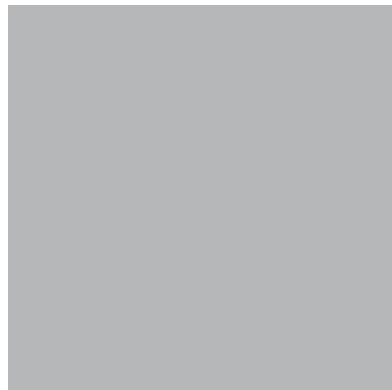
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DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



1 BRICK (FIELD)
GLEN-GERY
BURNT ALMOND



2 FIBER CEMENT
WOOD LOOK



3 FIBER CEMENT
HARDIE PAINTED



4 GARAGE SCREENING
LONGBOARD PRIVACY BEAM
ROCK ELM



5 RESIDENTIAL WINDOW
ANDERSON 100 SERIES
WHITE



6 MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)





JUNE 20 - SUMMER SOLSTICE **7:00 AM**



JUNE 20 - SUMMER SOLSTICE **9:00 AM**



JUNE 20 - SUMMER SOLSTICE **12:00 PM**



JUNE 20 - SUMMER SOLSTICE **3:00 PM**



JUNE 20 - SUMMER SOLSTICE **5:00 PM**



JUNE 20 - SUMMER SOLSTICE **8:00 PM**

JUNE 20 - SUMMER SOLSTICE
 SUNRISE: 6:03 AM
 SUNSET: 9:04 PM



DECEMBER 21 - WINTER SOLSTICE **8:00 AM**



DECEMBER 21 - WINTER SOLSTICE **11:00 AM**



DECEMBER 21 - WINTER SOLSTICE **1:00 PM**



DECEMBER 21 - WINTER SOLSTICE **3:00 PM**

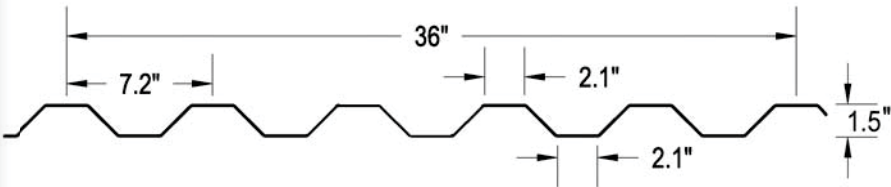


DECEMBER 21 - WINTER SOLSTICE **5:00 PM**

DECEMBER 21 - WINTER SOLSTICE
 SUNRISE: 7:50 AM
 SUNSET: 5:10 PM



7.2-PANEL WP72



7.2 PANEL WP72 symmetrical design allows for versatility in applications while providing a clean industrial look. It is an exposed fastener panel utilized for wall and roof applications. It has a 1-1/2" rib height at 7.2" o.c. and 36" of panel coverage with a purlin bearing leg.

ROOF ASSEMBLIES

7.2 PANEL WP72 can be applied over various wall and roof assemblies including: open framing and solid substrates.

PRODUCT USES AND APPLICATIONS

Product uses include vertical and horizontal wall panels, equipment screens, mansards and roofing with roof slopes as low as 2:12. Excellent panel for wall retro-fit applications.

STANDARD PRODUCT OFFERINGS

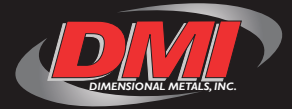
24 ga., 22 ga., 20 ga., 18 ga. Steel, and
.032, .040, .050 Aluminum
Embossing available
Perforations available (Aluminum and Stainless Steel)

PERFORMANCE TESTED

- ASTM E283 Air Leakage
 - ASTM E331 Water Penetration
- Mitered Corners are available.

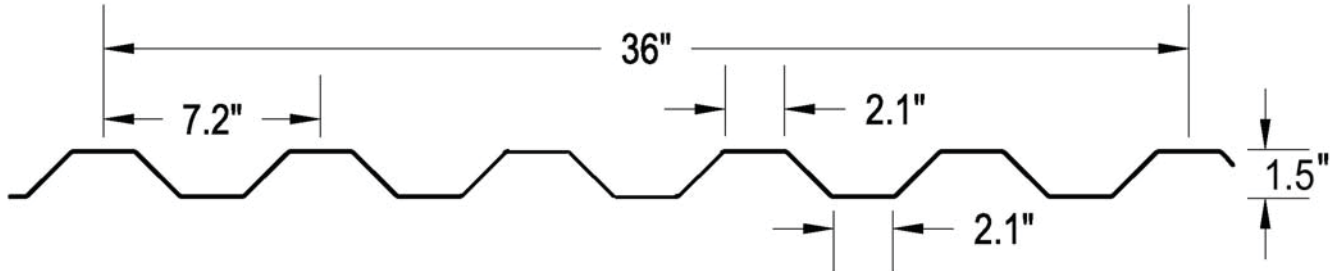
Watertightness warranty available for wall applications only.

7.2-PANEL SUBMITTAL



PROJECT NAME: _____
ARCHITECT: _____
INSTALLING CONTRACTOR: _____
GENERAL CONTRACTOR: _____
SPECIFICATION SECTION: _____

PROFILE



DynaClad® Standard Colors (IN ALPHABETICAL ORDER)	STOCKED AT DMI					
	24 GAGE GALVALUME	22 GAGE GALVALUME	.032 ALUM. 3105 H14	.040 ALUM. 3105 H14	.050 ALUM. 3105 H14	.063 ALUM. 3105 H14
AGED COPPER*	•		•			
BEIGE	•	•	•	•	•	
BRITE RED*	•		•	•		
BROWN	•		•	•		
BURGUNDY	•		•	•		
CHAMPAGNE*	•		•	•		
CHARCOAL GREY	•		•	•		
CLASSIC BRONZE	•		•	•		
COBALT BLUE	•		•	•		
COLONIAL RED	•		•	•		
DARK BRONZE	•	•	•	•	•	•
DOVE GREY	•	•	•	•		
EVERGREEN	•		•	•		
HARTFORD GREEN	•		•	•		
HEMLOCK GREEN	•		•	•		
LEAF GREEN	•		•	•		
MATTE BLACK	•		•	•		
METALLIC COPPER*	•		•	•		
METALLIC SILVER*	•		•	•		
MUSKET GREY	•		•	•		
PATINA COPPER	•		•	•		
PUTTY	•	•	•	•	•	
ROYAL BLUE	•		•	•		
SANDSTONE	•	•	•	•		
SEAPORT	•		•	•		
SLATE BLUE	•		•	•		
SLATE GREY	•	•	•	•	•	
SPARTAN BRONZE	•		•	•		
STONE	•		•	•		
TERRA COTTA	•		•	•		
WEATHERED ZINC*	•		•	•		
WHITE	•	•	•	•	•	•
MILL FINISHED ALUM.			•	•	•	•
ACRYLUME®	•	•				
CLEAR ANODIZED			•	•		

SUBSTRATE

- ☐ 24 GA. GALVALUME
☐ 22 GA. GALVALUME
☐ 20 GA. G-90
☐ 18 GA. G-90
☐ .032 ALUMINUM
☐ .040 ALUMINUM
☐ .050 ALUMINUM

☐ OTHER: _____

EMBOSSED

- ☐ YES
☐ NO

Consult DMI for minimum quantities, upcharges, set up fees and extended lead times

STANDARD FINISHES

- ☐ DYNACLAD®PVDF: _____
☐ ACRYLIC COATED GALVALUME (ACRYLUME)
☐ MILL FINISH ALUMINUM
☐ CLEAR ANODIZED ALUMINUM

PREMIUM FINISHES*

- ☐ DYNACLAD®METALLIC PVDF: _____
☐ DYNACLAD®BRITE RED PVDF
☐ DYNACLAD®STANDARD COLOR PVDF W/CLEARCOAT (3-COAT): _____
☐ DYNACLAD®METALLIC COLOR PVDF W/CLEARCOAT (3-COAT): _____
☐ CUSTOM COLOR: _____

*Premium Colors subject to minimum quantities, extended lead times and upcharges. Consult DMI for details.

WARRANTY

- ☐ DYNACLAD®PAINT FINISH
☐ GALVALUME 20 YEAR - 6 MONTH (SUBSTRATE)
☐ WALL PANEL WEATHERTIGHTNESS WARRANTY _____

Non-Stock colors available subject to minimum quantities, additional lead times and upcharges.

* Denotes Premium Color - subject to additional costs.

Dimensional Metals, Inc. has specialized in the manufacturing of Architectural Metal Panel Systems and Fabricated Architectural Sheet Metal for the construction industry since 1988. We use the most technologically advanced Fixed Base Roll-Forming Equipment to deliver complete in-house quality control over the manufacture of our products.

SITE LIGHTING

2025-08-22

**Project name : LMUS_25080070_National Church Corporate Campus_Revision 1
Option 1**

Submitted By:
Ligman Lighting USA
7144 NE Progress Ct
Hillsboro, Oregon.
97124
Tel.: +1 503 645 0500 Fax.: +1 503 645 8100
info@ligmanlightingusa.com www.ligmanlightingusa.com

DISCLAIMER
Calculations have been performed according to IES standard and good practice.
Some differences between measured values and calculated values may occur due to
tolerances in calculation methods, testing procedures, component performance,
measurement techniques and field conditions such as voltage and temperature
Variations. Input data used to generate the attached calculations such as room
Dimensions, reflectances, furniture and architectural elements significantly affect
the lighting calculations. If the real environment conditions do not match the input
Data, differences will occur between measured and calculated values.



Scale: 1 inch= 108 Ft.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Middle area_East	Illuminance	Fc	6.56	62.5	0.1	65.60	625.00	Grid points 3' x 3'
Middle area_West	Illuminance	Fc	4.53	74.1	0.1	45.30	741.00	Grid points 3' x 3'
PKG Lot & Access Road	Illuminance	Fc	1.60	6.2	0.5	3.20	12.40	Grid points 5' x 5'
South & East Walking paths	Illuminance	Fc	4.01	13.5	0.2	20.05	67.50	Grid points 3' x 3'
South & West Walking paths	Illuminance	Fc	4.06	14.0	0.2	20.30	70.00	Grid points 3' x 3'
South property line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	point spacing 10'
West walking paths	Illuminance	Fc	1.80	4.6	0.5	3.60	9.20	Grid points 3' x 3'

Luminaire Schedule										
Symbol	Qty	Label	Description	LLF	Arrangement	Luminaire Watts	Luminaire Lumens	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
	18	A1-ME	UMC-20011-ME-8030	0.900	Single	81	8688	81	8688	13, 24
	9	A1-T3	MC-20011-T3-8030	0.900	Single	81	8554	81	8554	24
	20	A1-T4	UMC-20011-T4-8030	0.900	Single	81	9105	81	9105	13, 24
	1	A1-T5	UMC-20011-EW-8030	0.900	Single	81	9077	81	9077	24
	2	A2 -T4	UMC-20011-T4-8030	0.900	Back-Back	81	9105	162	18210	13
	25	B-T3	UMC-10011-T3-W30	0.900	Single	22	2475	22	2475	3.3



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1	2025/08/22	-
-	2025/08/19	Design Development
Rev.	Issue Date	Amendment

ARCHITECT

CLIENT

PROJECT NAME

National Church Corporate Campus

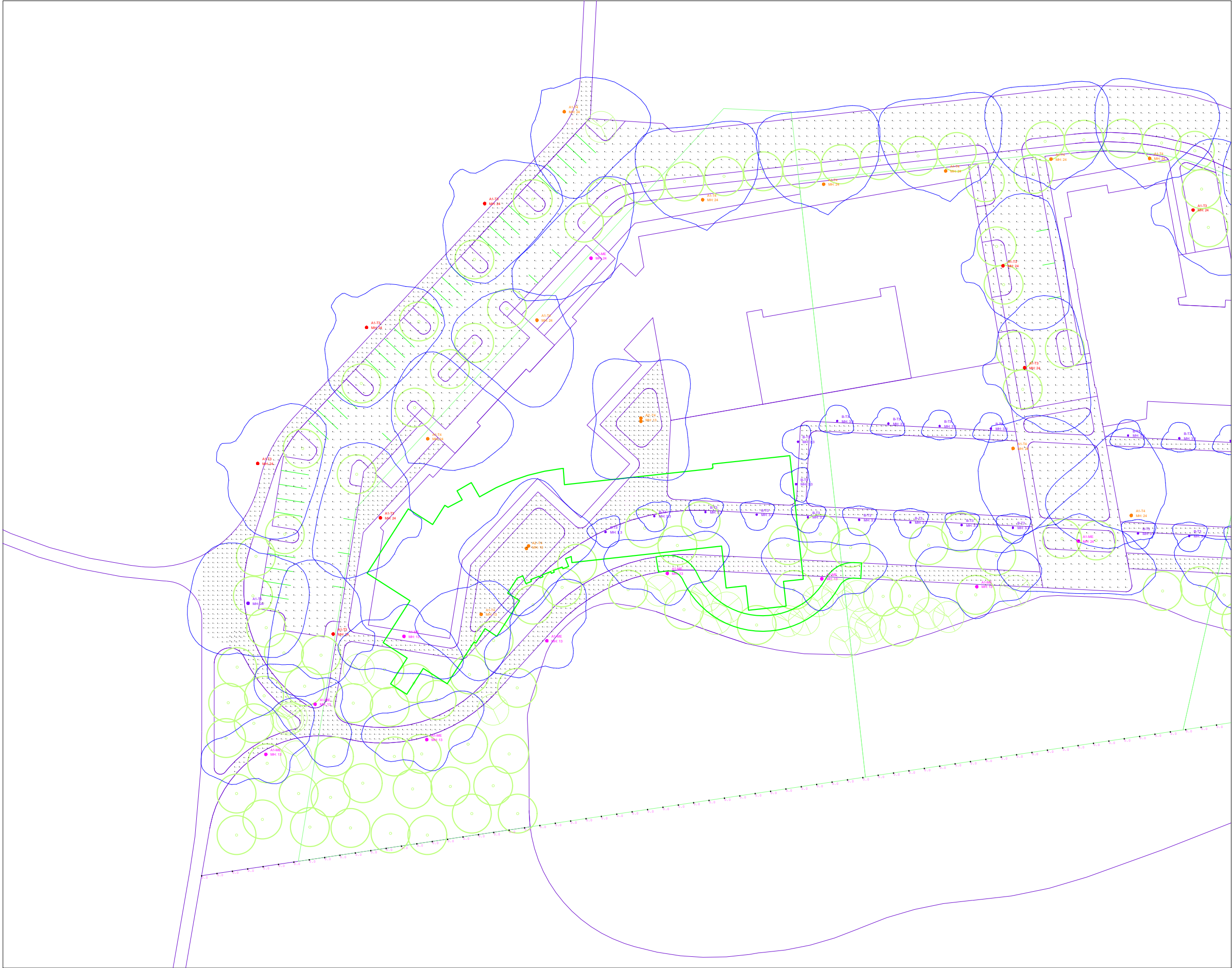
DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT



Scale: 1 inch= 60 Ft.



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ARCHITECT

CLIENT

-

PROJECT NAME

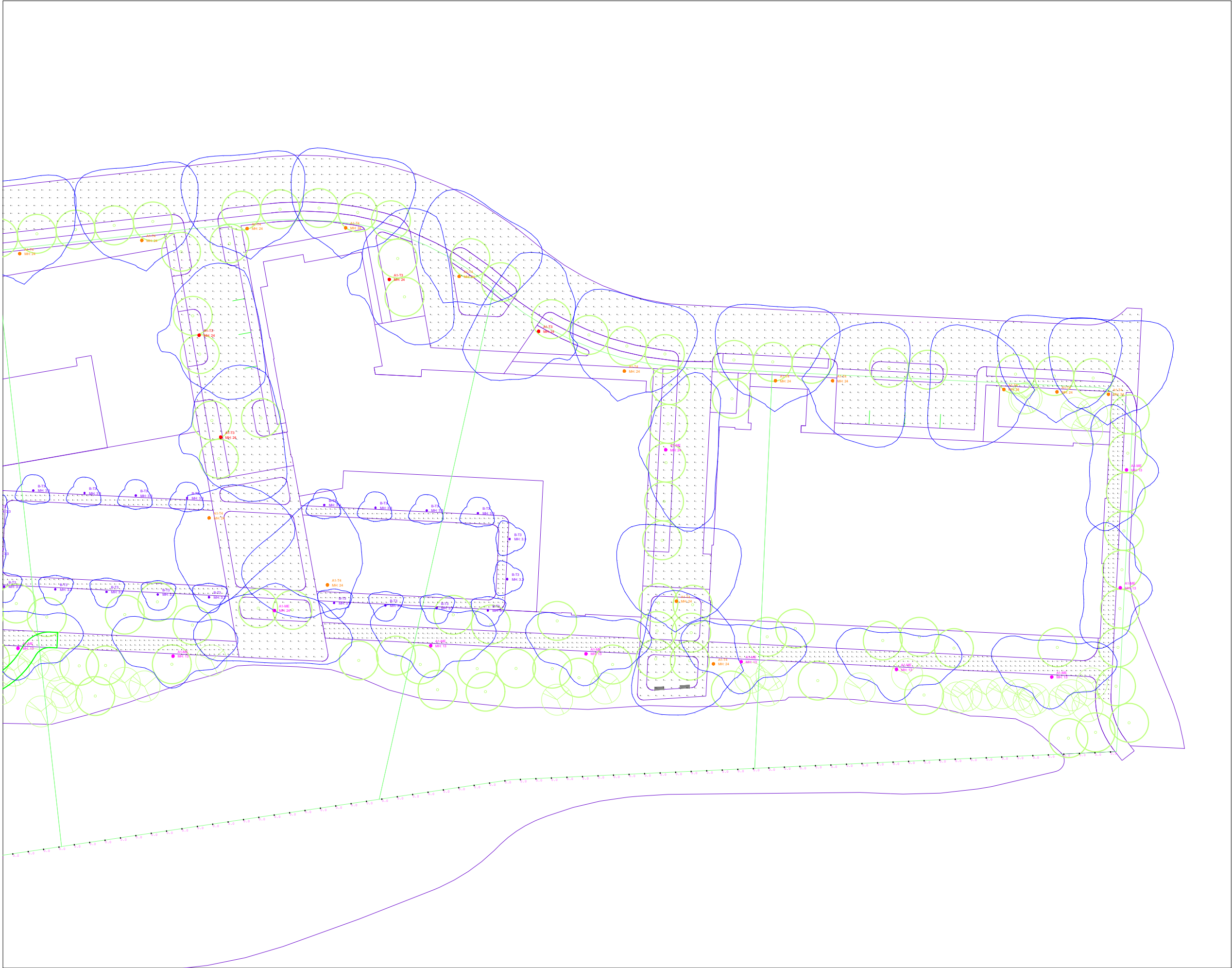
National Church Corporate Campus

DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1
PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT



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Rev.	Issue Date	Amendment

ARCHITECT

CLIENT

National Church Corporate Campus

PROJECT NAME

DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT

2025-08-22

**Project name : LMUS_25080070_National Church Corporate Campus_Revision 1
Option 2**

Submitted By:
Ligman Lighting USA
7144 NE Progress Ct
Hillsboro, Oregon.
97124
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info@ligmanlightingusa.com www.ligmanlightingusa.com

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Middle area_West	Illuminance	Fc	4.52	74.1	0.1	45.20	741.00	Grid points 3' x 3'
PKG Lot & Access Road	Illuminance	Fc	1.59	4.9	0.5	3.18	9.80	Grid points 5' x 5'
South & East Walking paths	Illuminance	Fc	2.04	13.3	0.0	N.A.	N.A.	Grid points 3' x 3'
South & West Walking paths	Illuminance	Fc	1.16	14.0	0.0	N.A.	N.A.	Grid points 3' x 3'
South property line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	point spacing 10'
West walking paths	Illuminance	Fc	1.80	4.6	0.5	3.60	9.20	Grid points 3' x 3'

Luminaire Schedule										
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	9	A1-T3	MC-20011-T3-8030	0.900	Single	81	8554	81	8554	24
	20	A1-T4	UMC-20011-T4-8030	0.900	Single	81	9105	81	9105	13, 24
	1	A1-T5	UMC-20011-EW-8030	0.900	Single	81	9077	81	9077	24
	2	A2 -T4	UMC-20011-T4-8030	0.900	Back-Back	81	9105	162	18210	13
	25	B-T3	UMC-10011-T3-W30	0.900	Single	22	2475	22	2475	3.3



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1	2025/08/22	-
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Rev.	Issue Date	Amendment

ARCHITECT

CLIENT

PROJECT NAME

National Church Corporate Campus

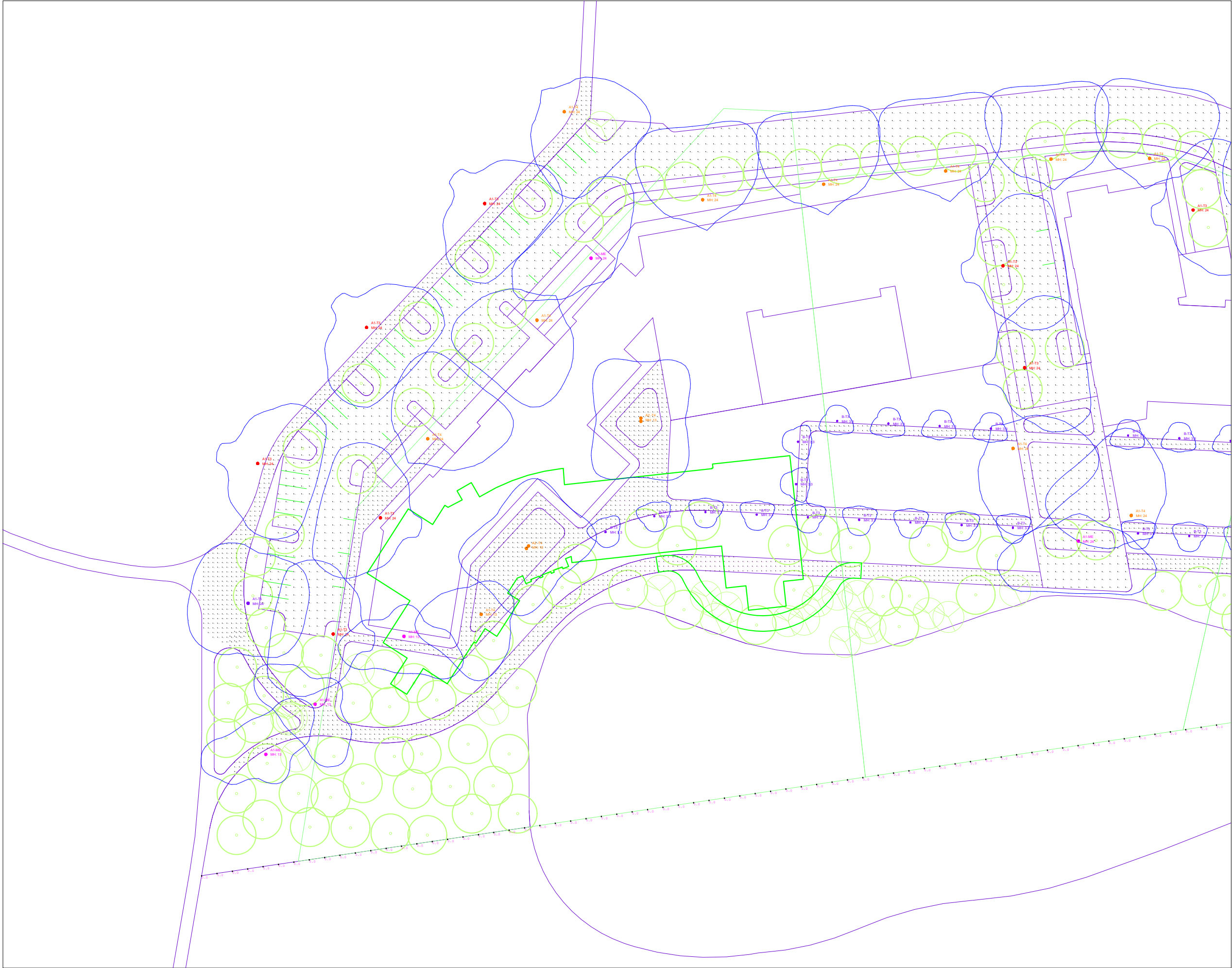
DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT



Scale: 1 inch= 60 Ft.



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ARCHITECT

CLIENT

National Church Corporate Campus

PROJECT NAME

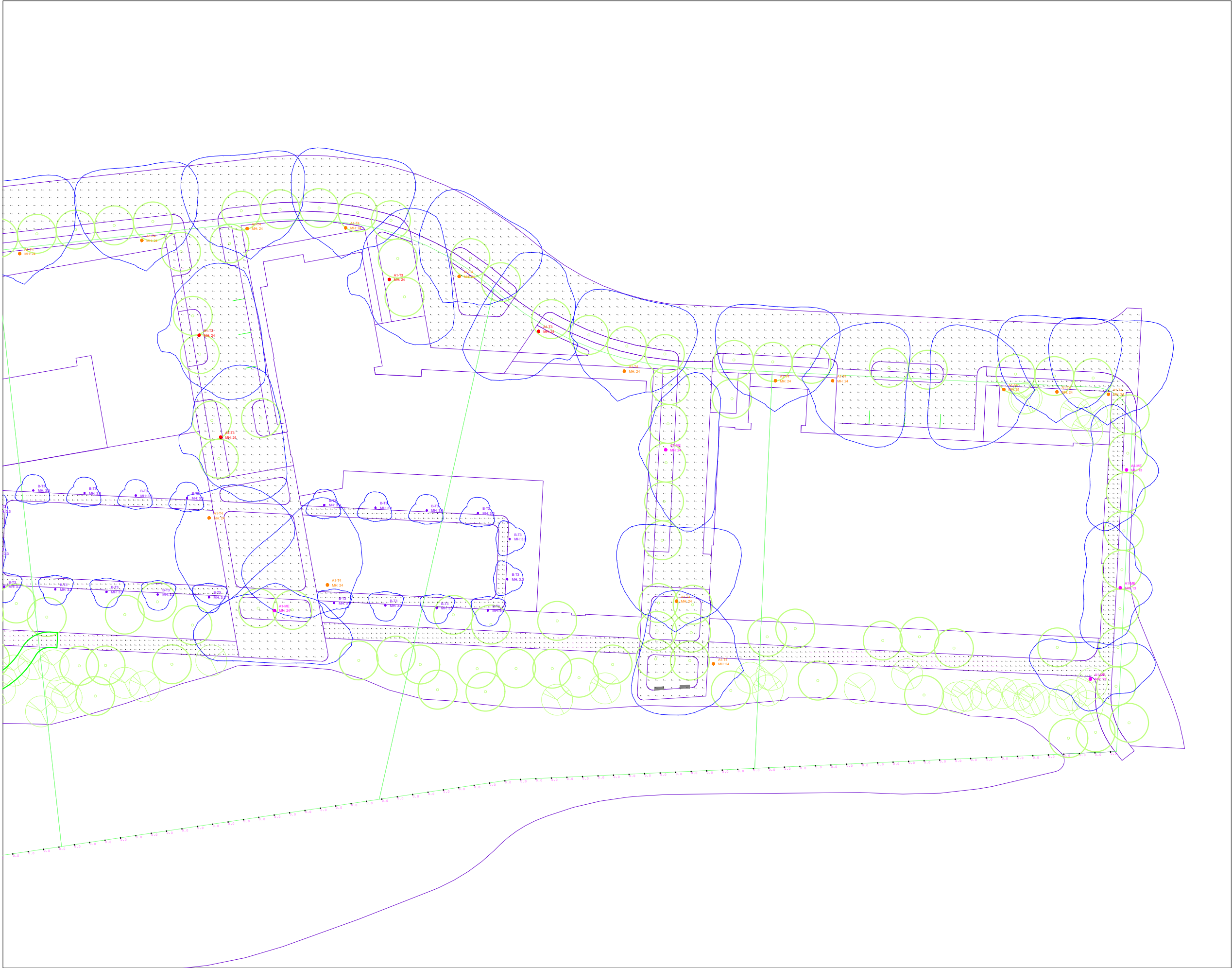
DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT



Scale: 1 inch= 60 Ft.



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ARCHITECT

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PROJECT NAME

National Church Corporate Campus

DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT

UMC-20011

Macaron 2 Post Top



81w LED
7263 Lumens
60w LED
5380 Lumens
50w LED
4483 Lumens
30w LED
2690 Lumens
IP66
Suitable for wet locations
IK08
Impact Resistant [Vandal Resistant]
EPA - 1.00
Weight - 23.1 lbs
POLE NOT INCLUDED

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Modern, contemporary post top
Beautiful modern urban post top in either single or V-arm configuration, offering powerful street lighting and asymmetric beam performance choices.

A modern style die-cast aluminum post top decorative lantern with excellent downward light distribution that complies with dark sky requirements. Outstanding visual appeal and precision optical system gives very low glare rating, whilst reducing light pollution. This luminaire is available in two configurations, namely a single or v-arm option to suit aesthetic design requirements.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Stainless steel screws. Durable silicone rubber gasket and clear tempered glass. Powder paint with high corrosion resistance with chemical chromatised protection. Integral control gear.

Customer specific wattages can be provided, please contact the factory for more information.

Available with a selection of dimmable integral electronic drivers, as well as a provision to install wireless lighting controls to integrate with building management systems. (WATT-ADJ) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

Additional Options (Consult Factory For Pricing)



A90991
Zhaga Book 18



A90891
NEMA 7



RGBW
RGBW Macaron



LIGHCONNECT
IoT Ready Macaron

This luminaire is available with NEMA 7 or Zhaga Book 18 sockets for connection to intelligent lighting control systems.

SPLIT BEAM OPTIONS



| Endless Solutions |

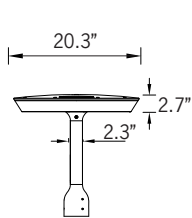
T4 & T4

T2 & T3

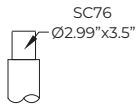
T1 & T4

T1 & T4

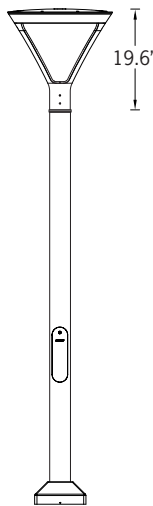
T1 & T4



Fixture Detail

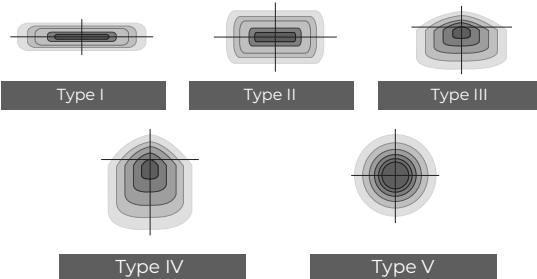


Tenon Detail

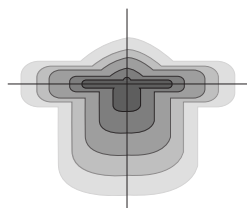


microVos
TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

UMC-20011

Macaron 2 Post Top

PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UMC - 20011 - 81w - T2 - W30 - 02 - 120/277v - Options

UMC-20011					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
81w LED 7263 Lumens 60w LED 5380 Lumens 50w LED 4483 Lumens 30w LED 2690 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution ME - Type ME Distribution FOR SPLIT BEAM, SPECIFY BELOW	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	
SPLIT BEAM LEFT		SPLIT BEAM RIGHT			
T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution ME - Type ME Distribution		T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution ME - Type ME Distribution			

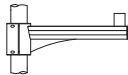
INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH	
SW02 - WALNUT FINISH	
SW03 - PINE FINISH	
DF - DOUGLAS FIR FINISH	
CW - CHERRY WOOD FINISH	
NW - NATIONAL WALNUT FINISH	
SU01 - CONCRETE FINISH	
SU02 - SOFTSCAPE FINISH	
SU03 - STONE FINISH	
SU04 - CORTEN FINISH	

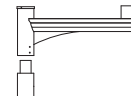
THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS		

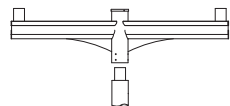
- DIM - 0-10v Dimming
NAT - Natatorium Rated
A20491 - Root Mount Kit
A90891 - NEMA 7
BS - Bird Spikes
RGBW - RGBW Macaron
SC60 - SC60 Tenon Detail
- OS - FSP Occupancy Sensor [See last page]
FSIR - Occupancy Sensor Remote Programmer [See last page]
A90991-U - Zhaga Book 18 Mounted On Top of Fixture
A90991-D - Zhaga Book 18 Mounted Below Fixture
AMB - Turtle Friendly Amber LED
IHSS - Internal House Side Shield



A20176
Aluminum Arm Pole Clamp



A20276
Aluminum Single Arm



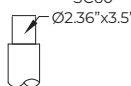
A20376
Aluminum Double Arm



BS
Bird Spikes



IHSS
Internal House Side Shield



SC60
Ø2.36" x 3.5"

Tenon Detail

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times

Oak	Beech
Walnut	Bamboo
Pine	Birch
Cherry	Carbon
Chestnut	Galvanized
Mahogany	Steel



Macaron Product Family



Macaron 1

- UMC-20001-81w-7263lm
- UMC-20002-104w-14374lm



Macaron 2

- UMC-20011-81w-7263lm
- UMC-20012-104w-14374lm



Macaron 3

- UMC-98001-104w-14374lm



Macaron 4

- UMC-10001-22w-2854lm [23.6"]
- UMC-10002-31w-3904lm [23.6"]
- UMC-10003-46w-5021lm [23.6"]



Macaron 5

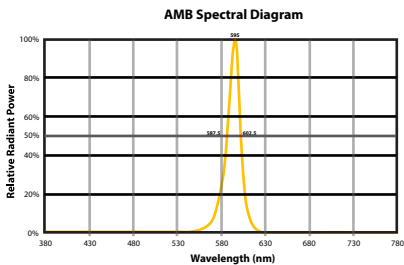
- UMC-10011-22w-2854lm [39.3"]
- UMC-10012-31w-3904lm [39.3"]
- UMC-10013-46w-5021lm [39.3"]



Macaron 8

- UMC-20041-22w-2854lm

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

HIGH/LOW/OFF PIR OUTDOOR PHOTO/MOTION SENSOR IP66 - **legrand** Integrated photocell

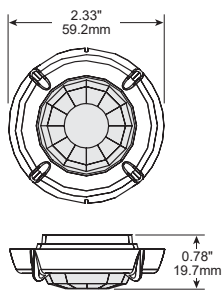
LIGMAN
LIGHTING USA

Ligman provides integrated photocell control using the wattstopper legrand FSP-211B. These units are installed inside the fixture housing with only the external lenses being visible

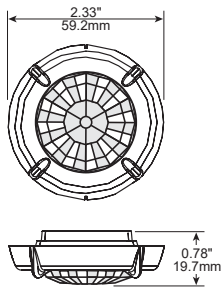


FSP-211B

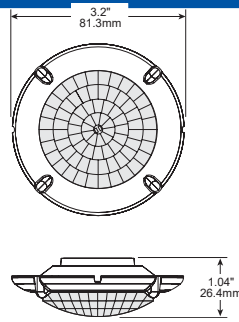
Dimensions of Lens Options



FSP-L2 dimensions



FSP-L3 dimensions



FSP-L7 dimensions

Product Overview

The FSP-221B is a family of passive infrared (PIR) outdoor sensors that raise or lower the electric lighting level to high, low or off based on motion and/or daylight contribution. Typically, once the sensor stops detecting movement and the time delay elapses, lights will first fade to low mode, and eventually switch off. When motion is detected, the sensor ramps the light level to high mode unless the daylight contribution is sufficient.

The integral photocell can also switch the lights on and off for dusk to dawn control, so that lighting remains on overnight even without motion detection.

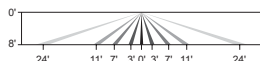
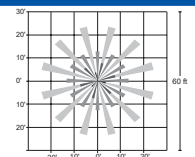
The sensors control 0-10VDC or nondimming LED drivers or ballasts.

The low voltage FSP-201B may be used with dim-to-off drivers or ballasts.

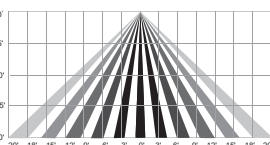
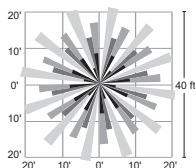
Initial setup and subsequent sensor adjustments are made using a Wireless Handheld Configuration Tool (FSIR-100). This tool enables adjustment of sensor parameters including high/low mode, sensitivity, time delay, cut off and more.

The FSIR-100 can read current parameter settings, and stores up to six sensor parameter profiles to speed commissioning of multiple sensors.

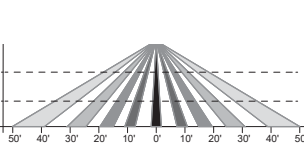
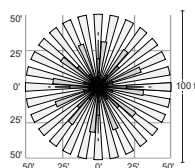
Coverage



FSP-L2 top and side coverage patterns



FSP-L3 top and side coverage patterns



FSP-L7 top and side coverage patterns

Models

FSP-211B, 120-277 VAC

FSP-221B, 100-347 VAC

Specifications and Features

Three interchangeable lenses for mounting between 8' and 40'

Remote setup and adjustment with handheld wireless configuration tool

Adjustable high and low modes (high: 0 to 10V, low: off, 0 to 9.8V)

Adjustable time delay (30 seconds, 1 to 30 minutes)

Adjustable cut off delay (none, 1 to 59 minutes, 1 to 5 hours)

Adjustable sensitivity/service mode (low, med, max; on-fix, off-fix)

Adjustable setpoints: hold off setpoint (none, 1 to 250 fc, auto); photocell on/off setpoint (1 to 250 fc)

Adjustable ramp and fade times (1 to 60 seconds)

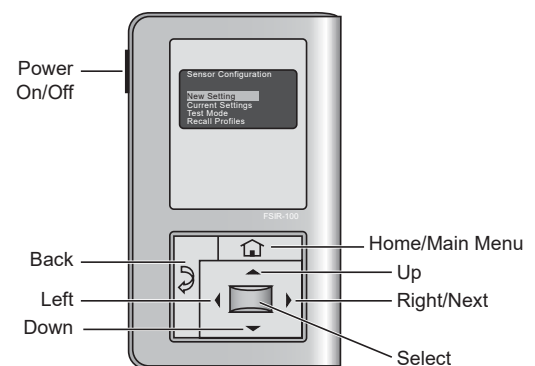
Operating temperature: -40°F to +167°F (-40°C to +75°C)

IP66 rated

Five year warranty

Factory Defaults

High mode:	10V
Low mode:	1V
Time delay:	5 minutes
Cut off:	1 hour
Setpoint:	Disabled
Sensitivity:	Max
Ramp up time:	Disabled
Fade down time:	Disabled
Photocell On/Off:	Disabled



The **FSIR-100** is a convenient handheld remote tool for sensor setting. Adjustable settings can be changed as needed for specific applications.

Catalog #	Color	Description
FSP-L2	White/Grey/Black/Brown The Trim color option will be selected to closest match fixture color. e.g. (Matte silver fixture - grey trim)	360° lens, maximum coverage 48' diameter from 8' height
FSP-L3	White/Grey/Black/Brown The Trim color option will be selected to closest match fixture color. e.g. (Matte silver fixture - grey trim)	360° lens, maximum coverage 40' diameter from 20' height
FSP-L7	White/Grey/Black/Brown The Trim color option will be selected to closest match fixture color. e.g. (Matte silver fixture - grey trim)	360° lens, maximum coverage 100' diameter from 40' height
FSIR-100	Black	Remote Handheld Configuration Tool

UMC-10011

Mini Macaron Bollard



LIGMAN
LIGHTING USA



22w LED
2854 Lumens

IP66
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight - 9 lbs

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U0 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the

Modern contemporary bollard. Designed with a sleek and clean appearance. Features high powered optics, encapsulated within a small sized bollard. Designed to complement the Macaron pole top fixtures.

A modern style die-cast aluminum bollard with excellent downward light distribution that complies with dark sky requirements. Outstanding visual appeal and precision optical system gives very low glare rating, whilst reducing light pollution.

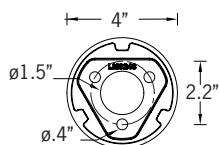
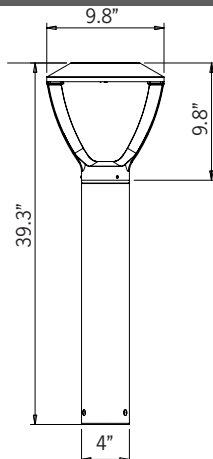
This fixture is available in two standard heights, however custom heights can be specified.

This bollard is available with the following light distributions to maximize spacing and vastly improve uniformity;
Type II, III, Wide and Very Wide.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Stainless steel screws. Durable silicone rubber gasket. Powder paint with high corrosion resistance with chemical chromatised protection. Integral control gear.

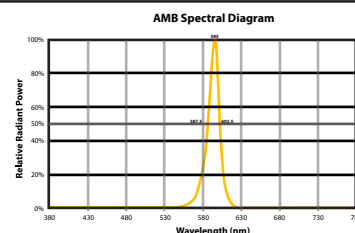
Customer specific wattages can be provided, please contact the factory for more information.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.



Mounting Detail

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs

Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

UMC-10011

Mini Macaron Bollard



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UMC - 10011 - 22w - T2 - W30 - 02 - 120/277v - Options

UMC-10011					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
22w LED 2854 Lumens	T2 - Type II Distribution T3 - Type III Distribution W - Wide 77"x99" VW - Very Wide 120"x140" - T2 - - T3 -	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	
			INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH THERE IS AN ADDITIONAL COST FOR THESE FINISHES		
ADDITIONAL OPTIONS					
NAT - Natatorium Rated DIM - 0-10v Dimming AMB - Turtle Friendly Amber LED HGT - Custom Bollard Height					

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Example: Inspired by Nature Finish



Macaron Product Family



Macaron 1

- UMC-20001-81w-7263lm
- UMC-20002-104w-14374lm



Macaron 2

- UMC-20011-81w-7263lm
- UMC-20012-104w-14374lm



Macaron 3

- UMC-98001-104w-14374lm



Macaron 4

- UMC-10001-22w-2854lm [23.6°]
- UMC-10002-31w-3904lm [23.6°]
- UMC-10003-46w-5021lm [23.6°]



Macaron 5

- UMC-10011-22w-2854lm [39.3°]
- UMC-10012-31w-3904lm [39.3°]
- UMC-10013-46w-5021lm [39.3°]



Macaron 8

- UMC-20041-22w-2854lm

SITE SIGNAGE



⌚ NOT TO SCALE

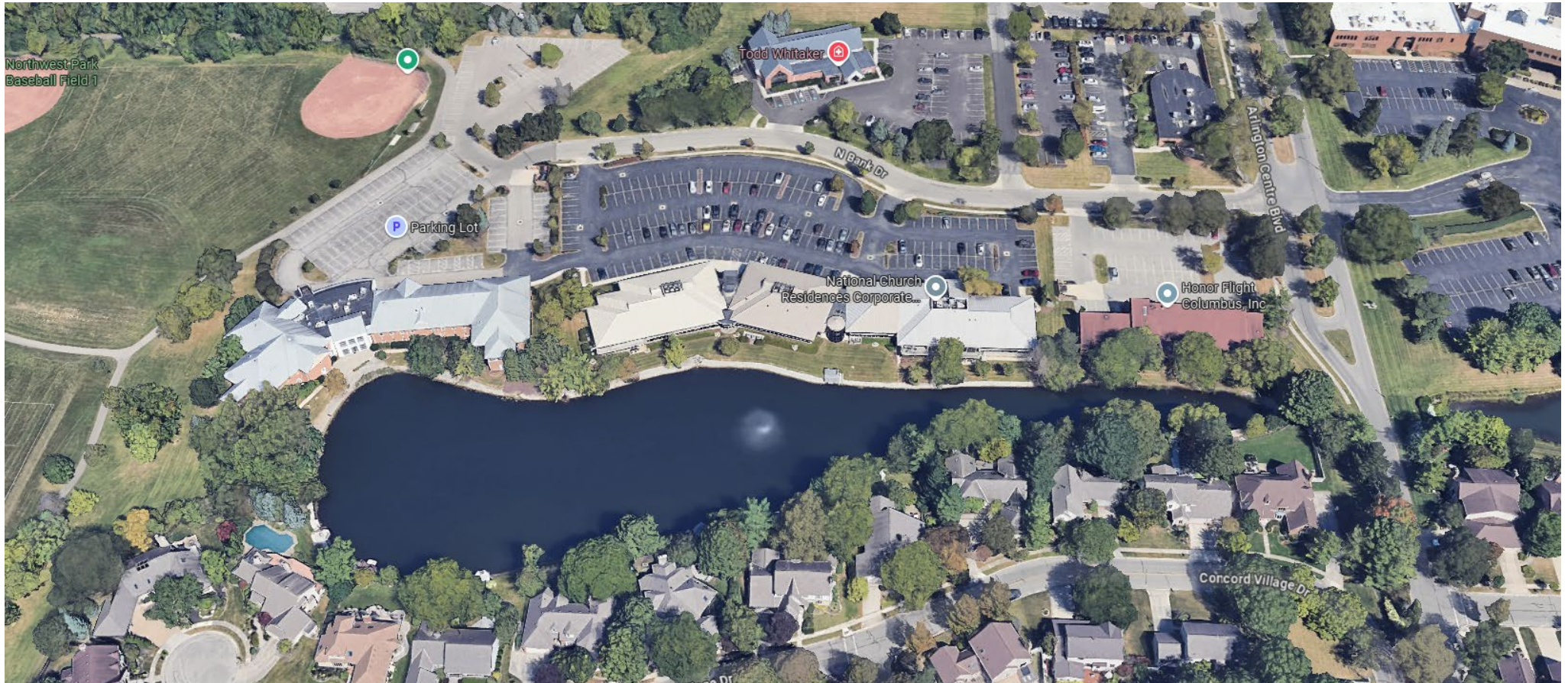
- A Building Mounted Signage
- B Wayfinding Signage

National Church Residences (NCR) Campus Redevelopment

Informal BZAP review | July 2, 2025



Google Maps ® Aerial – Looking North

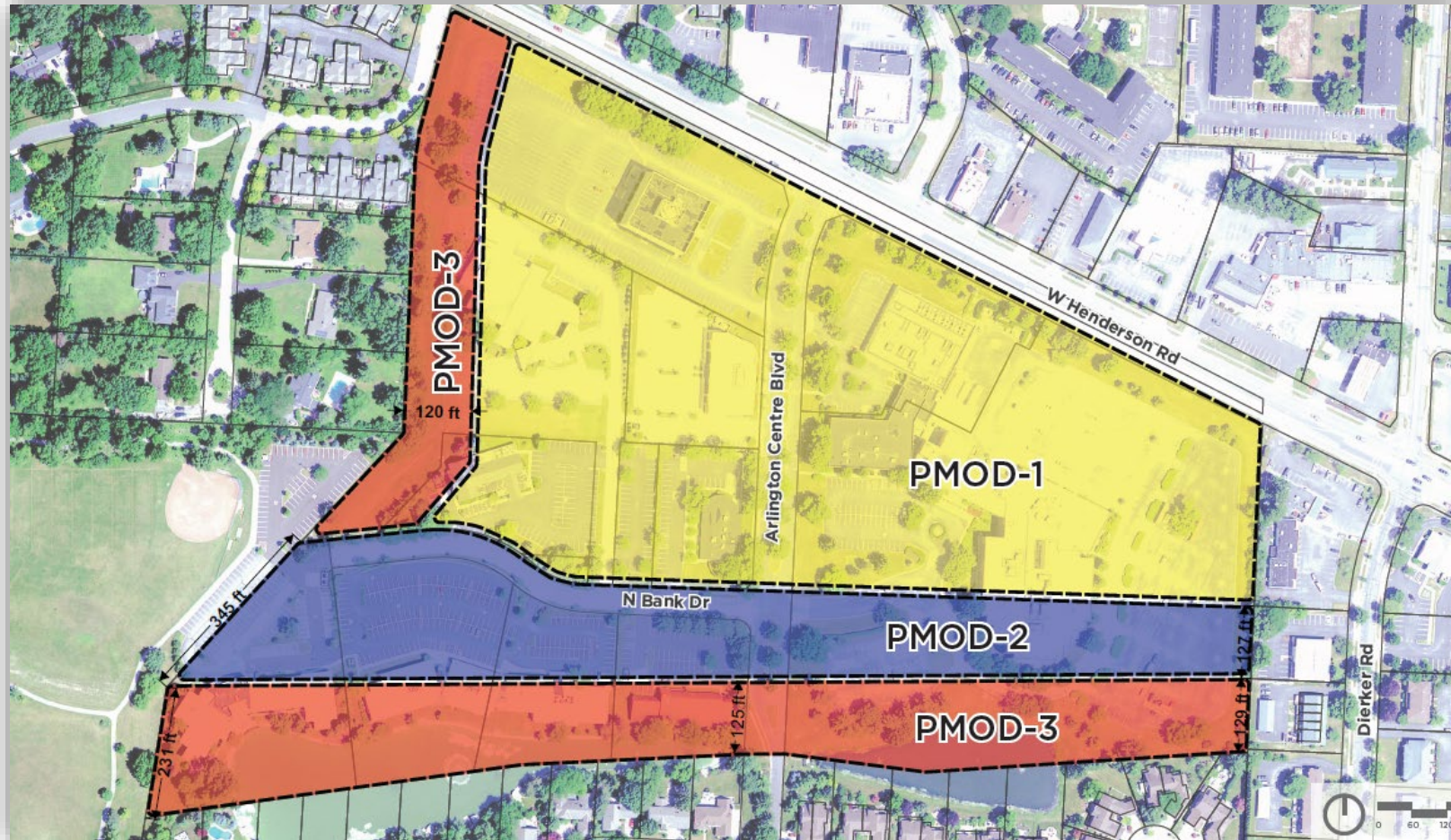


Planned Mixed Office District (PMOD)

- August-November 2022 study process
- Five public meetings, small group meetings, 2 BZAP reviews and 3 City Council readings, set stage for Envision Henderson
- Proactive rezone of 34.2 acres (13 parcels) in order to maintain vibrant office district, allow more uses when more office/research is maintained/expanded.
- Added height limits across the District, limited residential building height along the lake
- Codified a 25-foot building setback from the lake (already in place on plat)
- Restricted access to/from Chevy Chase Road and Stonehaven Drive



Building Height Limits



**PMOD 1 – 76’
(existing)**

PMOD 2 – 64’

**PMOD 3 – 56’ (for
res. only)**



CONCEPT PLAN



NCR Office Headquarters



NORTH ELEVATION



NCR Office Headquarters (N/S Elevation)



NORTH ELEVATION



SOUTH ELEVATION



NCR Office Headquarters (E/W Elevation)



EAST ELEVATION



WEST ELEVATION



Senior Living (North Elevation)



Senior Living (South Elevation)



Future Senior Living (Inspirations)





Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 2, 2025

Subject: 2233-2335 North Bank Drive - Informal review of a proposed campus redevelopment of the National Church Residences (NCR) properties, which would include a new office headquarters building and two senior housing buildings.

Overview

National Church Residences (NCR), one of the City's top five employers and the nation's largest non-profit developers of senior housing, will be present to introduce and discuss the plan to redevelop their corporate campus located on the south side of North Bank Drive, just west of Arlington Centre Boulevard and east of Northwest Kiwanis Park. This proposal is the first major project following the City's 2022 study and rezoning of the Arlington Centre Boulevard area to a new Planned Mixed Office District (PMOD), where the goal was to enhance the vitality and longevity of this largely office park area.

This application would include a Major Site Plan plus either a Final Plat or Plat Amendment, which would require review by City Council. [Staff does not have enough information at this time to determine the appropriate application.] The plan includes a phased redevelopment where the three existing buildings would be demolished and replaced with a new office headquarters building and two senior housing buildings. The site would be redeveloped from east to west, with the office building and the center senior living building built first, and the western senior housing building in the future. Here's a breakdown of the proposal, all of which are subject to change:

NCR Office Headquarters Building (east):

- Four stories, 53'-6" tall with five-foot tall covered balcony at southwest corner
- Brick and metal panel exterior
- 59,000 square feet for approximately 250 employees (and designed to grow to 300)
- Two levels of structured parking, 159 spaces plus four surface spaces
- 73% development cover

Senior Housing Building (center):

- Four stories, 47'-6" tall
- Brick and fiber cement panel exterior
- 80 units
- One level of structured parking, 60 spaces
- 64% development cover



Future Senior Housing Building (west):

- Five stories, height and design TBD
- Exterior materials TBD, 50% brick/stone minimum
- 120 units
- One level of structured parking, 75 spaces plus 44 surface spaces
- Approximately 58% development cover
- Would return to a future BZAP Work Session to finalize design based on the above parameters

A Final Plat or Plat Amendment will be needed in order to move existing parcel lines and vacate/dedicate easements. The configuration of the existing four parcels will change, and includes the northern part of the existing lake being transferred to the City as part of an expansion of Northwest Kiwanis Park (to the west). A total of 104 parking spaces on the west side of Lot #3 will be shared between NCR and the City for the Park. A waterfront trail will be added along the north side of the lake, connecting the Park to Arlington Centre Boulevard. Here's a breakdown of the proposal, all of which are subject to change:

Lot Line Adjustment (Plat)/Use (from east to west):

Lot #1: Existing one-story office building (mostly occupied) to four-story headquarters office building

1.29 acres to 1.21 acres

Lot #2: Existing two-story office building (NCR HQ) to four-story senior housing building

1.36 acres to 1.49 acres

Lot #3: Existing two-story office building (NCR HQ) to five-story senior housing building (future)

2.27 acres to 2.26 acres

Lot #4: Existing two-story office building (office headquarters) to now lake only and transferred to the City

2.61 acres to 2.55 acres

NCR has already hosted two [community meetings](#), June 17-18, and had approximately 50 people in total. A third meeting is scheduled for July 23. These meetings have largely been positive, but concerns have been raised about traffic, parking, wayfinding and the building locations adjacent to the narrower parts of the lake. The City Engineer is in receipt of a traffic impact study, preliminary stormwater analysis, and utility information.

Zoning Code Requirements

The applicant is planning to attend the August 6, 2025 BZAP Work Session to update the Board on progress made since the July Work Session meeting. A Major Site Plan application is to be filed by July 23, 2025 so that a vote by the Board could potentially occur on August 20, 2025. At this point in time and based on the information available, Staff has not identified any variances to the UDO; a determine still needs to be made on Final Plat versus Plat Amendment. As the Board may recall, the UDO was amended in late-2022 to create a Planned Mixed-Office District, which allowed additional uses when certain parameters are met. The code also reduced building heights and site access across the district from the previous code.



Attachments

1.	25 06-25 BZAP Work Session 1
2.	Draft Plat_2025-06-23
3.	North Bank Office Park - Existing Plat #222

