City of Upper Arlington

AGENDA

BOARD OF ZONING & PLANNING

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5030 | upperarlingtonoh.gov

3/25/2026 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

1. **Call to Order/Roll Call**

2. **Elections**

   a. Election of BZAP Chair.

   b. Election of BZAP Vice Chair.

3. **Consent Agenda**

   a. Review of the Board of Zoning and Planning meeting minutes from February 25, 2026.

   b. Certification of the 2026 Board of Zoning and Planning.

4. **Variance/Conditional Uses**

   a. 2526 Brixton Road (VAR-17-26) - To allow a detached garage with a second floor storage and recreational room to be 20'-8" tall in lieu of the 17-foot maximum height limit.

5. **Development/Site Plans**

   a. Wellington School, 3650 Reed Road (DEV-01-26) - Review of an amended Major Site Plan application to permit improvements to the Upper School and Lower School areas.

6. **Adjournment**

City of Upper Arlington

MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Date: Wednesday, March 25, 2026

To: Upper Arlington Board of Zoning and Planning (BZAP)

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

RE: 2026 BZAP Chair Election

Requirements

Section 2(b) and 2(c) of the Board's Rules and Regulations states: *The Board shall elect one of its members Chair for a term of two years ending on the day after the last meeting in March." "The Board shall also elect one of its members Vice Chair who shall perform the duties of the Chair in the event the Chair is unable, for any cause, to perform his or her duties. The term of office of the Vice Chair shall be for two years ending on the day of the meeting in March."*

"In the absence of the Chair and Vice-Chair, the Secretary shall call the Board to order and call the roll. If a quorum (four members) is present, the Board shall appoint one of its members to perform the duties of the Chair for that meeting, or until the appearance of the Chair and/or Vice-Chair."

Election

1. Motion and second to elect a Chair;
2. Vote to elect a Chair.

City of Upper Arlington

MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Date: Wednesday, March 25, 2026

To: Upper Arlington Board of Zoning and Planning (BZAP)

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

RE: 2026 BZAP Vice Chair Election

Requirements

Section 2(b) and 2(c) of the Board's Rules and Regulations states: *The Board shall elect one of its members Chair for a term of two years ending on the day after the last meeting in March." "The Board shall also elect one of its members Vice Chair who shall perform the duties of the Chair in the event the Chair is unable, for any cause, to perform his or her duties. The term of office of the Vice Chair shall be for two years ending on the day of the meeting in March."*

"In the absence of the Chair and Vice-Chair, the Secretary shall call the Board to order and call the roll. If a quorum (four members) is present, the Board shall appoint one of its members to perform the duties of the Chair for that meeting, or until the appearance of the Chair and/or Vice-Chair."

Election

1. Motion and second to elect a Vice Chair;
2. Vote to elect a Vice Chair.

2/25/2026| 6:00 PM

MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS

Members Present: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

Members Absent: None

Staff Present: Senior Planner Justin Milam, Planning Intern Riley Stanek, Deputy City Clerk Brooke Bowman, Assistant City Attorney Darlene Pettit

Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:03 p.m.

Recognition

a. Recognition of former BZAP member Marianne Mitchell

Senior Planner Justin Milam recognized former Board of Zoning and Planning member Marianne Mitchell, who served from February 2015 to November 2025, attending over 200 board meetings during her tenure. Staff highlighted her significant contributions to major community initiatives including the Kingsdale transformation, Lane Avenue planning study, Henderson Road groundwork, neighborhood compatibility policies, and historic demolition reviews.

Ms. Mitchell thanked the City staff for their support and expressed appreciation for working with board members. She noted she would miss the Wednesday night meetings but looked forward to retirement.

Consent Agenda

a. Review of the Board of Zoning and Planning meeting minutes from January 21, 2026, and February 4, 2026.

b. 3914 Fairlington Drive (VAR-54-25)- To allow a one-story addition to encroach 1.6 feet into the side yard setback [existing] and 2.8 feet into the side yard longwall setback.

With findings #1, #3 and #4.

c. **3715 Dorchester Road (VAR-04-26)- To allow a six-foot tall replacement fence to project up to 15 feet in the Dorchester Road front yard, where only a 42-inch-tall fence is permitted.**

With findings #6, #4 and subject to review and approval of a landscape plan by the City Forester.

Chair Tolliver called for a motion to approve the Consent Agenda. Moved by Mr. Carpenter, seconded by Mr. McGrath to approve the Consent Agenda.

VOTING AYE: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT:

The motion carried (7-0).

Variances/Conditional Uses

Ms. Bowman administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

a. **2459 Fishinger Road (VAR-05-26)- To allow the construction of a detached garage that is ~~22 feet~~ 22'-6" tall with a ~~15'-2"~~ 17-foot rear top wall plate, in lieu of the 17-foot overall height and 9'-6" top wall plate height limits.**

Planning Intern Riley Stanek presented the application for a property on the south side of Fishinger Road, describing it as a two-story farmhouse style home built in the 1880s with an existing two-story detached garage from 1930 that would be demolished. The proposed new garage would be 616 square feet, located 3'-8" from the side yard property line and 8'-6" from the rear property line.

Ms. Stanek noted that the original elevations were revised due to top wall plate height issues, and a recent revision lowered the overall height to 22 feet. The revision also addressed concerns about the use of the structure, ensuring it would not be commercial or used as sleeping space after complaints from two neighbors.

Staff remained concerned about the blank facade on the rear elevation and lack of screening given the chain link fence along the southern property line. Should the board support the application, staff recommended that findings number 4 (essential character) and number 8 (spirit and intent) be fully vetted.

The applicant was not present at the time this item was called, so the board moved to the next item and returned to this item later in the meeting.

When the applicant's architect, Amanda Dunfield, arrived she confirmed the recent revisions addressing the overall height reduction and stating the garage would not be used for commercial purposes or sleeping quarters. Board members questioned the existing chain link fence and potential landscaping options.

Mr. Carpenter expressed concern about the blank south facade that neighbors would see and suggested adding windows or landscaping to improve the appearance. The applicant agreed to add clerestory windows and work with staff on vegetation screening along the south side of the garage.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and no one came forward.

Chair Tolliver called for a motion to approve VAR-05-26, to allow the construction of a detached garage that is 22 feet tall with a 17-foot rear top wall plate, in lieu of the 17-foot overall height and 9'-6" top wall plate height limits with findings #4, #8 and the condition that additional clerestory windows be installed on the south facade and wall landscape screening on the south side of the garage be approved by staff. Moved by Mr. Carpenter, seconded by Mr. McGrath to approve VAR-05-26.

VOTING AYE: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

The motion carried (7-0).

b. 4462 Summit Ridge Drive (VAR-16-26)- To allow a new single-family residence to encroach up to 5.5 feet (west) and two feet (east) into the 20-foot minimum side yard setbacks, and up to 4.5 feet into the 60-foot front yard. *[Previously granted Variance VAR-2-24 has expired.]*

Senior Planner Justin Milam reviewed the variance requesting approval to allow a new single-family residence to encroach up to 5.5 feet (west) and two feet (east) into the 20-foot minimum side yard setbacks, and up to 4.5 feet into the 60-foot front yard. A previously granted variance (VAR-2-24) expired.

Mr. Milam provided background on this unique property located at the end of Summit Ridge Drive in an informal cul-de-sac setting. The irregular-shaped property has about 54 feet of frontage and over 300 feet of depth, with Slate Run creek running along the southern boundary and a significant 50-foot elevation drop toward the south.

The property's history included a variance granted in January 2024 for a new build after structural issues made renovation of the existing home cost prohibitive. However, that variance expired, necessitating this new application. Mr. Milam noted the current home plans differ from the 2024 design and a new variance would be needed regardless.

Mr. Milam explained that three of the four neighboring homes already encroach into side yard setbacks due to the challenging topography and extreme setback requirements (20 feet on sides, 60 feet front). The proposed home would be approximately 8,000 square feet total (including basement) and had received support from the City's third-party architect for materials, height, massing, and architectural style. Franklin County Public Health had already approved the replacement and upgraded septic system.

Assistant City Attorney Darlene Pettit clarified the variance expiration issue, explaining that while the building permit application was submitted within the required two-year period, it was too close to the deadline to be processed and issued within that timeframe, causing the variance to expire under the City's interpretation of the code.

Chair Tolliver asked the applicant to come forward, Attorney Liz Alexander, representing Compass Homes, presented the application with clients present (attached hereto and incorporated herein as Exhibit A). Ms. Alexander asked for either reinstating the previous variance or granting the current request, noting the property's unique topography and that the current design required less variance than previously granted. She clarified the home's square footage as 4,860 square feet (excluding basement), not 8,000 as commonly referenced.

Ms. Alexander emphasized staff support, neighbor support from Ms. Holland, and similar or greater encroachments by surrounding properties. She requested flexibility in the variance numbers to accommodate final design adjustments and construction needs related to the severe topography.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and the following came forward:

- Crista DeVore of 4469 Summit Ridge Drive read the attached letter (incorporated herein as Exhibit B), speaking on behalf of twelve neighbors, presented detailed concerns including septic system adequacy for a five-bedroom home near Slate Run waterway, drainage impacts, tree removal, and architectural compatibility. She provided visual comparisons showing the proposed home's height would significantly exceed existing neighborhood homes and argued for design modifications to reduce negative impacts.

- Jeff Lewis of 4474 Summit Ridge Drive, an adjoining homeowner and attorney with zoning experience, questioned the legal basis for reinstating the expired variance and suggested that relatively minor variances with enhanced screening might be acceptable if the Board was inclined to approve the request.

- Dr. Vanessa Olcese of 4480 Summit Ridge Drive, raised concerns about using her home as a comparison in the presentation, noting different lot conditions and drainage issues, and expressed concerns about erosion and septic system impacts.

Attorney Liz Alexander responded to public comments, clarifying that testimony could only be considered by individuals present, not representing multiple neighbors, and noting that

drainage and septic issues were outside of the Board's jurisdiction. She provided measurements showing neighboring homes had similar or greater setback encroachments than what was being requested.

After discussion about variance numbers and the generator pad issue being resolved through code allowances, the applicant agreed to accept the lesser variance numbers as presented in the staff report rather than seeking the larger envelope from the 2024 variance.

Board members noted the property's difficult topography, the fact that other homes in the area required similar variances, and that the current design met height and neighborhood compatibility requirements. Mr. Barringer felt the ins and outs of the roofline helped soften the massing of the home. Mr. Carpenter suggested conditions for landscaping and tree preservation given the environmental sensitivity of the site.

Chair Tolliver called for a motion to approve VAR-16-26, to allow a new single-family residence to encroach up to 5.5 feet (west) and two feet (east) into the 20-foot minimum side yard setbacks, and up to 4.5 feet into the 60-foot front yard with findings #1, #8 and the condition that a landscape plan be approved by the City Forester for screening from the neighborhood residents and also a tree removal preservation plan. Moved by Mr. Carpenter, seconded by Mr. Westbrook to approve VAR-16-26.

VOTING AYE: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT:

The motion carried (7-0).

Adjournment

Ms. Pettit addressed housekeeping items, noting that the March meeting would include elections for chair and vice chair, as no vice chair was elected after Marianne Mitchell's departure.

Mr. Carpenter raised procedural questions about accepting written testimony versus requiring oral testimony under oath, and staff discussed potential updates to BZAP rules and regulations to address issues like application volume limits and public comment procedures.

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Westbrook moved, seconded by Mr. Carpenter, to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:01 p.m.

ATTEST:

CHAIR:

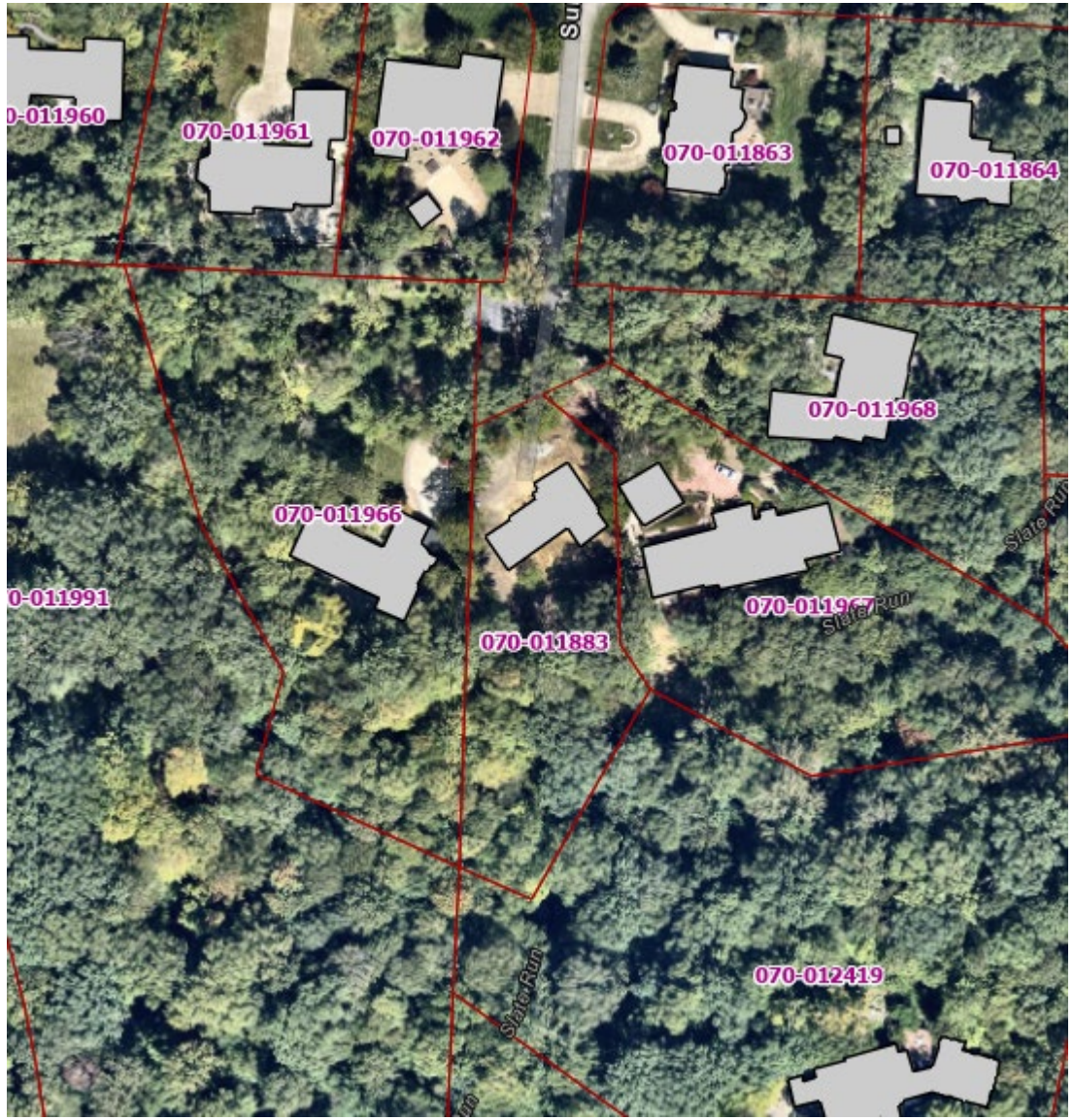
4462 Summit Ridge Drive

BZAP Staff Report Pictures | Variance Application 16-26

February 25, 2026

Google Maps ® Aerial

UA GIS Aerial



Existing Conditions

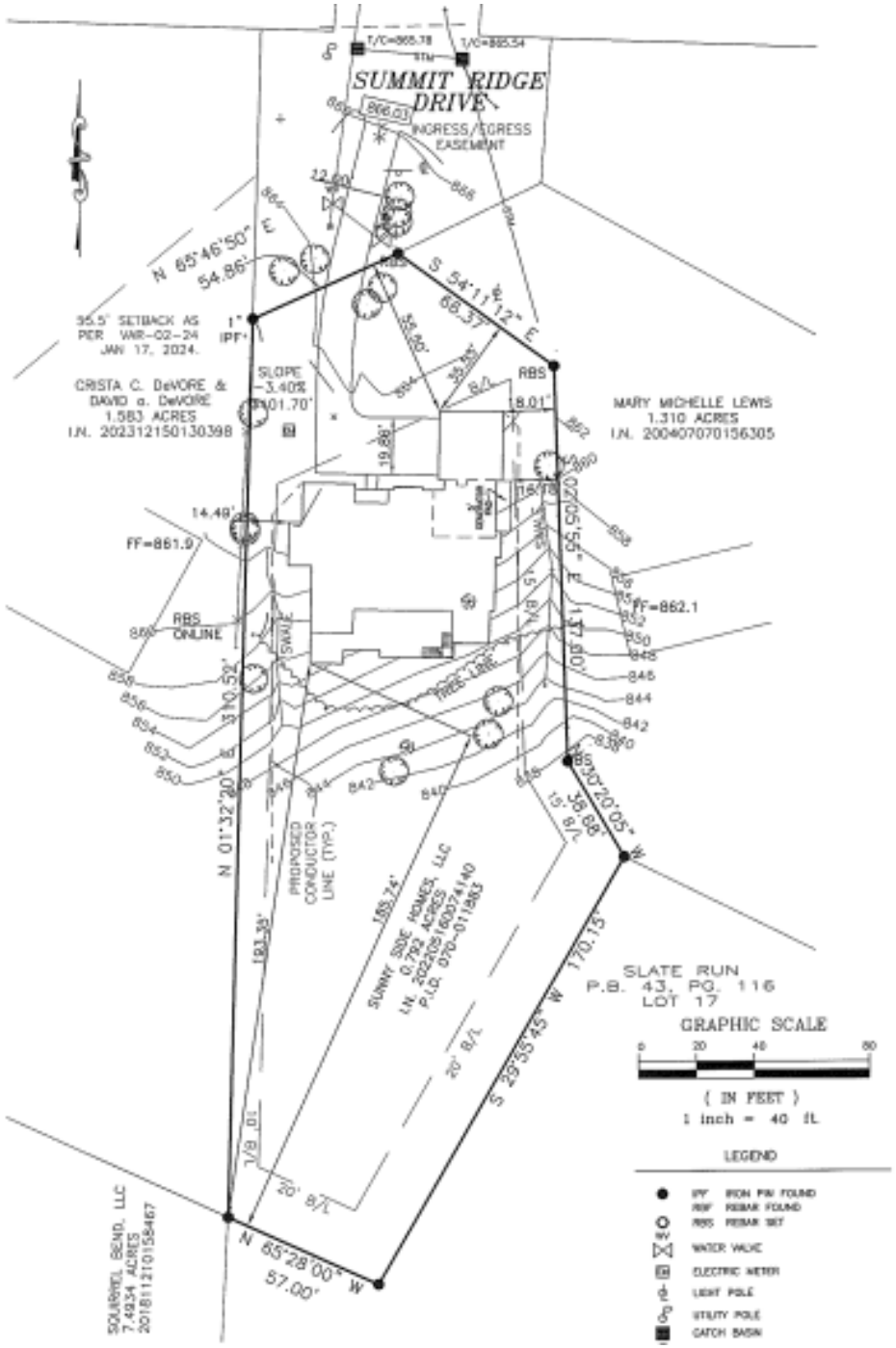
Existing Conditions

Existing Conditions

Proposed Site Plan/ Variances

- Proposed improvements:
  - New two-story, single-family residence with a one-story two-car attached garage.

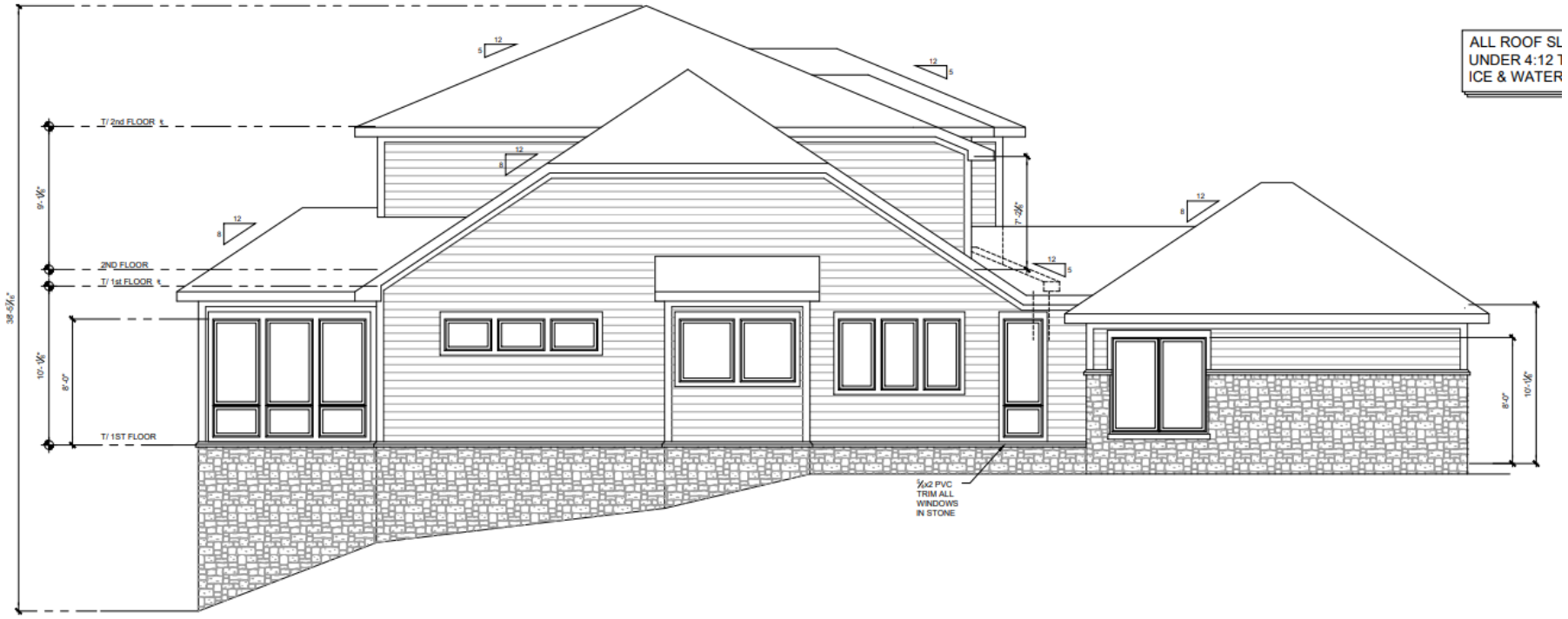
- Requested variances:
  - To allow a new single-family residence to encroach up to 5.5 feet (west) and two feet (east) into the 20-foot minimum side yard setbacks, and up to 4.5 feet into the 60-foot front yard. [*Previously granted Variance VAR-2-24 has expired.*]



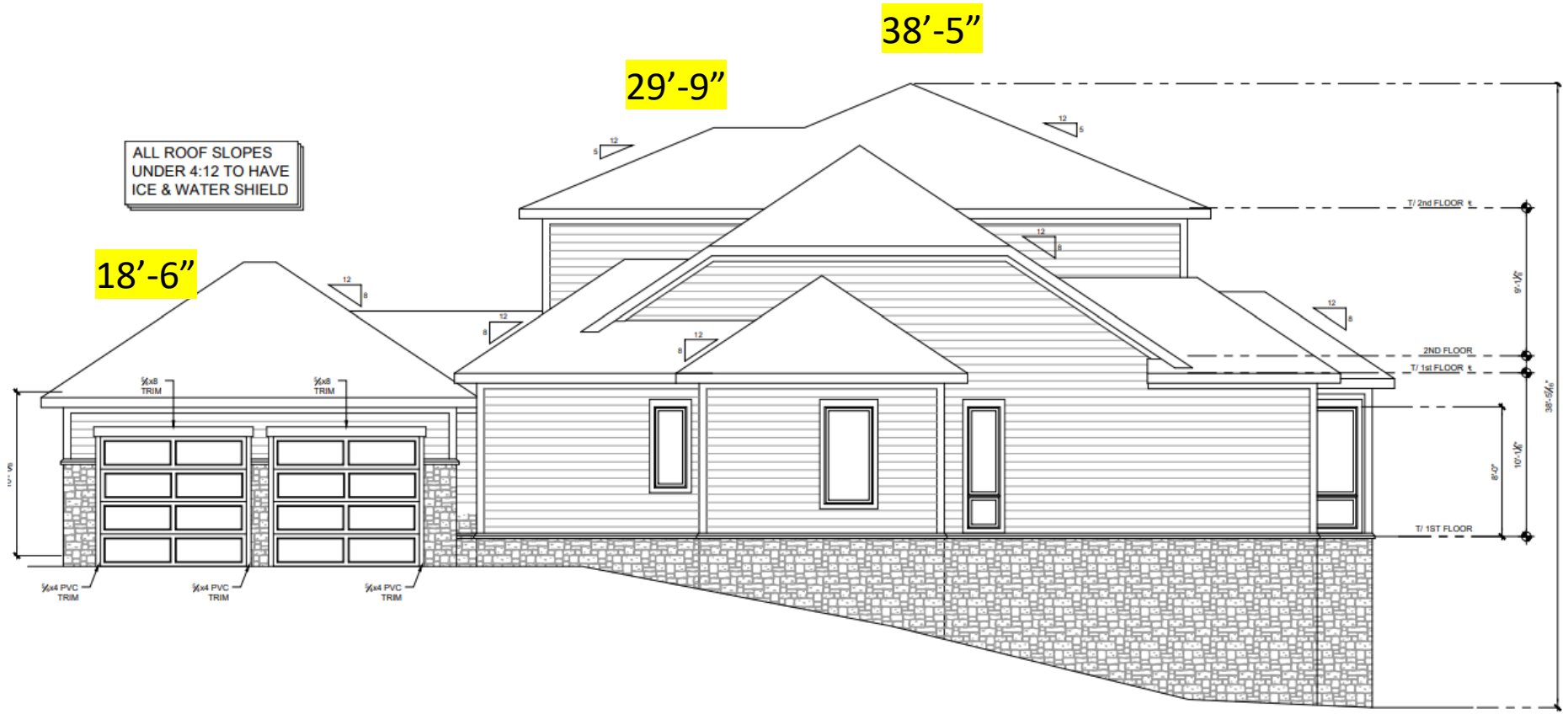
Proposed Front Elevation

Proposed Rear Elevation

Proposed Left Side Elevation



Proposed Right Side Elevation



Variance Requests/Staff Recommendation

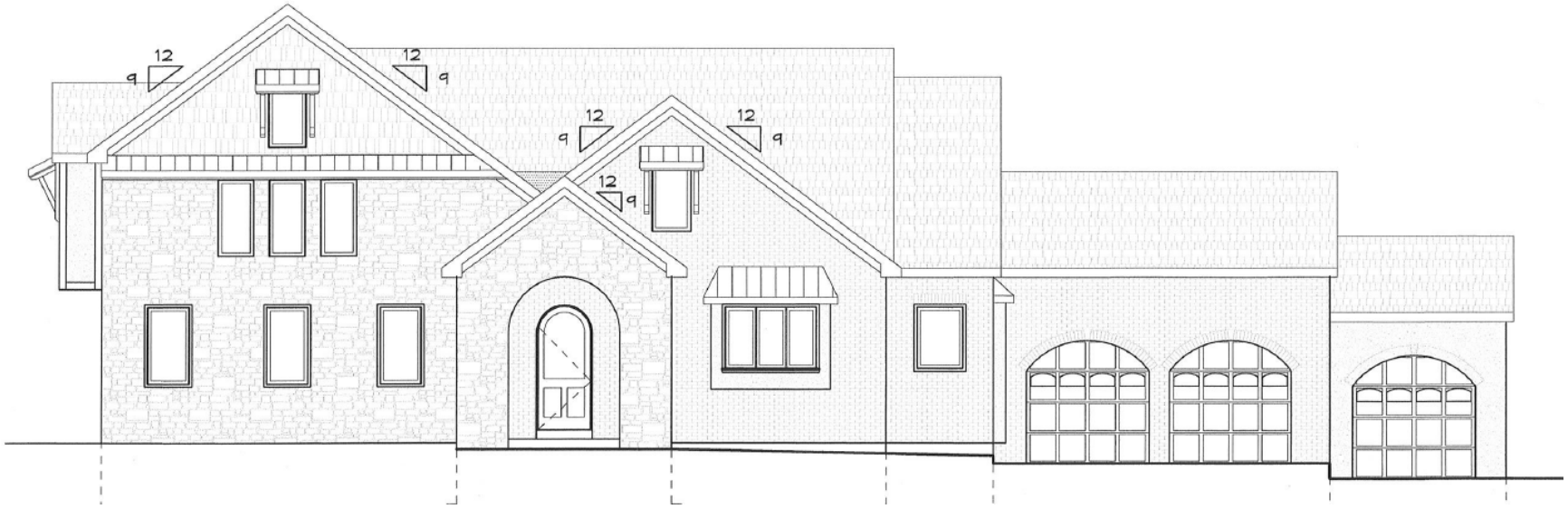
The proposal results in the following variances to Article 5.02 of the Unified Development Ordinance (UDO). Staff recommends **approval** of the application.

- To allow a new home to encroach up to ~~10~~ 5.5 feet into the 20-foot minimum west side yard;
- To allow a new home to encroach up to ~~five~~ two feet into the 20-foot minimum east side yard setback; and
- To allow a new home to encroach up to 4'-6" into the 60-foot minimum (unplatted) front yard setback.

*Crossed out dimensions indicate variances approved in 2024 under a different plan

2024 Variance Expiration

(C) *Expiration of the variance:* Variances shall expire two (2) years from the date of enactment, unless prior thereto the applicant is issued a building permit in accordance with the granted variance and construction commences within six months of the permit issuance. There shall be no modification of variances except by further consideration of BZAP. Extension of variances, without modification, may be applied for prior to the date of expiration, if the variance does not carry a prohibition against the extension. Extensions may be granted by BZAP if it finds that the requested extension is consistent with the purpose, policies, and intent of the master plan, and the specifications of the UDO. Requests for renewal of expired variances shall be considered to be the same as an application for a variance and shall meet all requirements for application and review pursuant to Section 4.09.



Standards of Approval

(1) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning districts. Examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions;

(2) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(3) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

(4) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

(5) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup;

(6) Whether special conditions or circumstances exist as a result of actions of the current or a previous owner;

(7) Whether the property owner's predicament feasibly can be resolved through some method other than a variance;

(8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and/or

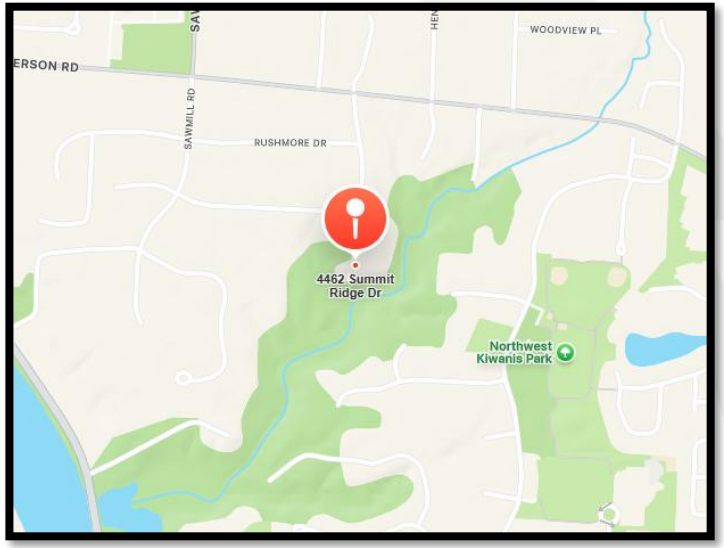
(9) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

VORYS

Variance Application - VAR-16-26
Compass Homes
4462 Summit Ridge Dr.

Upper Arlington, Ohio
Board of Zoning and Planning
February 25, 2026

4462 Summit Ridge Drive



Zoning: R-Sb, Residential Suburban District

No platted subdivision

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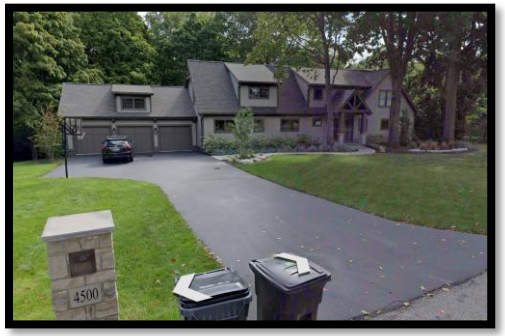
The Neighborhood Includes Diverse Housing Shaped by Slate Run's Unique Topography



4500 Summit Ridge

4500 Summit Ridge

4480 Summit Ridge

4486 Summit Ridge

3715 Waldo Place

4469 Summit Ridge

History of 4462 Summit Ridge Drive

- December 2023: Demolition of prior home due to structural problems
- January 17, 2024: Variance unanimously approved (with no public opposition):
  - 10 ft. into 20 ft. west side yard setback
  - 5 ft. into 20 ft. east side yard setback
  - 4 ft. 6 in. into 60 ft. min. front yard setback
  - "A permit must be secured **(or resubmitted)** within two years or the variance becomes void."

Issued to: James Ross for Application #VAR-02-24 on January 17, 2024

Location: 4462 SUMMIT RIDGE DR in Upper Arlington, OH

BZAP Review: Approved | **Vote Tally:** 5-0 | **Findings:** #1 and #8

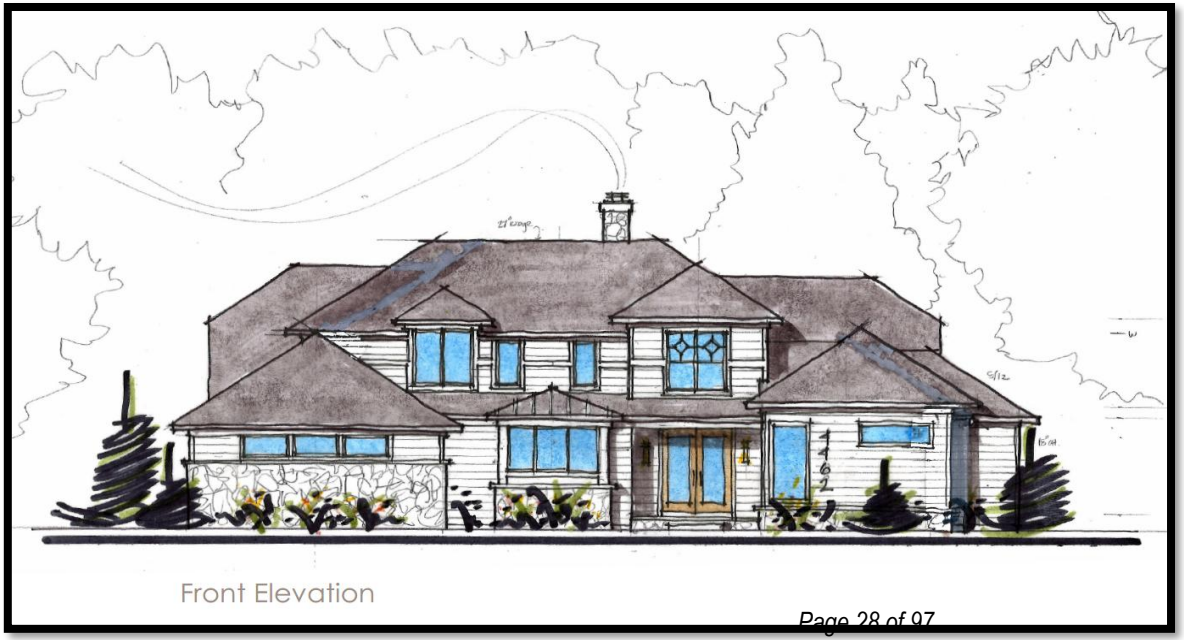
Variance(s) granted: To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard setback (existing), up to 5 feet into the 20-foot minimum east side yard setback, and up to 4'-6" into the 60-foot minimum front yard setback (three-foot existing encroachment).

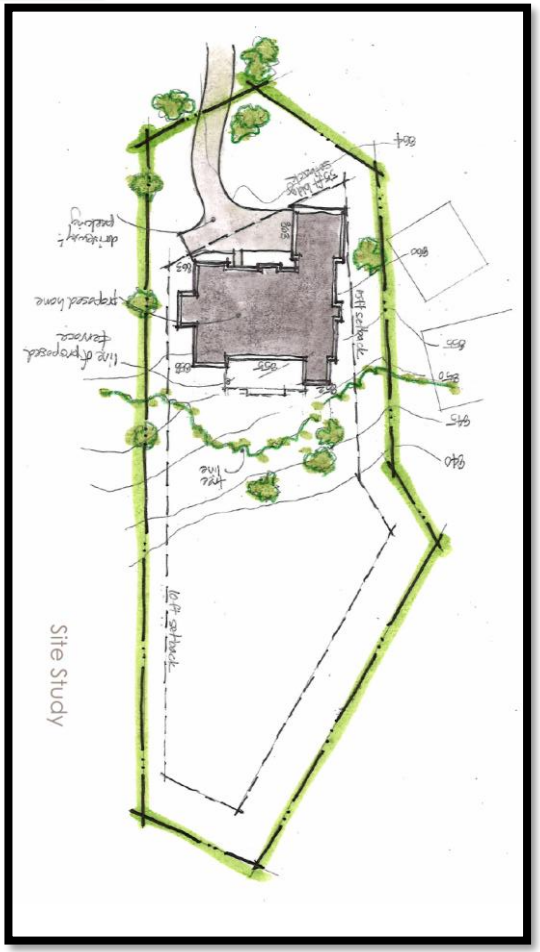
Conditions: That the applicant simplify the material selection and roof design, subject to review and approval by Staff.

**A permit must be secured (or resubmitted) within two years or the variance becomes void.*

Proposed Design

- January 16, 2026: Building permit application filed (No. 26-191)
- February 4, 2026: Variance application filed (No. 26-416)





Request for BZAP Findings

1. The prior zoning variance is valid because Compass Homes timely complied with the permit resubmission requirement as set forth in Variance No. 02-24.

2. Alternatively, the variance application (VAR-16-26) satisfies the variance factors set forth in UDO 4.09(D).

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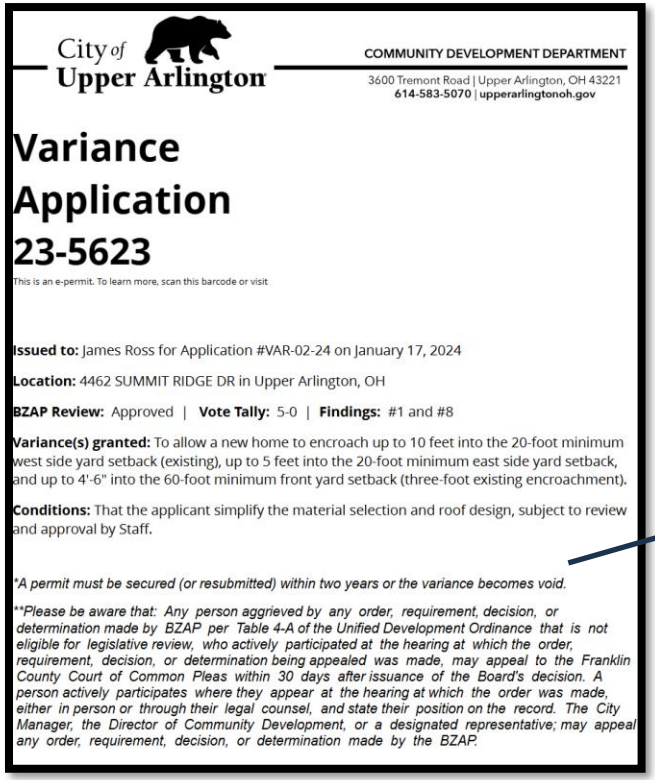
The 2024 Variance Is Valid



City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Variance Application 23-5623

This is an e-permit. To learn more, scan this barcode or visit

Issued to: James Ross for Application #VAR-02-24 on January 17, 2024

Location: 4462 SUMMIT RIDGE DR in Upper Arlington, OH

BZAP Review: Approved | **Vote Tally:** 5-0 | **Findings:** #1 and #8

Variance(s) granted: To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard setback (existing), up to 5 feet into the 20-foot minimum east side yard setback, and up to 4'-6" into the 60-foot minimum front yard setback (three-foot existing encroachment).

Conditions: That the applicant simplify the material selection and roof design, subject to review and approval by Staff.

**A permit must be secured (or resubmitted) within two years or the variance becomes void.*

***Please be aware that: Any person aggrieved by any order, requirement, decision, or determination made by BZAP per Table 4-A of the Unified Development Ordinance that is not eligible for legislative review, who actively participated at the hearing at which the order, requirement, decision, or determination being appealed was made, may appeal to the Franklin County Court of Common Pleas within 30 days after issuance of the Board's decision. A person actively participates where they appear at the hearing at which the order was made, either in person or through their legal counsel, and state their position on the record. The City Manager, the Director of Community Development, or a designated representative; may appeal any order, requirement, decision, or determination made by the BZAP.*

- **VAR-02-24 Variance condition:** "A permit must be secured (*or resubmitted*) within two years or the variance becomes void." Issued January 17, 2024.
- **New Building Permit Application:** submitted January 16, 2026 (No. 26-191)

**A permit must be secured (or resubmitted) within two years or the variance becomes void.*

The 2024 Variance Complies with the UDO

The UDO expressly contemplates that BZAP may extend the validity of a variance by granting the landowner more than two years to obtain a permit.

UDO 4.09(C)'s two-year "permit issuance" requirement is flexible: "**Extensions may be granted by BZAP**."

> UDO 4.09(C): "*Expiration of the variance*: Variances shall expire two (2) years from the date of enactment, unless prior thereto the applicant is issued a building permit in accordance with the granted variance and construction commences within six months of the permit issuance. There shall be no modification of variances except by further consideration of BZAP. Extension of variances, without modification, may be applied for prior to the date of expiration, if the variance does not carry a prohibition against the extension. **Extensions may be granted by BZAP if it finds that the requested extension is consistent with the purpose, policies, and intent of the master plan, and the specifications of the UDO.** Requests for renewal of expired variances shall be considered to be the same as an application for a variance and shall meet all requirements for application and review pursuant to Section 4.09."

BZAP allowed for an extension on the face of the variance by adding this language: "A permit must be secured **(or resubmitted)** within two years or the variance becomes void."

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BZAP Must Construe UDO and the 2024 Variance In Favor of Property Owner

- Variances are intended to "permit amelioration of strict compliance of the zoning ordinance." *Consolidated Management, Inc. v. Cleveland*, 6 Ohio St.3d 238, 240 (1983).
  - "[Zoning] resolutions are ordinarily construed in favor of the property owner. Restrictions on the use of real property by ordinance, resolution or statute must be strictly construed, and the scope of the restrictions cannot be extended to include limitations not clearly prescribed." *Terry v. Sperry*, 130 Ohio St. 3d 125, 2011-Ohio-3365, 956 N.E.2d 276, ¶ 19.
  - "Ambiguities in zoning provisions which restrict the use of one's land must be construed against the zoning resolution because the enforcement of such a provision is an exercise of police power that constricts property rights." *BP Oil Co. v. City of Dayton Bd. of Zoning Appeals*, 109 Ohio App. 3d 423, 432 (2d. Dist. 1996).

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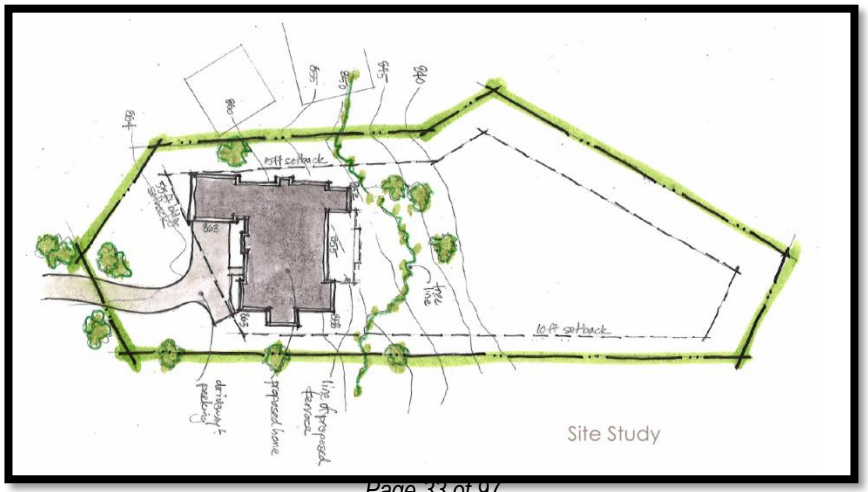
In any Event, Reinstating the Prior Variance Is Warranted

Requested variance: To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard setback, up to 5 feet into the 20-foot minimum east side yard setback, and up to 4'-6" into the 60-foot minimum front yard setback.



City Staff Recommends Approval of the Variance

Staff supports Compass Homes' variance request:

- "Staff recommends that this variance application be approved, noting Findings #1 (special conditions/unique circumstances) and #8 (spirit and intent of the code).
- "Staff believes this is a unique and extraordinary situation."
- "The entire rear half of the property is unusable due to a steep ravine with mature trees."
- Similarly, three of four neighboring homes encroach minimum side yard setbacks.

Staff notes that the new home design is appropriate for the neighborhood:

- The new design blends with surrounding styles, meets neighborhood compatibility standards regarding height and street view.
- City's third-party architect supports proposed design; no concerns with scale and massing.
- The new site plan reduces side yard encroachments.

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The Proposed Variance Satisfies UDO 4.09(D) Factors

Standards for approval: The following factors shall be considered and weighed by BZAP in determining practical difficulty or hardship:

✓ 1. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning districts. Examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions;

✓ 2. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

✓ 3. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

✓ 4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

✓ 5. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup;

✓ 6. Whether special conditions or circumstances exist as a result of actions of the current or a previous owner;

✓ 7. Whether the property owner's predicament feasibly can be resolved through some method other than a variance;

✓ 8. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and/or

✓ 9. Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

1, 2, 6, and 7: Extreme Topography Necessitates Variance

1. Special circumstances require the variance, including exceptional irregularity and steepness of the lot as well as adjacency to nonconforming structures.

2. There is no beneficial use of the property without the variance, as indicated by the prior nonconforming home, the neighboring nonconforming structures, the prior variance, and this variance request.

6. The special circumstances are naturally caused; not due to the actions of current or previous owners.

7. The predicament cannot be resolved without the variance, as the applicant explored alternatives that were not possible due to steep topography.

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4 and 9: The Variance Preserves the Essential Character of the Neighborhood and Does Not Confer a Special Privilege

City Staff Report

"Three of the four existing homes at the end of this street segment encroach the minimum side yard."

"Staff do not believe the proposed home will impact access to daylight or views of the ravine and Slate Run based on its position and roof design."

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4 and 9: The Variance Preserves the Essential Character of the Neighborhood and Does Not Confer a Special Privilege

City Staff Report

- The new design blends with surrounding styles, meets neighborhood compatibility standards regarding height and street view.
- No concerns from City's third-party architect regarding scale and massing of the home relative to surrounding context.

4480 Summit Ridge

4474 Summit Ridge

Proposed Design

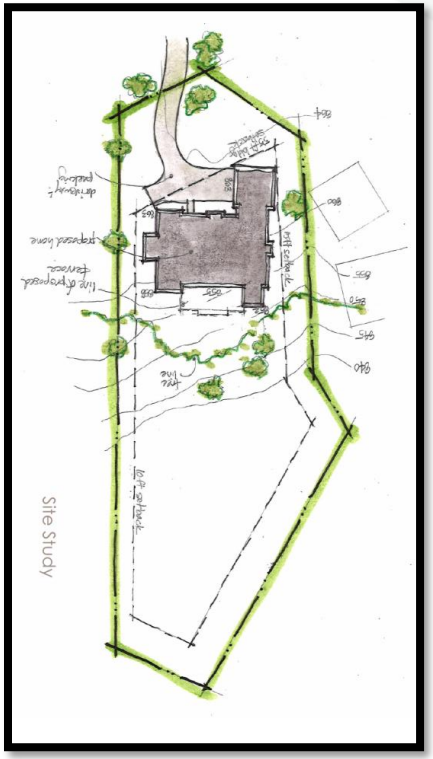
- Height difference between front and rear elevations accommodates topography

4462 Summit Ridge Proposed Design

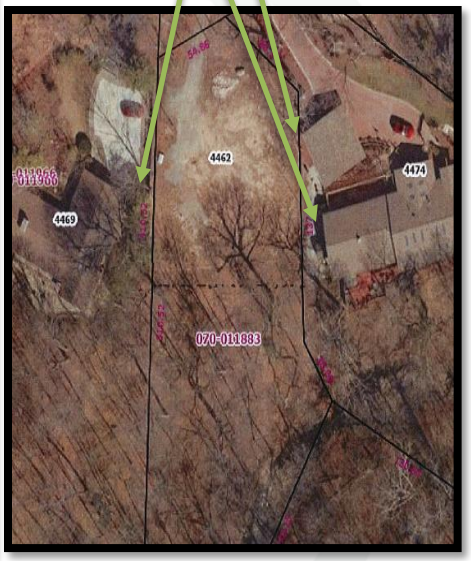
3: The Variance Is Minimal

Factor 3: Minimum variance necessary for reasonable use

- **City staff report**: This zone (R-Sb) has the *widest* min. side yard setback requirement in the City and the *second-deepest* min. front yard setback requirement in City.
- Similar and deeper encroachments by neighbors demonstrate necessity for reasonable use.
- New variance request is exactly the same as previously approved Variance VAR-02-24.
  - **10 ft.** into 20 ft. west side yard setback
  - **5 ft.** into 20 ft. east side yard setback
  - **4 ft. 6 in.** into 60 ft. min. front yard setback



Neighbors' apparent side yard encroachments into side yard setbacks



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5: No Adversity to Gov't Services

- **<u>City Staff Report</u>**:
  - No grading or drainage issues anticipated (Grading and drainage to be reviewed during building permit process)
  - New home to use upgraded replacement septic system to be reviewed and approved by Franklin County Public Health

- **<u>Proposed Variance:</u>**
  - Does not affect trash pick up, mail, or other similar services.

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8. The Proposed Variance Complies with the Spirit and Intent of the UDO

City Staff Report

"A prior Board approval led the applicant to a newly-designed plan in the spirit of the original home's location."

Staff recommends variance based on factor 1 (special conditions) and 8 (spirit and intent of code).

New design "meets neighborhood compatibility standards"

UDO 4.09(A) (Variances)

"A variance may be granted . . . Where practical difficulties unique to the property in question prevent full compliance with [setback provisions]."

UDO 5.02(A)(1)

"*R-S residential suburban district*: The purpose of the R-S district is to allow single-family dwellings in low-density residential neighborhoods."

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Approval of the Variance Is Required to Protect the Applicant's Rights under the UDO and United States and Ohio Constitutions

Approval of the variance is necessary to comply with the UDO and protect Compass Homes' rights under the United States and Ohio Constitutions, including but not limited to:

- Right to due substantive and procedural due process; and
- Right to equal protection.

By approving this variance, BZAP will uphold the intent of the UDO, support neighborhood compatibility, and protect private property rights.

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Date: February 25, 2026

Public Meeting: 6:00pm City of Upper Arlington Board of Zoning and Planning Meeting

What: Oral Presentation prepared by 12 Neighbors of Summit Ridge

Speaker: Crista DeVore - UA Resident and Owner of Adjacent Home located next to empty lot where Proposed New Home will be Built

INTRODUCTION:

Thank you for encouraging community participation in this important process. My name is Crista DeVore and my husband David DeVore and I own a home located next door to the empty lot located at 4462 Summit Ridge. I am a life long resident, retired UA teacher and I love living in Upper Arlington. Tonight I am speaking on behalf of all the neighbors who own homes on the Summit Ridge cul-de-sac and the homes with unobstructed views of the same cul-de-sac properties. Although I am only 1 person speaking tonight, I represent the concerns and voices of 12 different neighbors. We are united in our concerns and have important questions we hope you answer before issuing a design approval.

My neighbors and I appreciate the opportunity to share our thoughts and concerns regarding the proposed design. We have met with city officials and representatives from the company who submitted the design plans and they have listened to our concerns and acknowledged our questions.

We are here tonight because the submitted new home design is in violation of the current building codes. The contractor needs approval of variances for both sides of this new home because the new home is too wide for the empty lot. The large size of the 5 bedroom 5 ½ bath new home puts additional demands on the builder to provide adequate sewer treatment systems, drainage mechanics, and excellence in architectural design to

make sure the new home respects the character of the neighborhood while also incorporating features to protect the integrity of the forest ecosystem and Slate Run waterway. This situation is complex. The steep, heavily forested ravine lot is unique which calls for careful review before granting building approval. This is not a typical flat lot and our neighborhood is not typical of most neighborhoods in UA. It is reasonable and logical that extra care needs to be taken so this design is thoroughly evaluated from a variety of valid perspectives using a variety of decision making criteria.

Last week, we gave UA city officials two documents outlining our concerns. The first document lists specific concerns with our questions and the second document includes photographs and diagrams to help BZAP members evaluate the proposed design and its adherence to UA codes, architectural design excellence and negative impacts. I am pleased this information is part of the record and I hope you found the documents to be helpful while you move toward a decision on this matter.

Let me take a few minutes to highlight the information in these documents. (Refer to two documents which are already part of the city record)

We 12 neighbors are asking to work cooperatively with UA officials, BZAP members, and the new home builder and architects. We request a thoughtful review of the proposed design and a careful consideration of the negative impact a home built as proposed will have. We ask for a revised design that meets the zoning regulations stated in the UA Unified Development Ordinance. We believe it is possible to craft a revised design that mitigates negative impact.

BEING A GOOD NEIGHBOR - EMBRACING THIS POSITIVE MINDSET

During recent years, my husband and I and all of the neighbors I represent, have worked closely with design and build professionals to build and remodel our own homes. We carefully selected home design features that

compliment the historic character of this established, unique and forested neighborhood. We understood that ideal home design does not occur in isolation. We all considered how changes we made to our homes impacted our neighbors' quality of life, how the changes impacted neighbors' views into the peaceful forest with a healthy Slate Run waterway, and we carefully analyzed the aesthetic and environmental impact of our design decisions. It is a blessing to live in this beautiful natural area with mature trees and abundant wildlife and we realised our individual choices came with the responsibility to be good neighbors and good stewards of the land.

For example, when my husband and I recently purchased our Summit Ridge home next to this empty lot, we knew we would be making changes to remodel the home which was built in 1969. We could have transformed the home to a 2 story or even a 2 ½ story home - it was a possible option - but we felt a 2 story home did not fit the character of the established neighborhood and we worried that it would have negative impacts on our neighbors and pose potential problems for the forest ecosystem and Slate Run waterway. The bulky mass, height, roofline, and footprint of a 2 story or taller home would block light, cast huge shadows, and overpower our neighbors homes. The professionals we consulted strongly recommended against changing the home to a two story design.

We took this expert advice and our newly remodeled home is a one story, lower level walkout design and the top of our roof as seen from the front is only 15 ft above the ground. Our home and the other homes on the cul de sac gently flow with the topography of the sloping land and these existing homes have multiple bedrooms and baths providing a comfortable lifestyle. The 3 existing, large homes immediately surrounding the empty lot collectively form a welcoming, harmonious streetscape with similar proportion, footprint, scale, and roofline above grade, and they blend respectfully with the natural environment. I feel it was great advice that my husband and I received and I am so glad we followed it: "**just because you can, doesn't mean you should"**

Embracing that same idea, when it was time to select a color for the new hardie board siding for the exterior of my home, my first choice color was a bright, creamy white which would have looked nice with the limestone on the front of our home. But when I stood in the forest and looked at my home from the view my neighbors' would see, I realized I should not do this. A bright color would be glaring to them and it would diminish the quality of their views into the forest. I then selected a hardie board color that closely matches the color of the tree bark - I did this because the color blended better with the natural environment and it would be better for my neighbors. "**Just because you can, doesn't mean you should".**

And, when my husband and I first thought about buying our home, the real estate agent told us we would have plenty of land to build a pickleball court on the property. My husband and I immediately disregarded this idea because we didn't want our neighbors to look at a man-made structure instead of trees and deers and birds, and we didn't want to bother our neighbors with sounds emanating from a pickle ball court. "**Just because you can, doesn't mean you should"**

Other neighbors have adhered to this advice too. As you travel around the ravine and look at the design of the homes we can see from our property, the next 3 homes located on the steep ravine are also only one story or one and half story homes built into the sloping hillside and this includes homes that have been recently renovated and updated. One brand new home is currently under construction and it is a one story, lower level walk out design. This home has multiple bedrooms and bathrooms with a large footprint, but it also provides a balanced, attractive streetscape view and this new home does not overwhelm the adjacent lower level walkout homes in the neighborhood. This home and property adjoins the Slate Run waterway and the forest. **It is possible** to build a well proportioned new home with modern amenities that complements the character of the neighborhood. This new home currently being built serves as an excellent example.

LOOKING AHEAD: DEVELOPMENT OF NEW UA MASTER PLAN THIS YEAR - 2026

2 of the Goals for Creating a new Master Plan as listed in the current March/April 2026 issue of UA Insight (the city's news magazine) are:

1. "Protecting community character"
2. "Enhancing the quality of life residents value"

The article states the new Master Plan will "guide how UA grows while preserving character and quality of the life residents care about"

The article explains the plan will address the following:

1. "Land use"
2. "Housing"
3. "Urban forestry"

It is prudent for UA City officials to craft a new Master Plan designed to address problems associated with neighborhood compatibility and we ask this same mindset be used when analyzing the proposed new home design in our neighborhood.

This new home at 4462 Summit Ridge will not exist in isolation. And once built, it will last for decades and impact the quality of life for many neighbors. When architects design and build new homes, they carefully consider a wide variety of not only quantitative (numerical) data, but also equally important qualitative data. According to the American Institute of Architects, new home designs should respect the surrounding scale and character of adjacent homes. AIA advises that new homes should align with the established height, width, and massing of neighboring houses to avoid appearing oversized, out of proportion and jarring. This is widely accepted best practice.

CONCLUSION:

We neighbors are not adversarial, we look forward to welcoming new neighbors with kindness and courtesy.

We neighbors embrace growth, we are forward thinking people and we all value our homes and the many lifestyle blessings we have here in our community. We are NOT against change and we eagerly look to the future as UA continues to thrive. We love living in our neighborhood! We community members are advocating for well-planned, thoughtful change that comes from respectful collaboration. All of the neighbors surrounding this proposed new home have updated our homes with modern amenities to reflect current lifestyles and we have achieved that while also respecting the architectural character of our neighborhood and the natural, forested environment and the Slate Run waterway.

Before closing, I want to share a sincere, personal reflection. This morning when I sat at my kitchen table watching the sunrise, I realized I will not see this marvelous sunrise anymore if the new home is built using this proposed design. My kitchen will be dark, massive shadows will be cast on my home from the tall walls jutting from the ground blocking out the natural light that currently floods my kitchen. My expansive view from my kitchen table will be gone. This made me very sad.

We believe it is possible to develop a new home design to reduce negative impact. For example, by moving the new home just a few feet away from the edge of the ravine and toward the front of the property, aligns the new home by the garages and driveways of the two adjacent homes instead of the two adjacent homes' main living spaces and outside decks. Less natural light will be blocked, the main living areas of the two homes will no longer be enveloped by long, massive shadows and airflow will be restored. Likewise, slightly altering the design to build a new home with reduced overall width creates a plan that no longer requires side variances. And, a new design that is more similar to the surrounding, existing homes' one story designs enhances neighborhood beauty and provides a more

harmonious streetscape. Please consider tweaking the proposed design - we feel it is a reasonable and doable option.

My neighbors and I hope a more positive redesign will be undertaken - a revised design that is pleasing to everyone. We hope the property rights of our new neighbors and the property rights of existing neighbors who currently enjoy living in our “forever” homes, will be valued and met. To BZAP members, we ask your help and guidance to make sure a new home is designed according to established code specifications and that the negative impacts inherent in this proposed design will be reduced.

City of Upper Arlington

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Date: Wednesday, March 25, 2026

To: Upper Arlington Board of Zoning and Planning (BZAP)

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

RE: 2026 BZAP Certification

Requirements

Section 2(a) of the Board's Rules and Regulations states: *The Secretary shall certify the membership of the Board each year at the time the Board organizes.*

Board Certification

I, Justin Milam, Secretary of the Board of Zoning and Planning of the City of Upper Arlington, Ohio, do hereby certify that the following have been duly appointed by the Mayor and approved by City Council in accordance with the Codified Ordinances as members of the Board of Zoning and Planning:

DANIEL BARRINGER (term expires June 30, 2026)
R. TODD BOYER (term expires June 30, 2027)
KEVIN CARPENTER (term expires June 30, 2026)
MATT MCGRATH (term expires June 30, 2026)
KELSEY PRIEBE (term expires June 30, 2027)
SHANNON TOLLIVER (term expires June 30, 2027)
WILLIAM WESTBROOK (term expires June 30, 2026)

ATTEST:

Justin G. Milam

03.25.2026

Justin Milam Date

Record No: 26-461

Variance Application

Status: Active

Submitted On: 2/9/2026

Primary Location

2526 BRIXTON RD
UPPER ARLINGTON, OH 43221

Owner

AAMODT MICHAEL | AAMODT EMILIE
UPPER ARLINGTON OH 43221

Variance Information

Describe Variance Request

Request variance to increase the height of the detached garage from 17'-0" to 20'-8".

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

The property at 2426 Brixton Road consists of a single-story house with three bedrooms. The existing house only has a partial basement of 339 sf. Whereas the first floor of the house is 2,586 sf (not including attached garage). This is a miniscule basement and most of the space is taken up by utilities, so there is very little space for storage.

The past couple of years was spent developing a master plan for the house. The owners are now ready to implement the master plan. The project entails adding a partial second floor for three bedrooms and two bathrooms. A new front porch is to be constructed. The first floor entails removing a portion of the attached garage and constructing a new 2-car detached garage. The first floor garage is backfilled with a larger mudroom and laundry. The kitchen is to be renovated and the front bedroom converted to an office. A new very small addition at the rear to expand the family room.

To compensate for the lack of storage in the basement, the owners would like to construct a second floor storage attic above the garage. This increases the height above the allowable 17'-0" to 20'-8". A permanent stair is to be installed for easy access to the second floor. This will also allow the space to be converted to a rec room for the kids since a rec room in the basement is not an option.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

The variance will not confer a special privilege that is denied to other properties in the same district. There are many garages that have been approved with the increase in height garage. The height increase is very modest. The additional height allows for a storage attic and future rec room since there is practically no basement.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

The essential character of the neighborhood area will not be substantially altered due to the variance request. The new garage backs up to the neighboring garage at the rear. Side yard vegetation is prevalent between the two neighboring properties at the sides.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

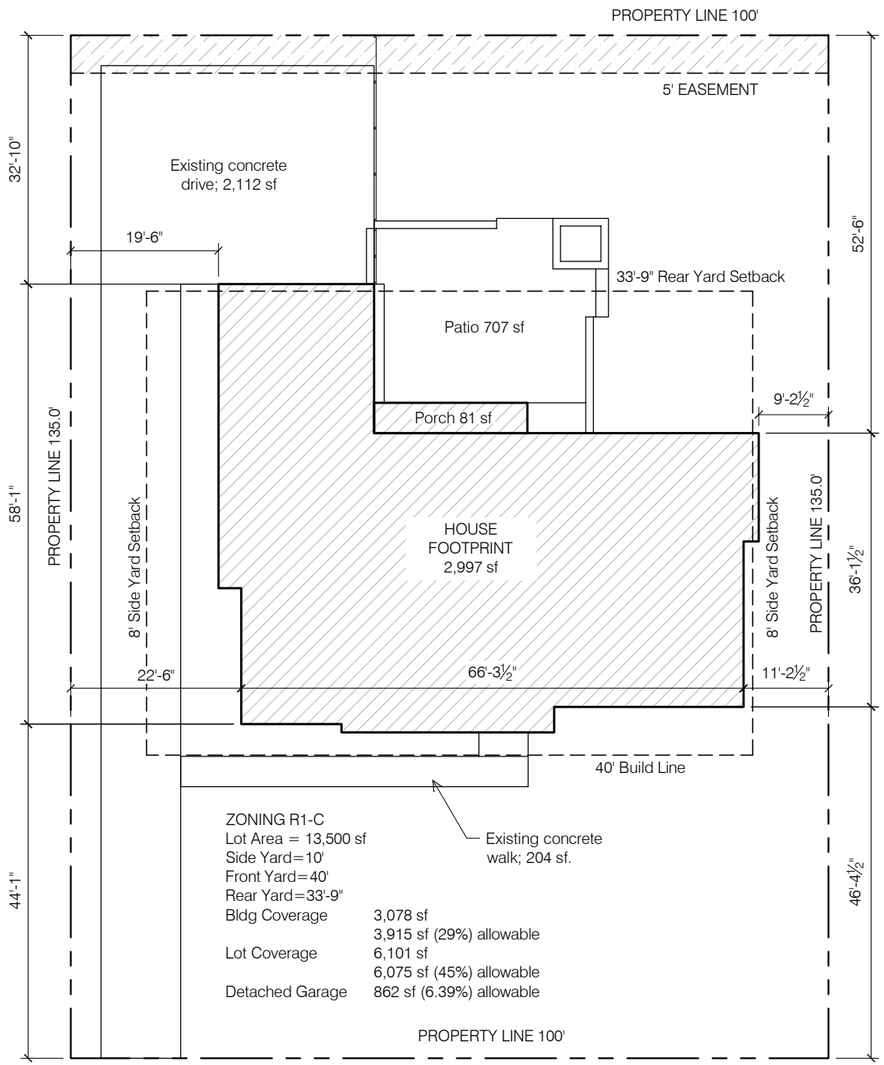
Several designs for the detached garage were studied in the initial stages of design. Larger footprint garages were studied to accommodate storage, but maneuverability clearances and encroachment into the yard became an issue. So it was determined that a garage with a smaller footprint and a second story would be the best option.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Allowing the increase in garage height will allow the owners to gain the storage and rec room space that most homeowners accomplish within their basements.

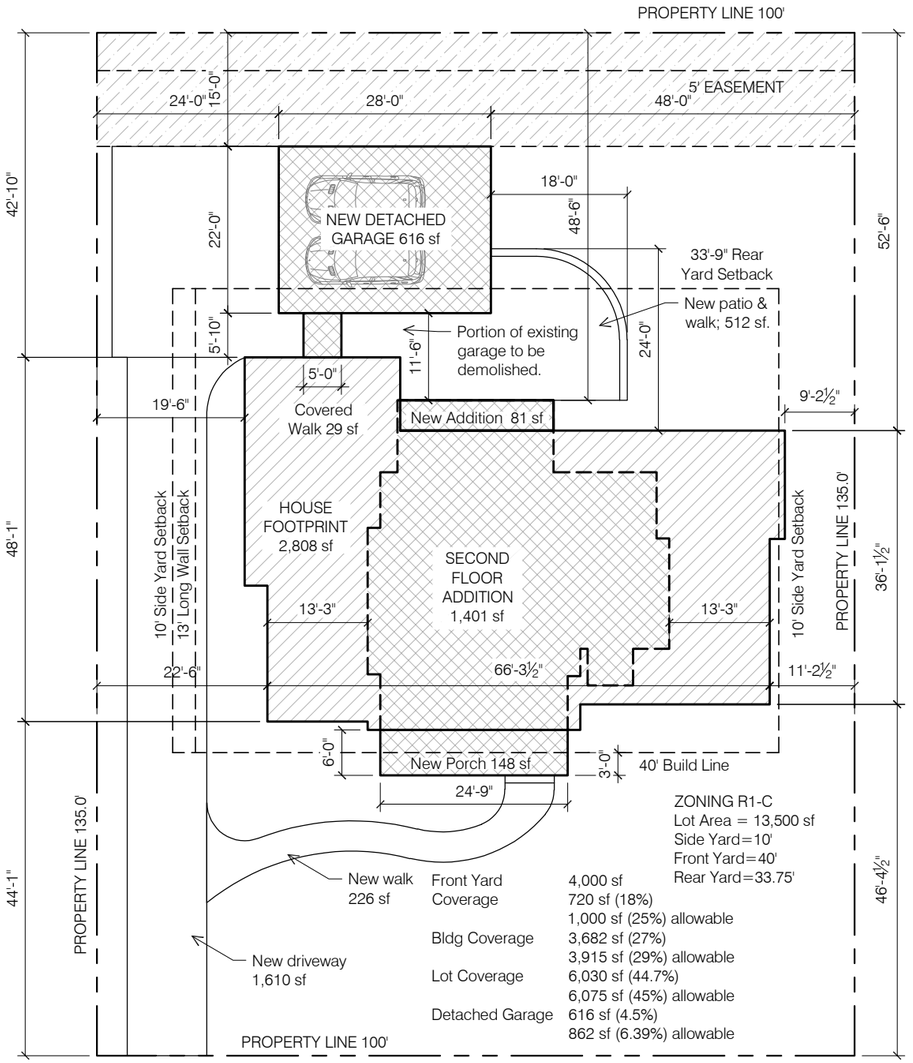
Acknowledgement: I or a representative will be present at the BZAP hearing.*

☑



BRIXTON ROAD

SITE PLAN - EXISTING



BRIXTON ROAD

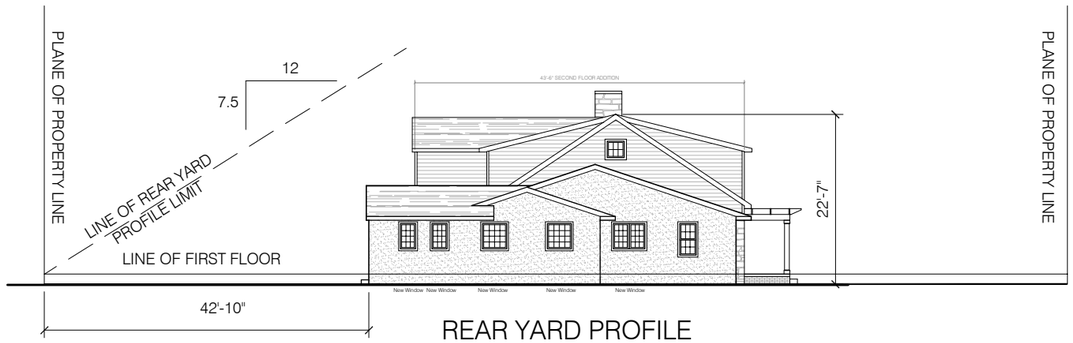
SITE PLAN - PROPOPSED

SITE PLANS

Scale: 1"=20'-0"

2526 BRIXTON ROAD

March 7, 2026



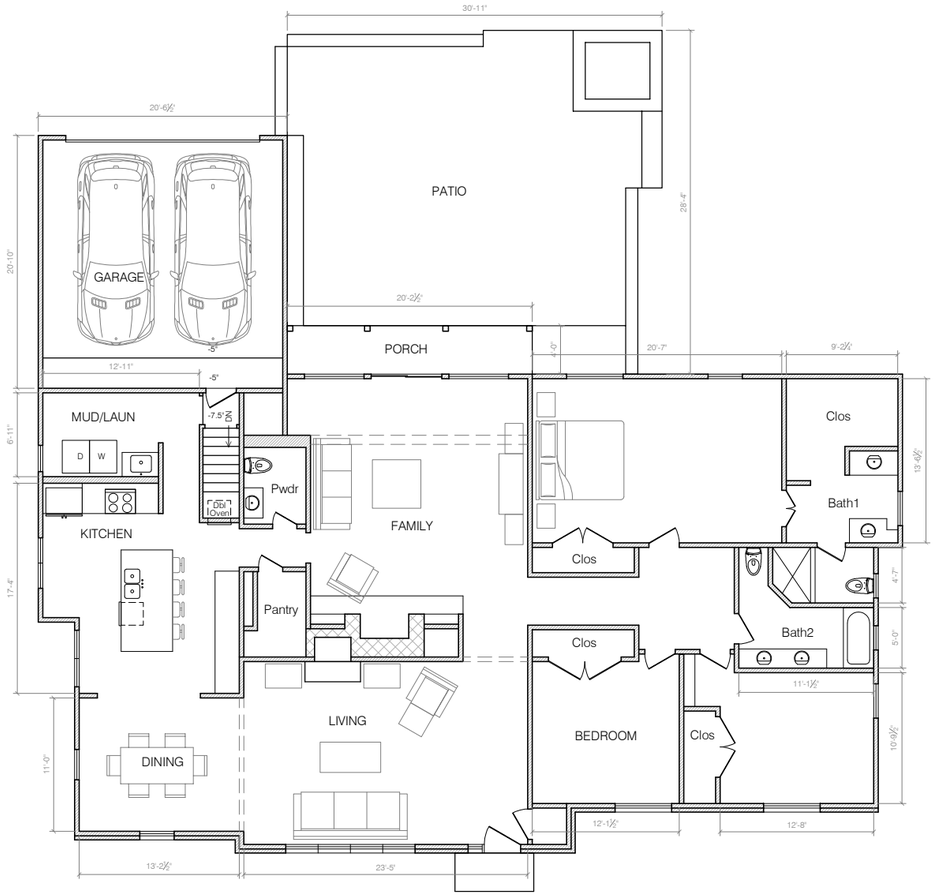
REAR YARD PROFILE

REAR YARD PROFILE

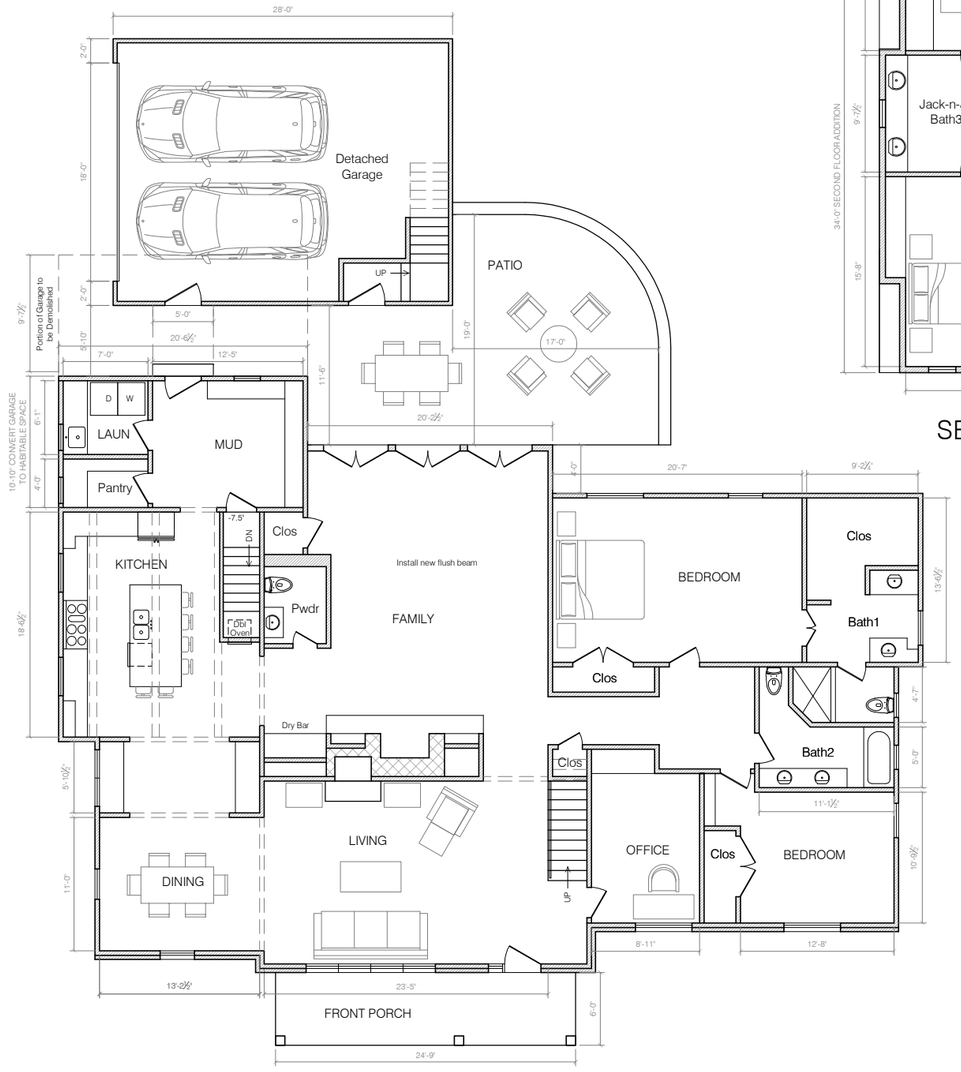
Scale: 1"=20'-0"

2526 BRIXTON ROAD

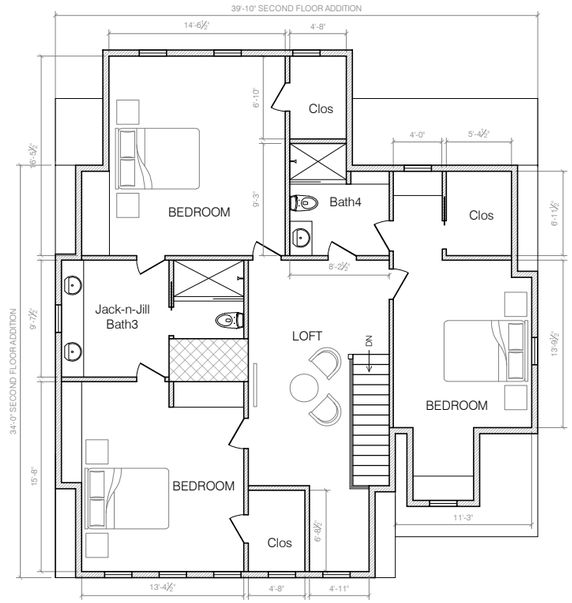
March 7, 2026



FIRST FLOOR PLAN - EXISTING



FIRST FLOOR PLAN - NEW WORK



SECOND FLOOR ADDITION PLAN

SOUTH ELEVATION - EXISTING

SOUTH ELEVATION - NEW WORK

EXTERIOR MATERIAL NOTES

SIDING & TRIM:
Stucco or stone at first floor to match existing.
Dutch Quality Limestone Ohio Tan.

Second Floor & Garage:
HardieLap siding.
Corner trim: Windsor 1x4.
Casing: Windsor 1x4.
Fascia: Windsor 1x6 on 2x4 subfascia.

GUTTERS & DOWNSPOUTS:
5" aluminum ogee gutter & 3" downspouts.
Downspouts to run underground & tie into existing storm water piping to street.

SOFFIT:
2" Continuous linear soffit vent & 3/8" exterior grade plywood soffit (match existing).

ROOFING:
Asphalt shingle roofing to match house. Install double underlayment at 3/12 dormer roof.
Membrane roofing at flat walkway.
Standing seam roofing at small dormer and overhangs.

GARAGE DOOR:
Overhead sectional garage door 18' wide x 7' height. Clopay carriage style.

SWING DOOR GARAGE:
Front: Fiberglass 2-panel door 36" x 80".
Side: Fiberglass 2-panel door 36"x80".
Doors to have tempered, labeled glass.

WINDOWS:
Windows to match house. Verify manufacturer & material.

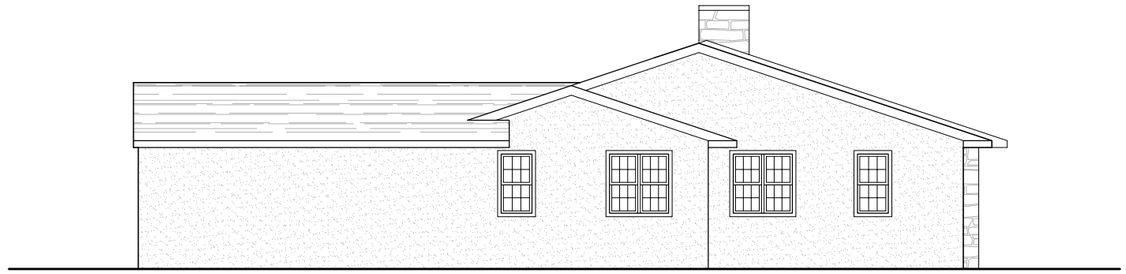
FRONT PORCH:
Windsor 1x8 with top & bottom trim.
Beams wrapped with Windsor trim.
Decorative trellis ends as corbels.
Paulownia bead board ceiling, painted.
Thin brick or stone at face of foundation wall.

EXTERIOR ELEVATIONS

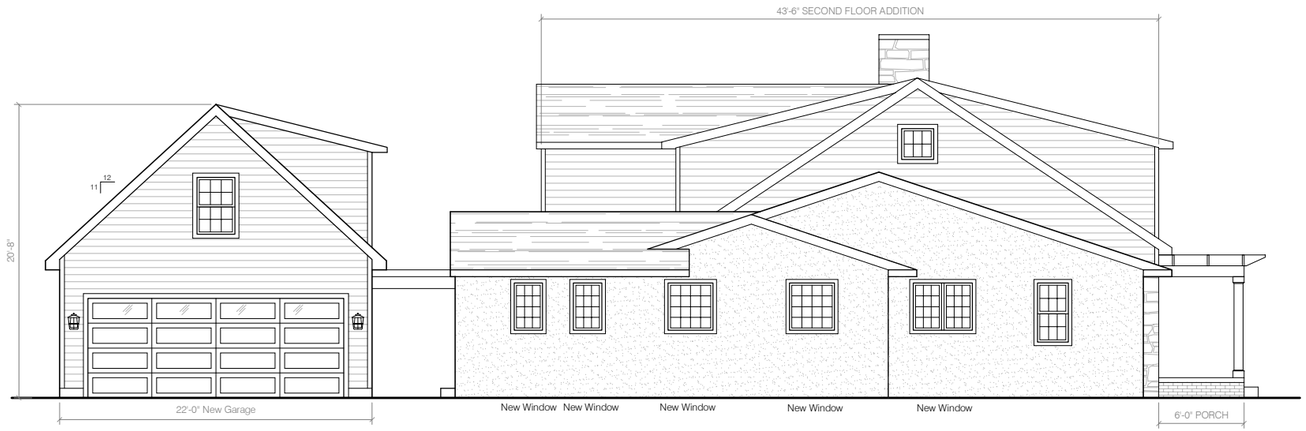
Scale: 3/32" = 1'-0"

2526 BRIXTON ROAD

March 7, 2026



WEST ELEVATION - EXISTING



WEST ELEVATION - NEW WORK

EXTERIOR MATERIAL NOTES

SIDING & TRIM:
Stucco or stone at first floor to match existing.
Dutch Quality Limestone Ohio Tan.

Second Floor & Garage:
HardieLap siding.
Corner trim: Windsor 1x4.
Casing: Windsor 1x4.
Fascia: Windsor 1x6 on 2x4 subfascia.

GUTTERS & DOWNSPOUTS:
5" aluminum ogee gutter & 3" downspouts.
Downspouts to run underground & tie into existing storm water piping to street.

SOFFIT:
2" Continuous linear soffit vent & 3/8" exterior grade plywood soffit (match existing).

ROOFING:
Asphalt shingle roofing to match house. Install double underlayment at 3/12 dormer roof.
Membrane roofing at flat walkway.
Standing seam roofing at small dormer and overhangs.

GARAGE DOOR:
Overhead sectional garage door 18' wide x 7' height. Clopay carriage style.

SWING DOOR GARAGE:
Front: Fiberglass 2-panel door 36" x 80".
Side: Fiberglass 2-panel door 36"x80".
Doors to have tempered, labeled glass.

WINDOWS:
Windows to match house. Verify manufacturer & material.

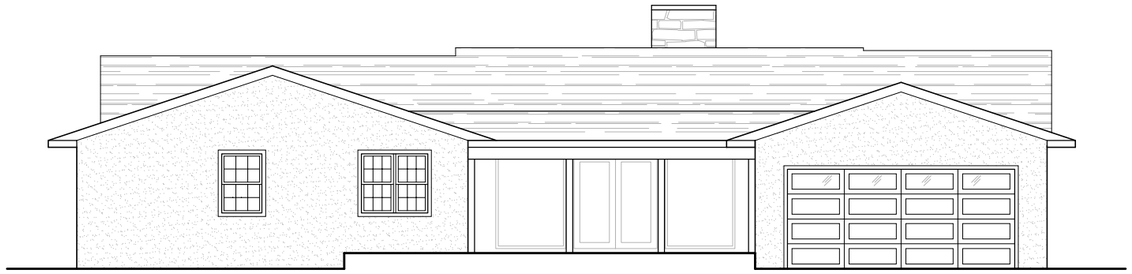
FRONT PORCH:
Windsor 1x8 with top & bottom trim.
Beams wrapped with Windsor trim.
Decorative trellis ends as corbels.
Paulownia bead board ceiling, painted.
Thin brick or stone at face of foundation wall.

EXTERIOR ELEVATIONS

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

2526 BRIXTON ROAD

March 7, 2026



NORTH ELEVATION - EXISTING

NORTH ELEVATION - NEW WORK

EXTERIOR MATERIAL NOTES

SIDING & TRIM:
Stucco or stone at first floor to match existing.
Dutch Quality Limestone Ohio Tan.

Second Floor & Garage:
HardieLap siding.
Corner trim: Windsor 1x4.
Casing: Windsor 1x4.
Fascia: Windsor 1x6 on 2x4 subfascia.

GUTTERS & DOWNSPOUTS:
5" aluminum ogee gutter & 3" downspouts.
Downspouts to run underground & tie into existing storm water piping to street.

SOFFIT:
2" Continuous linear soffit vent & 3/8" exterior grade plywood soffit (match existing).

ROOFING:
Asphalt shingle roofing to match house. Install double underlayment at 3/12 dormer roof.
Membrane roofing at flat walkway.
Standing seam roofing at small dormer and overhangs.

GARAGE DOOR:
Overhead sectional garage door 18' wide x 7' height. Clopay carriage style.

SWING DOOR GARAGE:
Front: Fiberglass 2-panel door 36" x 80".
Side: Fiberglass 2-panel door 36"x80".
Doors to have tempered, labeled glass.

WINDOWS:
Windows to match house. Verify manufacturer & material.

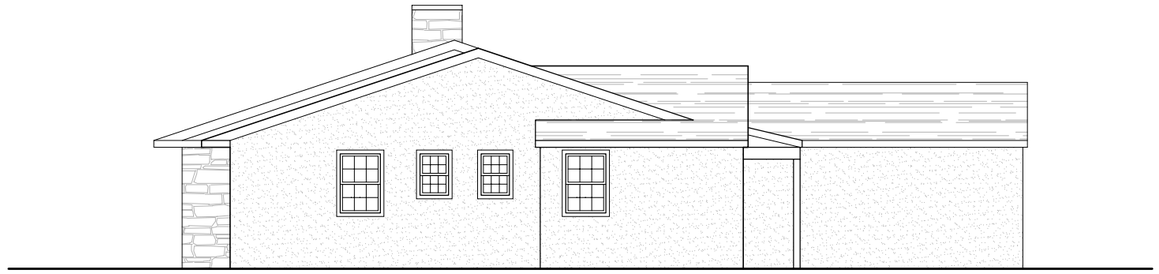
FRONT PORCH:
Windsor 1x8 with top & bottom trim.
Beams wrapped with Windsor trim.
Decorative trellis ends as corbels.
Paulownia bead board ceiling, painted.
Thin brick or stone at face of foundation wall.

EXTERIOR ELEVATIONS

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

2526 BRIXTON ROAD

March 7, 2026



EAST ELEVATION - EXISTING

EAST ELEVATION - NEW WORK

EXTERIOR MATERIAL NOTES

SIDING & TRIM:
Stucco or stone at first floor to match existing.
Dutch Quality Limestone Ohio Tan.

Second Floor & Garage:
HardieLap siding.
Corner trim: Windsor 1x4.
Casing: Windsor 1x4.
Fascia: Windsor 1x6 on 2x4 subfascia.

GUTTERS & DOWNSPOUTS:
5" aluminum ogee gutter & 3" downspouts.
Downspouts to run underground & tie into existing storm water piping to street.

SOFFIT:
2" Continuous linear soffit vent & 3/8" exterior grade plywood soffit (match existing).

ROOFING:
Asphalt shingle roofing to match house. Install double underlayment at 3/12 dormer roof.
Membrane roofing at flat walkway.
Standing seam roofing at small dormer and overhangs.

GARAGE DOOR:
Overhead sectional garage door 18' wide x 7' height. Clopay carriage style.

SWING DOOR GARAGE:
Front: Fiberglass 2-panel door 36" x 80".
Side: Fiberglass 2-panel door 36"x80".
Doors to have tempered, labeled glass.

WINDOWS:
Windows to match house. Verify manufacturer & material.

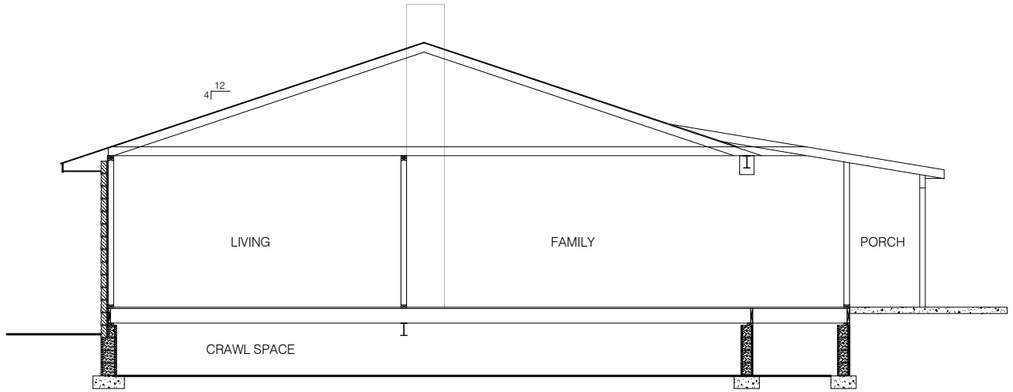
FRONT PORCH:
Windsor 1x8 with top & bottom trim.
Beams wrapped with Windsor trim.
Decorative trellis ends as corbels.
Paulownia bead board ceiling, painted.
Thin brick or stone at face of foundation wall.

EXTERIOR ELEVATIONS

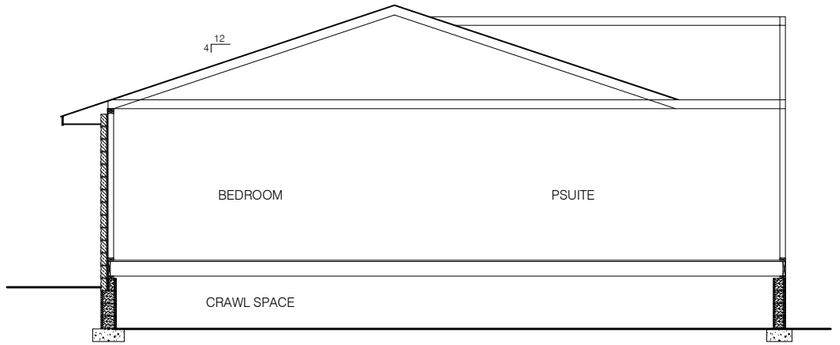
Scale: 3/32" = 1'-0"

2526 BRIXTON ROAD

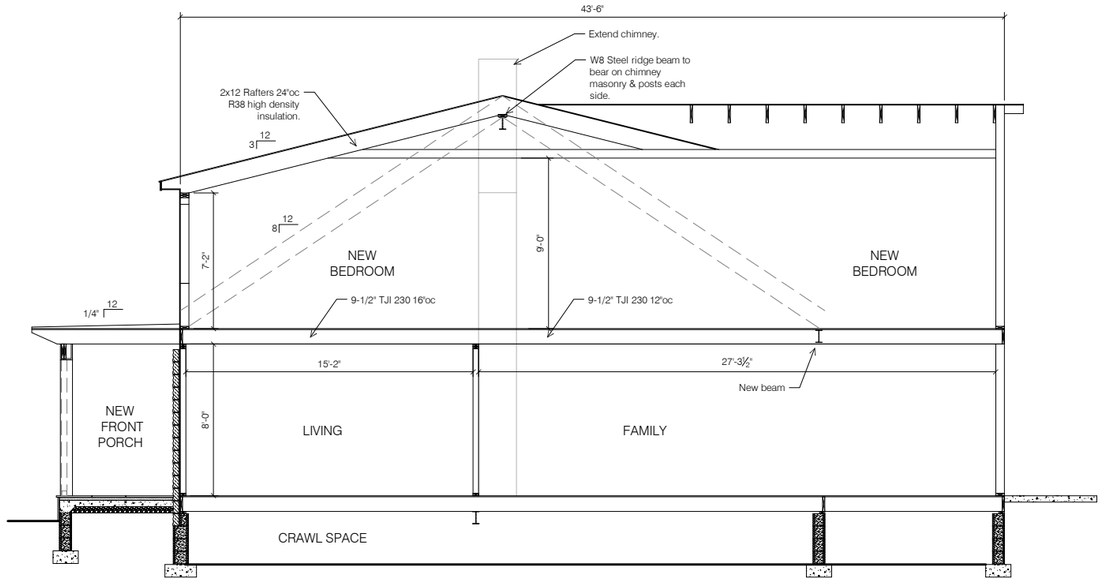
March 7, 2026



MAIN BODY OVERALL SECTION - EXISTING



EAST OVERALL SECTION - EXISTING



MAIN BODY OVERALL SECTION - NEW WORK

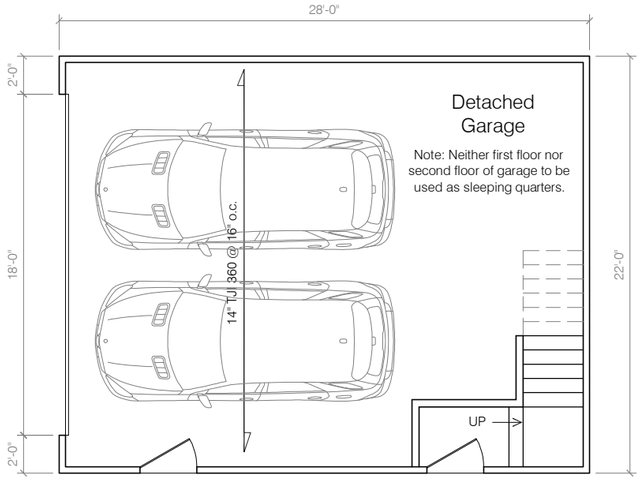
EAST OVERALL SECTION - NEW WORK

OVERALL SECTIONS

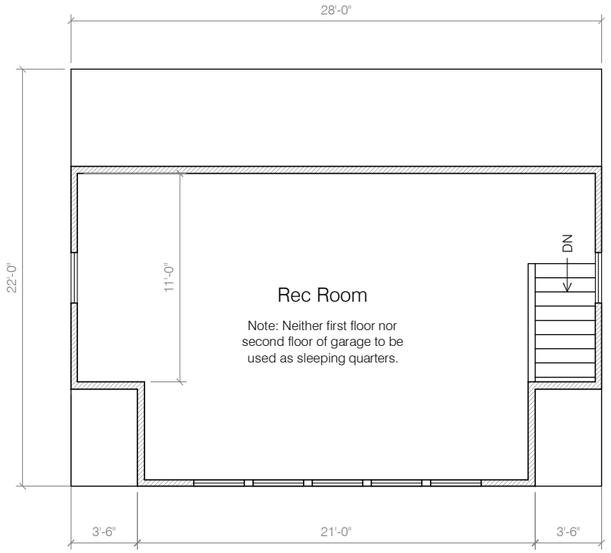
Scale: Varies

2526 BRIXTON ROAD

March 7, 2026

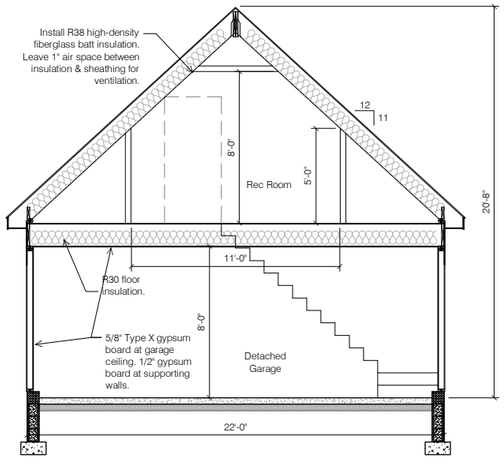


DETACHED GARAGE
FIRST FLOOR PLAN

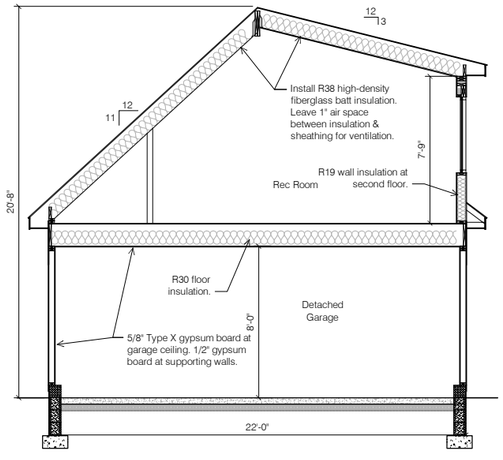


DETACHED GARAGE
SECOND FLOOR PLAN

DETACHED GARAGE
EXTERIOR ELEVATIONS



DETACHED GARAGE
SECTION



DETACHED GARAGE
SECTION AT DORMER

DETACHED GARAGE DRAWINGS

Scale: Varies

2526 BRIXTON ROAD

March 7, 2026

NOTICE:

Date: February 18,2026

To:

Please be advised that Michael & Emilie Aamodt have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2526 Brixton Road, Upper Arlington, Ohio 43221.

The zoning variance request is as follows:
Request variance to increase the height of the detached garage from 17'-0" to 20'-8".

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, March 25, 2026 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 docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Brenda Parker (Architect)
On behalf of Michael & Emilie Aamodt

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker-Architect (on behalf of Michael & Emilie Aamodt)

Location of property subject to BZAP request: 2526 Brixton Road

Describe activity which requires Board of Zoning and Planning review:

Request variance for garage height.

This application will be heard by the Board of Zoning and Planning on: March 25, 2026

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. Due to the ongoing COVID-19 pandemic, meetings *MAY* be held remotely via video conference and telephone call-in. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. 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:
2517 Brixton Road	Elliot & Jessica Magoto	9589 0710 5270 2819 4415 90	2-19-26
2516 Brixton Road	David & Nancy Braun	9589 0710 5270 2819 4416 06	2-19-26
2509 Canterbury Road	Lori Brown	9589 0710 5270 2819 4416 13	2-19-26
2521 Canterbury Road	John & Cynthia Bartlett	9589 0710 5270 2819 4416 20	2-19-26
2535 Canterbury Road	Chad & Heather Gibson	9589 0710 5270 2819 4415 37	**2-19-26**
2545 Brixton Road	Joseph Rotella	9589 0710 5270 2819 4416 44	2-19-26
2550 Brixton Road	Brixton Haven LLC	9589 0710 5270 2819 4416 51	2-19-26
2535 Brixton Road	Michael & Carolyn Barger	9589 0710 5270 2819 4416 68	2-19-26
Applicant Signature:			**Date:** 2/23/26

City of Upper Arlington, Ohio

March 3, 2026

Record No: 26-557

Development Plan Application

Status: Active

Submitted On: 2/18/2026

Major Site

Primary Location

3650 REED RD
UPPER ARLINGTON, OH 43220

Owner

WELLINGTON SCHOOL
COLUMBUS OH 43220

BZAP Information

BZAP Case #

DEV-01-26

BZAP Review Date

03/25/2026

Status

Pending

Vote Tally

Variances Granted

BZAP Conditions

Development Information

Development Name*

Wellington School Expansion

Proposed Tenants (if available)

Description of Development*

The plan includes the demolition of the original 1918 Fishing Road School building, removal of auxiliary and temporary classrooms, renovations and converstions of existing spaces, and a new building addition with entrance and offices on the south side of the Upper School. The plan includes a new parking lot, outdoor learning area, and landscaping.

Site Area (in SF)*

840000

Total Development Size (in SF)*

80000

# of Stories

2

Building Height (from grade)*

32

# of Parking Spaces*

412

Total Development Coverage (in %)*

10

Application Information

Application Type*

Amended

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

The proposed development has been designed to fully comply with all applicable zoning standards.

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

The proposed development aligns with the City's Master Plan while maintaining high-quality facilities, enhancing an underitlized area and improving quality and functionality of education within Upper Arlington.

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

Existing vegetation screening to remain, and additional trees and landscaping improvements along the property line are included in the plan.

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

To modernize and expand the school to better serve students, families, and staff.

Moody Nolan
300 Spruce Street, Suite 300
Columbus, OH 43215

614.461.4664
moodynolan.com

February 18, 2026
Wellington Upper School Renovation
The Wellington School
3650 Reed Road
Columbus, OH 43220

Project Narrative

As part of The Wellington School's strategic plan, they would like to proceed with design and facility improvements for their Upper School and Lower School students. The project will include the following improvements and renovations:

Demolition of the original 1918 Fishinger Road School and auxiliary classroom building located on the west side of the property. Selective demolition to the 1940/1950's era building will convert existing spaces to a modern academic learning environment. The update will also include a new HVAC system, new roofs/ roof replacement, new windows, electrical and plumbing updates, and accessibility compliance throughout the areas of work.

Selective demolition and updated finishes to the 1987 and 1995 building portions will be conducted in the existing classrooms and connecting corridors. These spaces, along with the updated classrooms in the 1940/1950 building, will serve Wellington's upper school students. Additional renovation in the existing choir, orchestra, and high school art rooms will convert this area into a music wing, with spaces dedicated to string, instrumental, and vocal music with supporting storage and practice rooms. Existing modular offices will be removed to create a new Upper School Commons space. This area will include small to medium group learning spaces.

The first-floor library will be converted into a Community Learning Hub. This space will include a new multi-purpose room and conference space for Lower School students.

A new addition to the south side of the school will be dedicated as a new entrance to the Upper School. This space will include a secure entry and Upper School offices. Exterior improvements will include expanding the parking lot along the south side of the building, embellishing the property with new trees and vegetation, and improving exterior spaces for outdoor learning.

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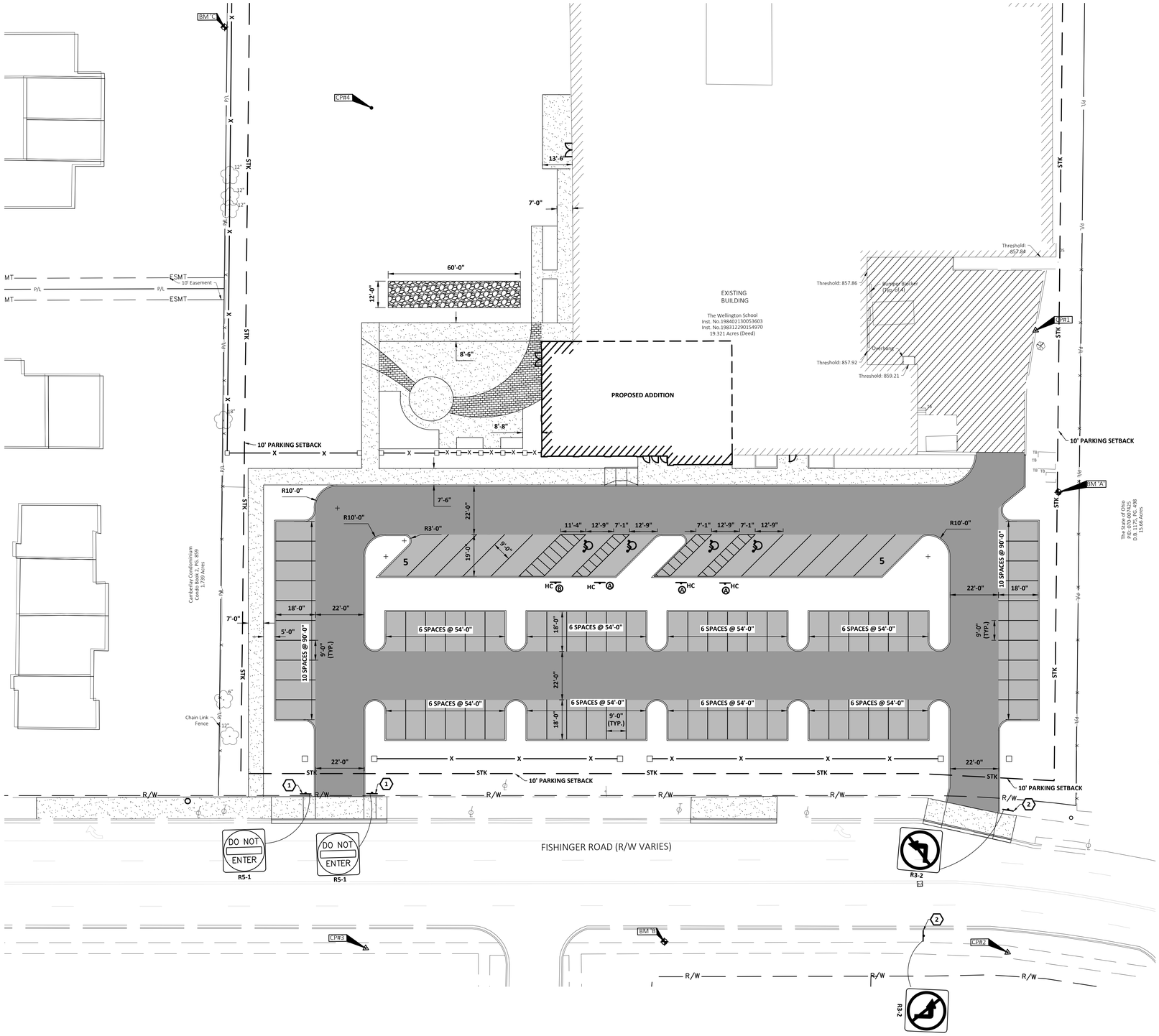

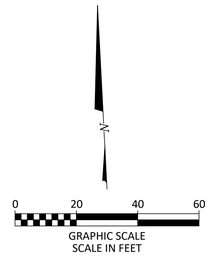

STAKING LEGEND

EXISTING

REFER TO SHEET TS100

PROPOSED

- BUILDING/WALL
- STRAIGHT CURB
- PAVEMENT
- WALK
- CONSTRUCTION LIMITS
- PAINTED WHEELCHAIR SYMBOL
- SIGN
- HANDICAPPED PARKING SIGN
- HEAVY DUTY ASPHALT PER DETAIL B/C102
- LIGHT DUTY ASPHALT PER DETAIL A/C102
- CONCRETE SIDEWALK PER DETAIL D/C102
- BRICK PAVERS, REFER TO LANDSCAPING PLANS
- GRAVEL PAVEMENT, REFER TO LANDSCAPING PLANS
- MILL AND OVERLAY ASPHALT PER DETAIL J/C102

GENERAL NOTES:

1. DIMENSIONS ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
3. PROVIDE STRIPING AND SYMBOLS AS SHOWN PER ODOT ITEM 641 AND 642. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE I OR TYPE IA PAINT IN ACCORDANCE WITH ODOT ITEM 642 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE. PROVIDE TWO COATS.
4. SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER ODOT ITEM 409 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
5. ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
6. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
7. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
8. BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

(X) CODED NOTES:

1. PROPOSED "DO NOT ENTER" SIGN.
2. PROPOSED "NO LEFT TURN" SIGN.

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

KORDA/NEMETH ENGINEERING
WWW.KORDA.COM
DRAWN BY: CALEB HERRIOTT
DESIGNED BY: CALEB HERRIOTT
CHECKED BY: JONATHAN HAGENOW
PROJECT NUMBER: 2025-0520

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

STAKING PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

2/18/2026
24597
C101
Design Development

REVIT VERSION: 2025
PRINT DATE: 10/31/2025 8:44:29 AM
FILE INFO: Autodesk Docs://24597 Wellington High School Renovation - R25/24597_Wellington High School Renovation_ARCH_R25.rvt

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TOPOGRAPHIC, UTILITY, AND BOUNDARY SURVEY
WELLINGTON SCHOOL EXPANSION
3650 REED ROAD
COLUMBUS, OH 43220

Location Map NTS

CONTROL POINTS

No.	Northing	Easting	Elevation	Description
1	739784.866	1810857.260	857.44	MAG Nail Set
2	739503.570	1810830.037	856.05	MAG Nail Set
3	739520.508	1810539.233	856.76	MAG Nail Set
4	739901.246	1810561.489	858.80	5/8"x30" Iron Pin Set w/ Pink Cap

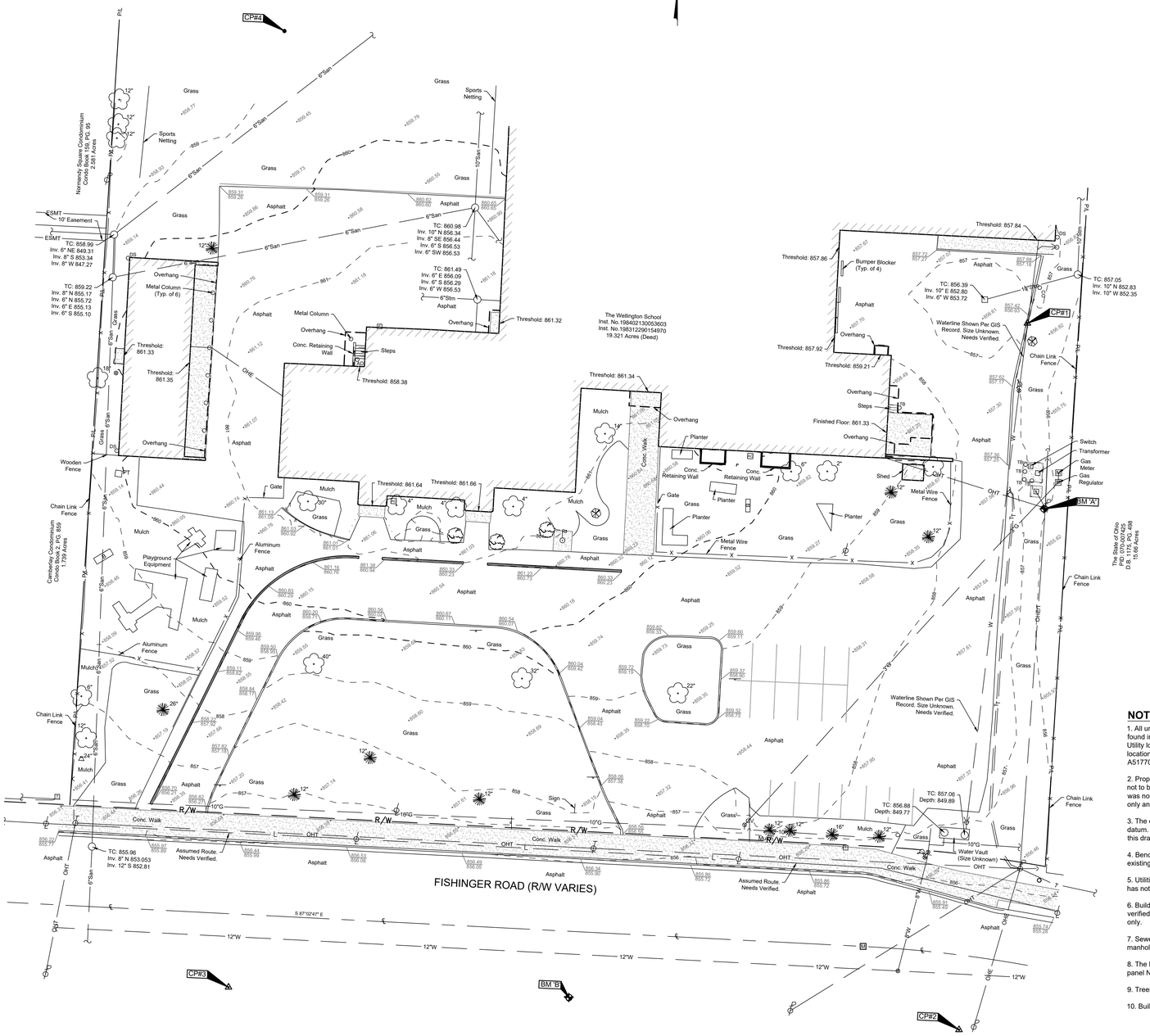
*The project is based on State Plane (Grid/Ground) Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.

BENCHMARKS

No.	Elevation	Description
A	857.33	Cotton Gin Spike Set in the West Side of Power Pole
B	858.63	Chiseled "X" on North Flange Bolt of Fire Hydrant
C	858.23	Cotton Gin Spike Set in the East Side of Power Pole (Not Shown)

*Elevations are based on NAVD 88 utilizing The Ohio Department of Transportation Ohio Real Time Network (RTN) with GEOID18. Source Benchmark was verified by GPS methods.

N



LEGEND
(applicable for all survey sheets)

- Building/Wall
- Curb
- Curb and Gutter
- Pavement/Walk
- 780 Index Contour
- 781 Intermediate Contour
- W Water line
- CWL W Chilled Water line
- G Gas Line
- Comb Combined Sewer
- San Sanitary Sewer
- Strm Storm Sewer
- Manhole
- Open Grate Manhole or Curb Inlet
- Valve
- E Underground Electric line
- ST Steam and Condensation Return line
- Electric Manhole
- T Underground Telephone
- FO Underground Fiber Optic
- Telephone Pole
- Telephone Manhole
- OHTR Overhead Signal Line
- Overhead Signal Line
- TR Underground Traffic Line
- Unknown Pole
- Power Pole
- Power/Light Pole
- Light Pole
- X Fence
- R/W Right of Way Line
- ESMT Easement Line
- STK Setback Line
- P/L Property Line
- Original Subdivision Lot Lines
- FEMA Flood Zone Boundaries per FEMA Graphics Plotting Only
- Further route of utility unknown
- Hedge Row
- Tree Line/Shrub Line
- Bushes
- Trees
- PT or PT Picnic Table
- OTC Trash Can
- Parking Block
- B Bench
- HC Handicap Ramp

- Lighting Pull Box
- Fiber Optic Pull Box
- Air Conditioning Unit
- Electric Pull Box
- Telephone Pull Box/Pedestal
- Traffic Pull Box
- Unknown Utility Pull Box
- Traffic Signal Pedestal
- AD Area Drain
- CO Clean Out
- DS Down Spout
- Ground Light
- Siamese/Test Header
- Fire Hydrant
- PIV Post Indicator Valve
- ICV Irrigation Control Valve
- Fire Department Connection
- Monitoring Well
- G Gas Line Marker
- SS Sanitary Sewer Line Marker
- T Telephone Line Marker
- W Water Line Marker
- Guypole
- Guy Wire Anchor
- Traffic Signal
- TC: 708.50 Top of Casting Elevation
- (rec) Information Obtained From Record Plan
- (Ab) Abandoned Utility
- 863.56 Spot Elevation
- 709.53 Top of Curb Elevation / 708.23 Bottom of Curb Elevation
- Control Point or ●
- 7 Aerial Target
- B-7 Boring Location
- TB Traffic Bollard
- Sign
- Flag Pole
- Tower
- Round Cover
- Square Cover
- Concrete Pavement, Walk, Slab
- Brick Walk

Not all symbols necessarily used

0 20 40 60
GRAPHIC SCALE
SCALE IN FEET

NOTES:

1. All underground utility locations are shown as accurately as possible based on surface evidence (valves and manholes), markings found in the field, and/or record plans received from the owner or utility companies. Items noted (rec) were obtained from existing plans. Utility locations are not necessarily complete or correct. Any utility in close proximity to proposed work should be "potholed" for exact location prior to construction. OUPS Ticket # A526001014-00A, A526001018-00A, A517701573-00A, A517701590-00A, and A517701655-00A.

2. Property and easement lines shown hereon, if any, are from a combination of records, GIS and evidence located in the field and are not to be construed as a boundary survey pursuant the OAC 4733-37. A title report, containing documentation or easements of record was not provided. Not all easements affecting the property may be shown. Property and easement lines are for informational purposes only and should not be used in conjunction with the development of design drawings.

3. The elevations on this survey are based on NAVD 88. Record drawings of buildings and infrastructure may exist having a differing datum. Exercise caution when utilizing this survey by correlating record drawings and proposed work with survey information shown on this drawing.

4. Benchmarks and control points shown on this survey may have been disturbed, since the completion of this survey. Verify that existing monumentation correlates with data shown on this survey prior to use.

5. Utilities noted (Ab) are denoted as such per record plan and may have been abandoned or removed. Their existence and/or status has not been verified.

6. Buildings are located from the surveyed at grade edge. Location of the interior and underground structural footprint has not been verified. Due to possible variations in building exterior above the at grade edge, the building location should be used for site plan use only.

7. Sewer sizes shown are based on an evaluation of record plan information and observation from the manhole casting at grade. Due to manhole depth and safety restrictions entering manhole, sizes shown are approximate.

8. The lots delineated on this plat are found on F.E.M.A. community panel No. 39049C0162K dated 06/17/08 and F.E.M.A. community panel No. 39049C0164K dated 06/17/08 . The property is located in Zone X and are therefore not in a flood hazard area.

9. Trees shown do not indicate dripline or root area.

10. Building overhangs are in an approximate location.

STATE OF OHIO
DANIEL L. QUICK
7803
REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATION:
I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

REGISTERED SURVEYOR NO. 7803 — 09/29/2025 DATE

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
TOPOGRAPHIC SURVEY

PROGRESS DRAWING NOT FOR CONSTRUCTION

11/24/2025
24597
TS100
Schematic Design

KORDA
KORDA/NEMETH ENGINEERING
WWW.KORDA.COM
DRAWN BY: CAH
DESIGNED BY: CAH
CHECKED BY: JEH
PROJECT NUMBER: 2025-0520

OHIO811.org Before You Dig

REVIT VERSION: 2025
PRINT DATE: 10/31/2025 8:44:29 AM
FILE PATH: ...Active\Docs\24597 Wellington High School Renovation - R25\24597_Wellington High School Renovation_ARCH_R25.rvt

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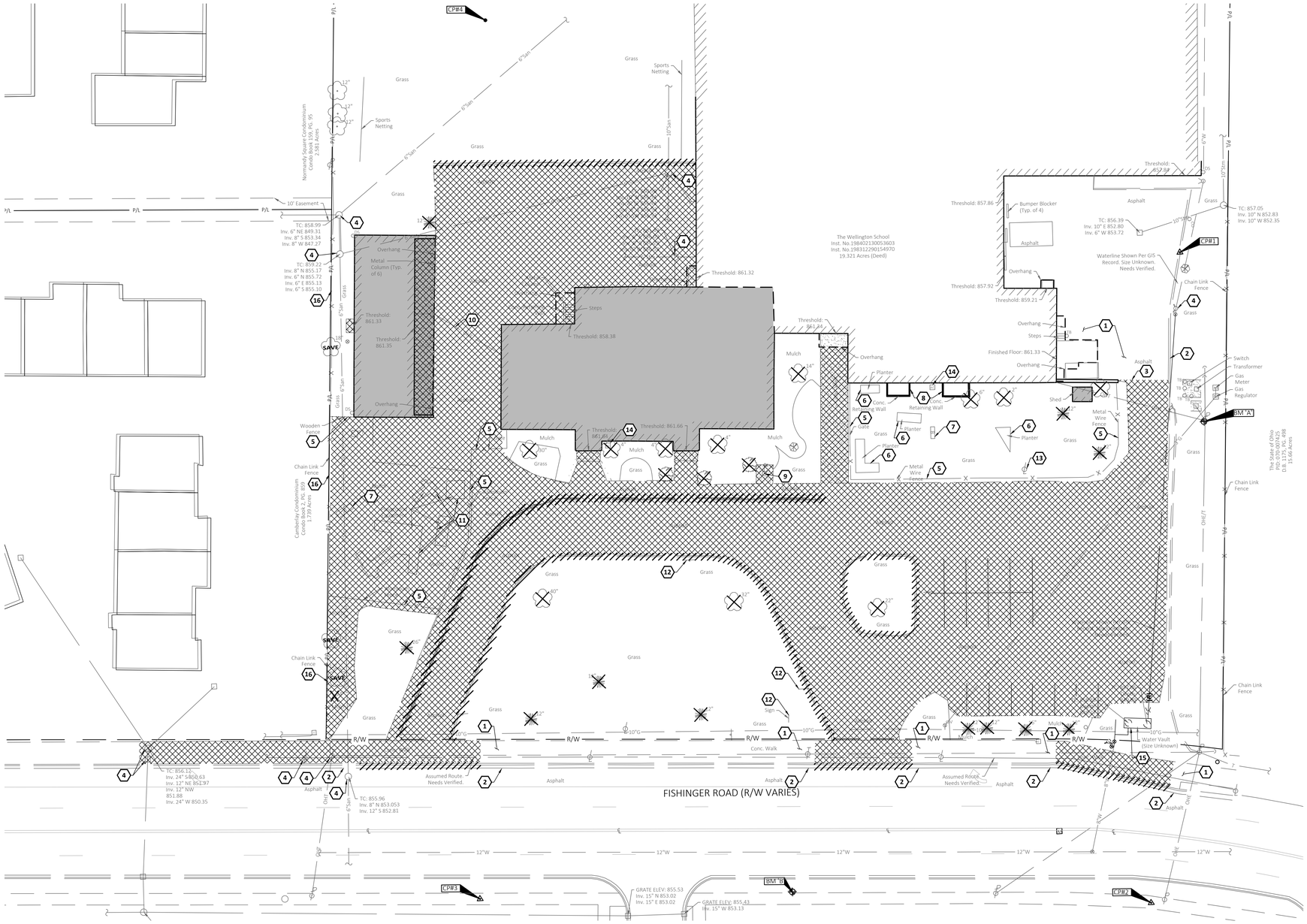

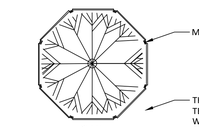

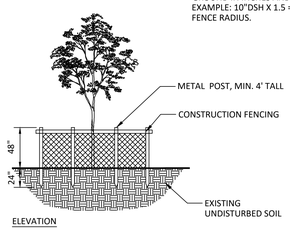

GENERAL NOTES:
1. FOR GROUPS OF TREES PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY AT THE EDGE OF THE TREE CRITICAL ROOT ZONE.
2. TREE PROTECTION IS REQUIRED WHEN CONSTRUCTION ACTIVITY ENCROACHES ON THE CRITICAL ROOT ZONE OF A TREE.
3. SEE COLUMBUS TREE TECHNICAL MANUAL FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

A DETAIL
TREE PROTECTION DETAIL (STD. DWG. 1703) N.T.S.

0 20 40 60
GRAPHIC SCALE
SCALE IN FEET

DEMOLITION LEGEND

EXISTING
REFER TO SHEET TS100

PROPOSED

- EXISTING TREE REMOVED BY OWNER PRIOR TO PROJECT.
- PROTECT EXISTING TREE TO REMAIN PER DETAIL A/THIS SHEET.
- REMOVE EXISTING ASPHALT, GRAVEL, AND CONCRETE PAVEMENT, CONCRETE SIDEWALK, BUILDING FOUNDATION, AND PAVEMENT BASE MATERIALS
- REMOVE EXISTING STRUCTURE AND ASSOCIATED FOUNDATIONS AND UTILITY LINES. REFER TO ARCHITECTURAL PLANS
- REMOVE EXISTING CONCRETE CURB
- REMOVE EXISTING STUMP AND ASSOCIATED ROOTS
- REMOVE EX. STRUCTURE
- CUT AND PLUG EXISTING UTILITY
- (AB) ABANDON EXISTING UTILITY
- (R) REMOVE EXISTING UTILITY

(X) CODED NOTES:

1. PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN.
2. PROTECT EXISTING CONCRETE CURB OR CURB AND GUTTER TO REMAIN.
3. SAWCUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
4. PROTECT EXISTING UTILITY STRUCTURE TO REMAIN. ADJUST TO FINAL GRADE.
5. REMOVE EXISTING FENCE, POSTS, AND ASSOCIATED FOUNDATIONS.
6. REMOVE EXISTING PLANTER.
7. REMOVE EXISTING BENCH. SALVAGE AND RETURN TO OWNER.
8. PROTECT EXISTING CONCRETE WALL.
9. REMOVE EXISTING FLAG POLE.
10. REMOVE EXISTING OVERHEAD ELECTRIC OR TELEPHONE LINE. REMOVE CONDUCTORS BACK TO SOURCE. CONTACT THE POWER COMPANY TO DE-ENERGIZE ELECTRICAL SERVICE PRIOR TO DEMOLITION.
11. REMOVE EXISTING PLAYGROUND EQUIPMENT. SALVAGE AND RETURN TO OWNER.
12. REMOVE EXISTING SIGN. SALVAGE AND RETURN TO OWNER.
13. REMOVE EXISTING LIGHT POLE AND FOUNDATION PER ELECTRICAL DRAWINGS.
14. REMOVE EXISTING AIR CONDITIONING UNIT AND ASSOCIATED CONCRETE SLAB AND UNDERGROUND UTILITY LINES.
15. REFER TO SHEET C302 FOR WATER DEMOLITION DETAILS.
16. REMOVE EXISTING CHAIN LINK FENCE.

GENERAL NOTES:

1. SITE SURVEY PERFORMED BY KORDA AND NEMETH , DATED 09/29/2025. REFER TO SHEET TS100 FOR ALL EXISTING SITE FEATURES.
2. DISPOSE OF CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH LOCAL CODES.
3. REMOVE AND DISPOSE OF ON SITE FEATURES AS SHOWN ON THE PLAN.
4. SAW-CUT EXISTING PAVEMENT AT LIMITS OF PAVEMENT REMOVAL TO FULL DEPTH USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
5. CONTRACTOR TO PROTECT EXISTING SITE FEATURES TO REMAIN OUTSIDE CONSTRUCTION LIMITS. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
6. CONTROL DUST AT THE SITE. PROVIDE STREET CLEANING WHEN NECESSARY, AND WHEN REQUESTED BY OWNER.
7. GRADE SITE DURING CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE TO EXISTING AND/OR PROPOSED STORM WATER MANAGEMENT SYSTEMS.
8. PERFORM WORK IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
DEMOLITION PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

2/18/2026
24597
C002
Design Development

KORDA
KORDA/NEMETH ENGINEERING
WWW.KORDA.COM
DRAWN BY: CALEB HERRIOTT
DESIGNED BY: CALEB HERRIOTT
CHECKED BY: JONATHAN HAGENOW
PROJECT NUMBER: 2025-0520

REVIT VERSION: 2025
PRINT DATE: 10/31/2025 8:44:29 AM
FILE PATH: Autodesk Docs://24597 Wellington High School Renovation_R25/24597_Wellington High School Renovation_ARCH_R25.rvt

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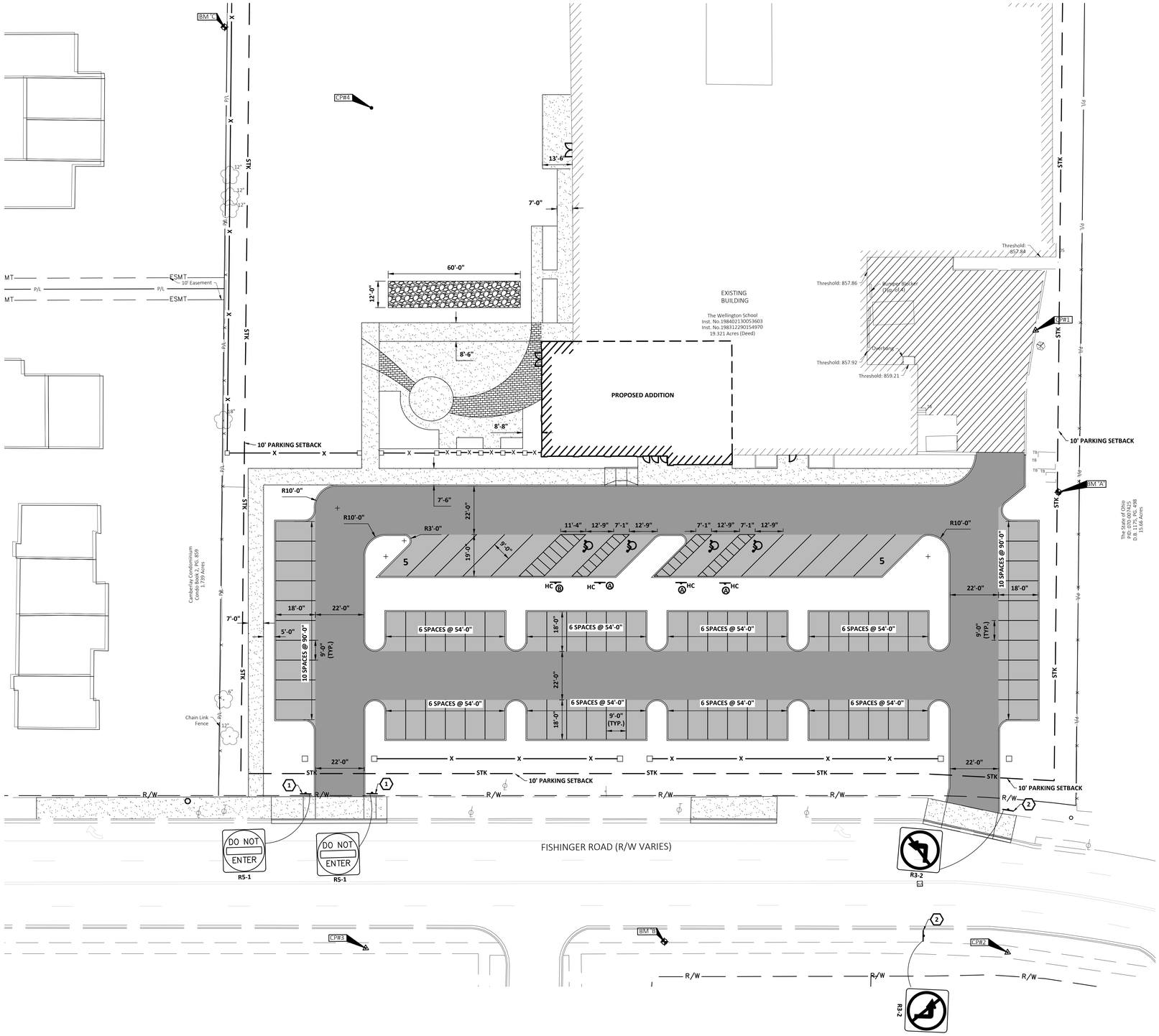

0 20 40 60

GRAPHIC SCALE
SCALE IN FEET

STAKING LEGEND

EXISTING

REFER TO SHEET TS100

PROPOSED

- BUILDING/WALL
- STRAIGHT CURB
- PAVEMENT
- WALK
- CONSTRUCTION LIMITS
- PAINTED WHEELCHAIR SYMBOL
- SIGN
- HANDICAPPED PARKING SIGN
- HEAVY DUTY ASPHALT PER DETAIL B/C102
- LIGHT DUTY ASPHALT PER DETAIL A/C102
- CONCRETE SIDEWALK PER DETAIL D/C102
- BRICK PAVERS, REFER TO LANDSCAPING PLANS
- GRAVEL PAVEMENT, REFER TO LANDSCAPING PLANS
- MILL AND OVERLAY ASPHALT PER DETAIL J/C102

GENERAL NOTES:

1. DIMENSIONS ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
3. PROVIDE STRIPING AND SYMBOLS AS SHOWN PER ODOT ITEM 641 AND 642. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE I OR TYPE IA PAINT IN ACCORDANCE WITH ODOT ITEM 642 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE. PROVIDE TWO COATS.
4. SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER ODOT ITEM 409 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
5. ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
6. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
7. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
8. BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

(X) CODED NOTES:

1. PROPOSED "DO NOT ENTER" SIGN.
2. PROPOSED "NO LEFT TURN" SIGN.

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FOR
THE WELLINGTON SCHOOL

Moody Nolan
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DRAWING TITLE:

STAKING PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

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24597

C101

Design Development

KORDA
KORDA/NEMETH ENGINEERING
WWW.KORDA.COM

DRAWN BY:	CALEB HERRIOTT
DESIGNED BY:	CALEB HERRIOTT
CHECKED BY:	JONATHAN HAGENOW
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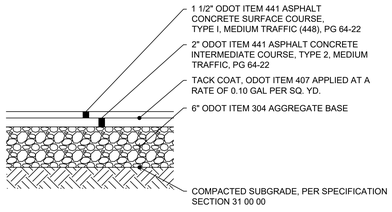
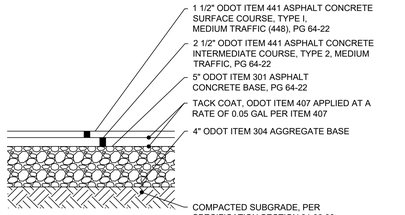


NOTES:
1. COMPOSE HOT MIX ASPHALT MIXTURE WITH AGGREGATE AND ASPHALT BINDER MEETING ODOT REQUIREMENTS.
2. SUBMIT AN APPROVED JOB MIX FORMULA INCLUDING MIX TYPE PROPOSED FOR USE, AGGREGATE SOURCE, TYPE, AND GRADATION, PERCENT OF ASPHALT BINDER, AND UNIT WEIGHT OF THE MIXTURE.
3. OBTAIN JOB MIX FORMULA APPROVAL BY PROVIDING A PREVIOUSLY ODOT APPROVED FORMULA *OR PROVIDE THE OWNER'S TESTING AGENCY WITH A MIX FORMULA FOR TESTING AND APPROVAL* *OR CONTRACT AN INDEPENDENT TESTING AGENCY TO PROVIDE TESTING AND WRITTEN APPROVAL OF THE FORMULA. THE AGENCY PERFORMING THE TESTING MUST BE LEVEL III BITUMINOUS CONCRETE APPROVED BY ODOT.*
4. *THE OWNER'S TESTING AGENCY WILL* PROVIDE QUALITY ASSURANCE TESTING IN ACCORDANCE WITH ODOT ITEM 448 AND SUPPLEMENTAL SPECIFICATION 1055, *EXCEPT THAT AN INDEPENDENT TESTING LABORATORY WILL PERFORM THE TESTING AND REPORT DATA TO THE OWNER'S REPRESENTATIVE. THE AGENCY PERFORMING THE TESTING MUST HAVE A CURRENT LEVEL I BITUMINOUS CONCRETE APPROVAL FROM ODOT.*
5. PROVIDE COMPACTION RANGING FROM 90 TO 97.9% OF THE AVERAGE MAXIMUM SPECIFIC GRAVITY FOR SURFACE COURSE AND 90 TO 96.9% FOR INTERMEDIATE COURSE. REMOVE AND REPLACE MATERIAL PLACED OUTSIDE OF SAID RANGES. PROVIDE REPLACEMENT PAVEMENT AND QUALITY ASSURANCE TESTING AT NO ADDITIONAL COST TO THE OWNER.

A DETAIL
LIGHT DUTY ASPHALT PAVEMENT N.T.S.



NOTES:
1. COMPOSE HOT MIX ASPHALT MIXTURE WITH AGGREGATE AND ASPHALT BINDER MEETING ODOT REQUIREMENTS.
2. SUBMIT AN APPROVED JOB MIX FORMULA INCLUDING MIX TYPE PROPOSED FOR USE, AGGREGATE SOURCE, TYPE, AND GRADATION, PERCENT OF ASPHALT BINDER, AND UNIT WEIGHT OF THE MIXTURE.
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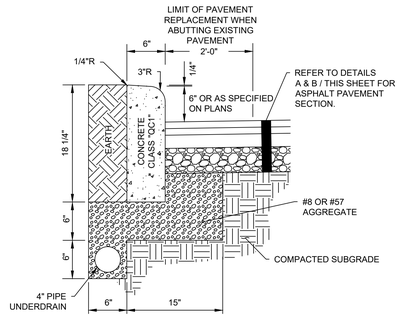
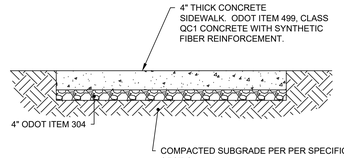
5. PROVIDE COMPACTION RANGING FROM 90 TO 97.9% OF THE AVERAGE MAXIMUM SPECIFIC GRAVITY FOR SURFACE COURSE AND 90 TO 96.9% FOR INTERMEDIATE COURSE. REMOVE AND REPLACE MATERIAL PLACED OUTSIDE OF SAID RANGES. PROVIDE REPLACEMENT PAVEMENT AND QUALITY ASSURANCE TESTING AT NO ADDITIONAL COST TO THE OWNER.

B DETAIL
HEAVY DUTY ASPHALT PAVEMENT N.T.S.



NOTES:
1. ALL EXPOSED SURFACES OF CONCRETE CURB TO BE FLOATED AND BRUSH FINISHED, UNLESS PLACED BY A CURB MACHINE.
2. PROVIDE JOINTS PER SPECIFICATION SECTION *02750* *32 13 00*.

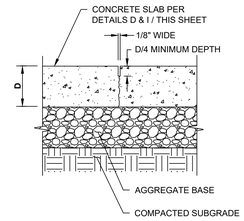
C DETAIL
STRAIGHT 18" CONCRETE CURB WITH UNDERDRAIN N.T.S.



NOTES:
CONCRETE WALKS TO HAVE SOFT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW (BUFF WASH FINISH), RUB OUT ALL TOOL MARKS. PROVIDE JOINTS AS INDICATED ON DRAWINGS. IN ABSENCE OF INFORMATION ON THE DRAWINGS, LOCATE AS SPECIFIED IN SECTION 32 13 00. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%

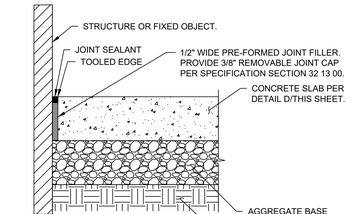
A. SYNTHETIC FIBER REINFORCEMENT: ASTM C1116-97 AND ASTM C1018-97. ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED:
   1. NYCON NYLON FIBERS
   2. FORTA NYLO-MONO NYLON FIBERS
   3. FIBERMESH FIBERMIX STEALTH POLYPROPYLENE FIBERS
   4. GRACE POLYPROPYLENE FIBERS
   SYNTHETIC FIBER REINFORCEMENT SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DOSAGE RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER, BUT NOT LESS THAN 1 POUND PER CUBIC YARD.
B. CURING COMPOUND: COMPLY WITH ASTM C309-98A, TYPE 1, CLASS B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/SQ M. IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLICATION OF PENETRATING SEALER.
C. PENETRATING SEALER: ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED TO:
   1. L&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS 40
   2. PROSOCO - SALTGUARD WB
   3. HULS AMERICA INC. - CHEM-TRETE BSM 40
   4. MASTER BUILDERS INC. - MASTERSEAL SL 40
   5. LYMTAL INTERNATIONAL - ISO-FLEX 618-50 WB
   6. BASF - ENVIROSEAL 40 OR HYDROZO SILANE 40
   7. TEX-COTE - RAINSTOPPER RS140

D DETAIL
CONCRETE SIDEWALK N.T.S.



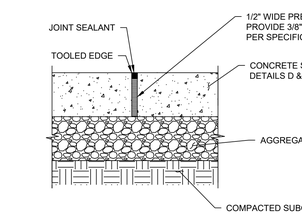
NOTES:
1. PLACE CONTROL JOINTS WITHIN 8 HOURS OF CONCRETE PLACEMENT AND AT LOCATIONS INDICATED ON THE STAKING PLAN. IF JOINTS ARE NOT SHOWN ON STAKING PLAN, PROVIDE AT LOCATIONS INDICATED BELOW:
   A. SPACING (IN FEET) SHALL BE BETWEEN 2 TO 2-1/ 2 TIMES SLAB THICKNESS (IN INCHES IN BOTH DIRECTIONS (I.E. 4" SLAB SHALL HAVE JOINT SPACING OF 8-10 FEET).
   B. GRID OF CONTROL JOINTS SHALL BE APPROXIMATELY SQUARE WITH LONGEST SIDE TO BE NOT LONGER THAN 1.5 TIMES THE SHORTEST SIDE (I.E. 4 FOOT WIDE WALK SHALL HAVE JOINT SPACING AT 4-6 FEET).

E DETAIL
SAW CUT CONCRETE CONTROL JOINT- LONGITUDINAL OR TRANSVERSE N.T.S.



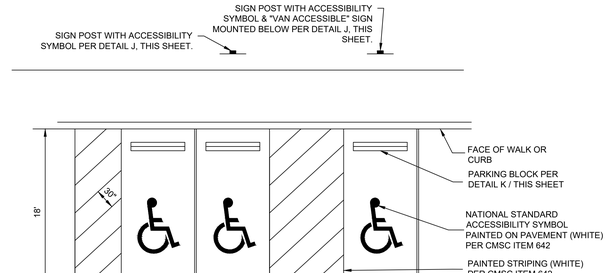
NOTES:
1. PLACE ISOLATION JOINTS WHERE NEW CONCRETE SLAB ABUTS STRUCTURES OR FIXED OBJECTS INCLUDING: BUILDINGS, WALLS, COLUMNS, POLE BASES, CURBS, CATCH BASINS, EXISTING CONCRETE, OR AS NOTED ON THE STAKING PLAN.
2. PROVIDE AT FORMED EDGE OF PREVIOUSLY POURED SLABS. SEAL JOINT WITH JOINT SEALANT, SEE SPECIFICATION SECTION 32 13 00.
3. SUBMIT SAMPLE FOR COLOR APPROVAL. PRE-FORMED JOINT FILLER - NON-IMPREGNATED TYPE, CLOSED CELL RESILIENT POLYETHYLENE FOAM, 1/2" THICK UNLESS OTHERWISE NOTED, CERAMAR FLEXIBLE FOAM EXPANSION JOINT BY W.R. MEADOWS OR EQUAL MEETING THE REQUIREMENTS OF ASTM D 1752 SECTIONS 5.1 THROUGH 5.4. REFER TO SPECIFICATION SECTION 32 13 00.

F DETAIL
CONCRETE ISOLATION JOINT N.T.S.



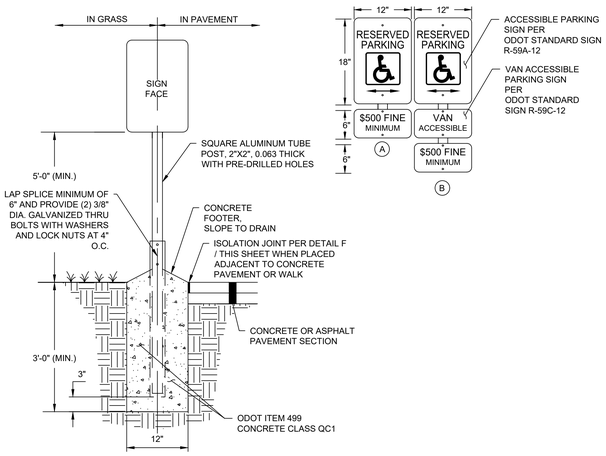
NOTES:
1. PROVIDE WHEN SPECIFICALLY SHOWN ON THE DRAWINGS OR WHEN PLACING CONCRETE DURING TEMPERATURES LESS THAN 40°F. REFER TO SPECIFICATION SECTION 32 13 00 FOR LOCATION.
2. SEAL JOINT WITH JOINT SEALANT, SEE SPECIFICATION SECTION 32 13 00.
3. SUBMIT SAMPLE FOR COLOR APPROVAL. PRE-FORMED JOINT FILLER - NON-IMPREGNATED TYPE, CLOSED CELL RESILIENT POLYETHYLENE FOAM, 1/2" THICK UNLESS OTHERWISE NOTED, CERAMAR FLEXIBLE FOAM EXPANSION JOINT BY W.R. MEADOWS OR EQUAL MEETING THE REQUIREMENTS OF ASTM D 1752 SECTIONS 5.1 THROUGH 5.4. REFER TO SPECIFICATION SECTION 32 13 00.

G DETAIL
CONCRETE EXPANSION JOINT N.T.S.



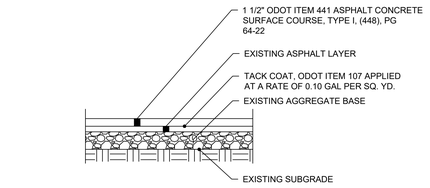
NOTES:
1. PAVEMENT SHALL HAVE A MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS IN THE AREA OF HANDICAP PARKING AND ASSOCIATED STRIPING.
2. ALL CURB RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) OF 2010, INCLUDING ALL SUPPLEMENTS OR REPLACEMENT DRAWINGS ISSUED THERETO.
3. HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
4. TRANSITION FROM FLUSH CURB TO FULL HEIGHT CURB AS DESIGNATED ON GRADING PLAN. SLOPE WALK TO MATCH CURB.

H DETAIL
ADA PARKING STRIPING N.T.S.



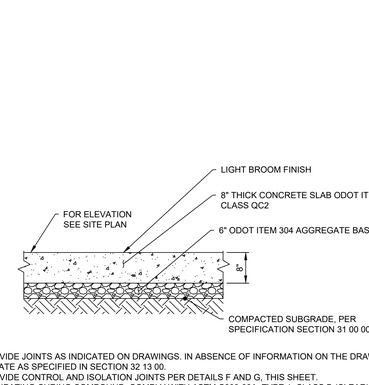
NOTES:
1. PROVIDE SIGN IN ACCORDANCE WITH ODOT ITEM 630.
2. PROVIDE 0.063 THICK, FLAT ALUMINUM SIGN PANELS.
3. PROVIDE REFLECTIVE FINISH ON SIGN.
4. PROVIDE PERMANENT WEATHERPROOF ALUMINUM CAP ON POST TOP.
5. PROVIDE "VAN ACCESSIBLE" SIGN WHERE NOTED ON DRAWINGS.
6. ATTACH SIGNS WITH UNISTRUT UNIVERSAL DRIVE RIVET OR APPROVED EQUAL.
7. ACCESSIBLE SIGNAGE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED BY LOCAL CODE.

I DETAIL
PARKING SIGNS N.T.S.



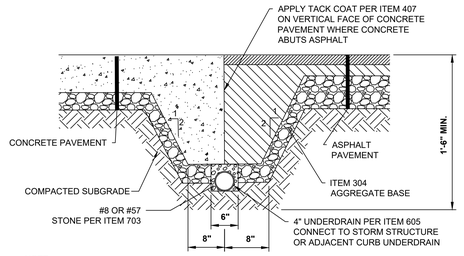
NOTES:
1. COMPOSE HOT MIX ASPHALT MIXTURE WITH AGGREGATE AND ASPHALT BINDER MEETING ODOT REQUIREMENTS.
2. SUBMIT AN APPROVED JOB MIX FORMULA INCLUDING MIX TYPE PROPOSED FOR USE, AGGREGATE SOURCE, TYPE, AND GRADATION, PERCENT OF ASPHALT BINDER, AND UNIT WEIGHT OF THE MIXTURE.
3. OBTAIN JOB MIX FORMULA APPROVAL BY PROVIDING A PREVIOUSLY ODOT APPROVED FORMULA. THE AGENCY PERFORMING THE TESTING MUST BE LEVEL III BITUMINOUS CONCRETE APPROVED BY ODOT.
4. THE AGENCY PERFORMING THE TESTING MUST HAVE A CURRENT LEVEL I BITUMINOUS CONCRETE APPROVAL FROM ODOT.
5. PROVIDE COMPACTION RANGING FROM 90 TO 97.9% OF THE AVERAGE MAXIMUM SPECIFIC GRAVITY FOR SURFACE COURSE AND 90 TO 96.9% FOR INTERMEDIATE COURSE. REMOVE AND REPLACE MATERIAL PLACED OUTSIDE OF SAID RANGES. PROVIDE REPLACEMENT PAVEMENT AND QUALITY ASSURANCE TESTING AT NO ADDITIONAL COST TO THE OWNER.

J DETAIL
MILL AND FILL ASPHALT PAVEMENT N.T.S.



NOTES:
1. PROVIDE JOINTS AS INDICATED ON DRAWINGS. IN ABSENCE OF INFORMATION ON THE DRAWINGS, LOCATE AS SPECIFIED IN SECTION 32 13 00.
2. PROVIDE CONTROL AND ISOLATION JOINTS PER DETAILS F AND G, THIS SHEET.
3. DISSIPATING CURING COMPOUND: COMPLY WITH ASTM C309-98A, TYPE 1, CLASS B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/SQ M. IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLICATION OF PENETRATING SEALER.
4. PENETRATING SEALER: ACCEPTABLE PRODUCTS OR APPROVED EQUAL:
   A. L&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS 40
   B. PROSOCO - SALTGUARD WB
   C. HULS AMERICA INC. - CHEM-TRETE BSM 40
   D. MASTER BUILDERS INC. - MASTERSEAL SL 40
   E. LYMTAL INTERNATIONAL - ISO-FLEX 618-50 WB
   F. BASF - ENVIROSEAL 40 OR HYDROZO SILANE 40
   G. TEX-COTE - RAINSTOPPER RS140
5. IF CONCRETE INSTALLED OCTOBER-MARCH, WAIT UNTIL APRIL-SEPTEMBER TO APPLY PENETRATING SEALER. IF SCHEDULE DOES NOT ALLOW FOR APPLICATION OF SEALER, PROVIDE CREDIT FOR NON-PERFORMANCE.

C DETAIL
HEAVY DUTY CONCRETE SLAB N.T.S.



NOTE:
1. CONTRACTOR SHALL PROVIDE TURNDOWN ANYWHERE ASPHALT AND CONCRETE OR CONCRETE BASE PAVEMENT MEET.

D DETAIL
ASPHALT CONCRETE TURNDOWN SLAB N.T.S.

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FOR
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PROGRESS DRAWING NOT FOR CONSTRUCTION

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C102

Design Development

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KORDA: NEMETH ENGINEERING
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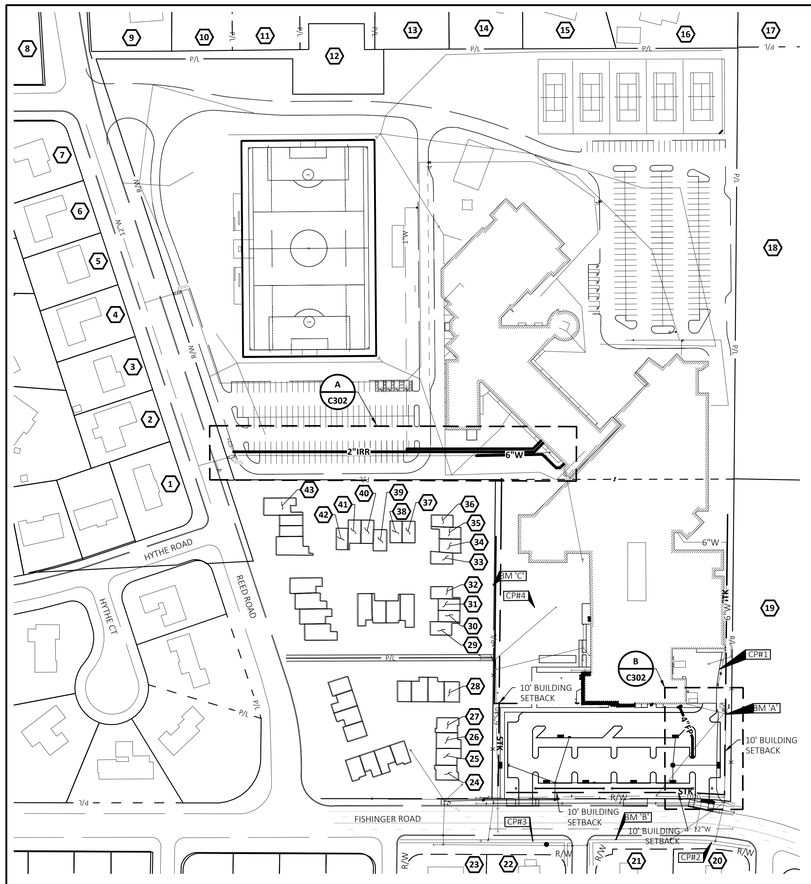
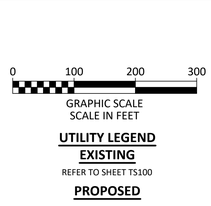




UTILITY LEGEND

EXISTING

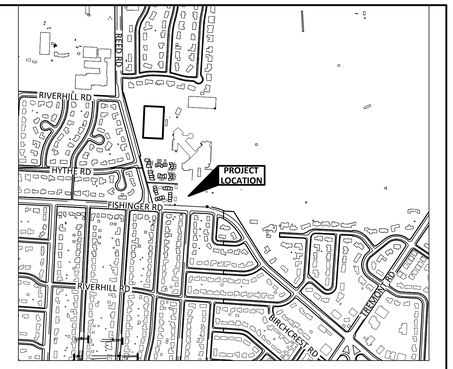
REFER TO SHEET TS100

PROPOSED

- FP — FIRE PROTECTION SERVICE LINE
- CWS — COMBINED WATER SERVICE LINE
- W — FIRE HYDRANT
- GATE VALVE & CURB BOX
- FIRE DEPARTMENT CONNECTION

UNDERGROUND PRIVATE WATER SYSTEM(S) AFTER THE CITY WATER METER(S)

38. SITE UTILITY CONTRACTOR SHALL CALL THE LOCAL BUILDING AUTHORITY FOR INSPECTION OF UNDERGROUND PRIVATE DOMESTIC AND/OR FIRE WATER SYSTEM(S) AFTER THE CITY WATER METER(S). THIS WILL INCLUDE DOMESTIC WATER LOOPS AND FIRE WATER LOOPS INCLUDING PRIVATE FIRE HYDRANTS THRU THE SITE BEFORE COVERING.
39. SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF FIRE AT 614-645-8673 FOR FLUSHING AND/OR PRESSURE TEST INSPECTION OF PRIVATE FIRE SYSTEM AFTER THE CITY FIRE WATER SERVICE METER AND BACKFLOW PREVENTER.
40. SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF FIRE AT 614-645-8673 FOR FLUSHING AND/OR PRESSURE TEST INSPECTION OF PRIVATE COMBINED (I.E. DOMESTIC AND FIRE) SYSTEM AFTER THE CITY WATER SERVICE METER AND BACKFLOW PREVENTER.
41. ALL PIPE MATERIAL FOR THE UNDERGROUND PRIVATE WATER SYSTEM AFTER THE CITY WATER METER SHALL MEET THE REQUIREMENTS OF THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.



LOCATION MAP
(NOT TO SCALE)

PROPERTY OWNERS

⟨⟩	OWNER NAME	PARCEL	ADDRESS
1	HEUSCHEL DARLA	070-010609	1900 HYTHE RD
2	TMB	070-010610	3653 REED RD
3	DOERSCHUK DAVID C	070-010611	3665 REED RD
4	WOOD ROBERT M	070-010612	3675 REED RD
5	CABLE GERALD L	070-010613	3687 REED RD
6	MOORE MARSHA E TTEE	070-010614	3701 REED RD
7	WILSON DOUGLAS J	070-010615	3711 REED RD
8	CITY OF UPPER ARLINGTON BOARD OF EDUCATION	070-007427	2000 HASTINGS LN
9	BLAUSER ROCKY L	070-009276	1811 GRACE LN
10	THOMPSON TERESA V	070-006122	1801 GRACE LN
11	ZEIGLER TIMOTHY M	070-009274	1785 GRACE LN
12	LEGG WALCUTT CEMETERY	070-014537	3700 REED RD
13	HERBST THOMAS R	070-009272	1753 GRACE LN
14	PORTER KENNETH C	070-009271	1737 GRACE LN
15	MANNER LAURA KATHLEEN MAAG	070-009270	1723 GRACE LN
16	FAST SUSAN R	070-009269	3734 LYON DR
17	STATE OF OHIO	070-007761	REED RD
18	STATE OF OHIO	070-007762	FISHINGER RD
19	STATE OF OHIO	070-007425	FISHINGER RD
20	EDIZER FILIZ SHINE	070-009844	1861 HOVE RD
21	FAN YUNZHOU	070-009829	3536 KIRKHAM RD
22	GREGORY PROPERTIES INVESTMENTS LTD	070-007399	3537 KIRKHAM RD
23	CHESSON JAMES B	070-007023	3546 LEIGHTON RD
24	ROMAS ANNE	070-012624	1850 FISHINGER RD 4
25	CALHOON THOMAS F II	070-012623	1852 FISHINGER RD 3
26	HADVABNE JAMES SCOTT	070-012622	1856 FISHINGER RD 2
27	GARNICA-CUETO MARIA T	070-012621	1858 FISHINGER RD 1
28	LI XIANGRUI	070-012620	1860 FISHINGER RD 4
29	CHEN JINGYI	070-014564	3600 REED RD 23
30	WU NENGZHU	070-014563	3600 REED RD 22
31	JENTGEN KRISTIN A	070-014562	3600 REED RD 21
32	BILLY JOHN JR	070-014561	3600 REED RD 20
33	CASERTA JOHN P TTEE	070-014560	3600 REED RD 18
34	NEMRI SARAH	070-014559	3600 REED RD 17
35	DICKSON BENJAMIN	070-014558	3600 REED RD 16
36	CONGER ABIGAIL E	070-014557	3600 REED RD 15
37	YOKOYAMA BEN T	070-014556	3600 REED RD 14
38	WEISENBERGER EDWARD J TTEE	070-014555	3600 REED RD 13
39	LANCIERS ARTHUR C	070-014554	3600 REED RD 12
40	DUDEK ELIZABETH A	070-014553	3600 REED RD 11
41	VOGEL PATRICIA A	070-014552	3600 REED RD 10
42	KUTAY HUBAN	070-014551	3600 REED RD 9
43	MCCALLA CHARLES S	070-014550	3600 REED RD 8

CITY OF COLUMBUS WATER SERVICE PLAN NOTES:

1. NO WATER SERVICE CONNECTION PERMITS SHALL BE ISSUED OR CONNECTIONS MADE TO ANY WATER TAPS UNTIL THE PUBLIC WATER MAIN HAS BEEN DISINFECTED BY THE CITY OF COLUMBUS, DIVISION OF WATER.
2. NO WATER SERVICE CONSTRUCTION, BEFORE OR AFTER THE WATER METER(S), SHALL BEGIN PRIOR TO FEE PAYMENT TO THE UTILITY PERMITS OFFICE AT 111 N. FRONT STREET (614-645-7330).
3. THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), 2018 EDITION AND ALL REVISIONS, INCLUDING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN THIS IMPROVEMENT, UNLESS OTHERWISE NOTED.
4. ALL WATER LINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED MATERIALS LIST AND RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER, UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE CITY OF COLUMBUS, DIVISION OF WATER. ONLY PRODUCTS LISTED ON THE CURRENT APPROVED MATERIALS LIST WILL BE PERMITTED TO BE INSTALLED.
5. IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON THE PUBLIC WATER DISTRIBUTION SYSTEM WITHOUT FIRST SECURING A LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTIONS 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICE LINES AND WATER SERVICE TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO POSSESSES A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE SECTIONS 4114.119 AND 4114.529.
6. FOR ANY EMERGENCIES THAT OCCUR AFTER NORMAL WORKING HOURS INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788.
7. SITE UTILITY CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO THE START OF ANY WATER SERVICE LINE AND/OR WATER SERVICE TAP INSTALLATION OR ANY PLACEMENT OF WATER SERVICE MATERIALS INTO THE PUBLIC RIGHT OF WAY.
8. EXISTING RIGHT OF WAY LINE(S), PROPOSED RIGHT OF WAY LINE(S) AND/OR WATER MAIN EASEMENT LINE(S) SHALL BE STAKED AT 10 FOOT INCREMENTS BY A STATE OF OHIO LICENSED SURVEYOR WHEN THE WATER SERVICE TAP(S) AND/OR WATER SERVICE(S) ARE INSTALLED AND INSPECTED BY THE CITY OF COLUMBUS, DIVISION OF WATER.
9. SITE UTILITY CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF COLUMBUS--CITY FORESTER AT 614-645-6640 FOR ANY WORK DONE WITHIN 10 FEET OF A TREE IN THE RIGHT OF WAY.
10. THERE SHALL BE A 10 FOOT MINIMUM HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN WATER SERVICE TAP(S), WATER SERVICE LINE(S), PRIVATE WATER SYSTEMS AND ANY SANITARY AND/OR STORM SEWER SYSTEMS, UNLESS OTHERWISE APPROVED BY THE CITY OF COLUMBUS, DIVISION OF WATER.
11. ALL INSPECTIONS REQUIRE A 24 HOUR ADVANCE NOTICE.
12. ALL PUBLIC FIRE HYDRANTS, WHETHER NEW OR RELOCATED, SHALL BE INSPECTED AND APPROVED BY THE CITY OF COLUMBUS, DIVISION OF FIRE PRIOR TO BEING PUT INTO SERVICE. THE CONTRACTOR SHALL CONTACT THE DIVISION OF FIRE AT 614-645-8673 TO SCHEDULE THE INSPECTION OF THE NEW OR RELOCATED FIRE HYDRANTS. THE CITY WILL PROVIDE THE CONTRACTOR OUT OF SERVICE RINGS THAT SHALL BE PLACED ON ALL NEW OR RELOCATED FIRE HYDRANTS TO CLEARLY IDENTIFY THEM AS INACTIVE. AFTER WRITTEN NOTIFICATION OF ACCEPTANCE HAS BEEN RECEIVED, THE CONTRACTOR SHALL REMOVE THE OUT OF SERVICE RINGS FROM THE FIRE HYDRANTS. ALL OUT OF SERVICE RINGS SHALL BE RETURNED TO THE CITY.
13. ALL PUBLIC FIRE HYDRANTS, WHETHER NEW OR RELOCATED, SHALL BE INSPECTED AND APPROVED BY THE (APPLICABLE CONTRACT COMMUNITY FIRE AGENCY) PRIOR TO BEING PUT INTO SERVICE. THE CONTRACTOR SHALL CONTACT THE (APPLICABLE CONTRACT COMMUNITY FIRE AGENCY) AT 614-XXX-XXXX TO SCHEDULE THE INSPECTION OF THE NEW OR RELOCATED FIRE HYDRANTS.
14. SITE UTILITY CONTRACTOR SHALL FLUSH ALL WATER SERVICES PRIOR TO ANY WATER METER INSTALLATION. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR ANY CITY WATER METER DAMAGE CAUSED BY NON-FLUSHING.
15. IF A TAP IS BEING REUSED AND DISCOVERED TO BE LEAD, THE TAP SHALL BE ABANDONED AT THE WATER MAIN PER CMSC ITEM 808 AND A NEW TAP SHALL BE INSTALLED.
16. N/A
17. N/A
18. N/A
19. N/A
20. N/A
21. N/A
22. SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION AND HYDROSTATIC TEST OF 4 AND LARGER WATER SERVICE TAPS FROM THE WATER MAIN THRU THE CONTROL VALVE AND WATER SERVICES FROM THE CONTROL VALVE THRU THE WATER METER SETTING. HYDROSTATIC TEST SHALL BE PER CMSC ITEM 801.16 AND SHALL BE PERFORMED FROM THE WATER MAIN THRU THE WATER METER SETTING.
23. ALL 4" THRU 12" WATER SERVICE PIPE SHALL BE ONLY DUCTILE IRON FROM THE CITY WATER MAIN THRU THE CITY WATER METER SETTING(S) INCLUDING THE METER BYPASS.
24. ALL EXPOSED WATER MAIN AND ALL WATER SERVICE PIPE 4 AND LARGER SHALL BE POLYWRAPPED PER CMSC ITEM 801.03 TO A POINT 10 FOOT BEYOND THE RIGHT OF WAY VALVE(S).
25. N/A
26. N/A
27. 4 AND LARGER METER SETTING(S) SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-6317 A-E.
28. 2 AND LARGER METERS SHALL BE PURCHASED AT THE UTILITY PERMITS OFFICE AT 111 N. FRONT STREET. TO SCHEDULE A METER PICK UP AT UTILITY METERING SERVICES, 3568 INDIANOLA AVENUE, CALL 614-645-8119.
29. BACKFLOW PREVENTION ASSEMBLY(S) SHALL BE INSTALLED, WHERE REQUIRED, PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-9002 A THRU G. CONTRACTOR(S) SHALL CALL 614-645-6674 WITH BACKFLOW PREVENTION QUESTIONS. CONTRACTOR(S) SHALL CALL 614-645-8119 TO SCHEDULE BACKFLOW PREVENTION INSPECTION REQUESTS
30. DOMESTIC WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE #1013 APPROVAL/STANDARD.
31. COMBINATION WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE #1013 APPROVAL/STANDARD.
32. THE FIRE WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE APPROPRIATE ASSE APPROVAL/STANDARD AND SHALL BE EQUIPPED WITH A DETECTOR METER THAT IS ITRON 100W (TOWER) OR 100R (REMOTE), MEASURES IN CUBIC FEET AND MEETS THE AWWA C-700 STANDARD. FIRE WATER BACKFLOW PREVENTER(S) SHALL BE SIZED TO MATCH THE FIRE WATER SERVICE SIZE AND EQUIPPED WITH O.S.&Y. VALVES.
33. N/A
34. N/A
35. N/A
36. IF DOMESTIC AND/OR FIRE WATER SERVICE METER(S) AND/OR THEIR BACKFLOW PREVENTER(S) ARE TO BE LOCATED INSIDE AN ABOVE GROUND HEATED ENCLOSURE, THE ENCLOSURE SHALL BE ASSE #1060 CLASS 1 APPROVED. THE ENCLOSURE SHALL HAVE A THERMOSTATICALLY OPERATED HEATER. THE SIZE AND NUMBER OF HEATER(S) SHALL BE PER THE ENCLOSURE MANUFACTURER'S SPECS TO MAINTAIN A 40 DEGREE FAHRENHEIT INSIDE TEMPERATURE AT AN OUTSIDE TEMPERATURE OF MINUS 30 DEGREE FAHRENHEIT. HEAT TAPE/RODS WILL NOT BE PERMITTED.
37. BACKFLOW PREVENTION DEVICES MUST BE TESTED AT THE TIME OF INSTALLATION BY A TESTER APPROVED BY THE DIVISION OF WATER BACKFLOW COMPLIANCE OFFICE. A COMPLETE LIST OF APPROVED TESTERS CAN BE FOUND AT WWW.COLUMBUS.GOV/BACKFLOW/CONSUMERS. RESULTS MUST BE SUBMITTED THROUGH THE ONLINE WEB SUBMITTAL SYSTEM AT HTTPS://CORE.COLUMBUS.GOV/TOKAYFLOW/.

OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig

CONTROL POINTS

No.	Northing	Easting	Elevation	Description
1	739784.866	1810857.260	857.44	MAG Nail Set
2	739503.570	1810830.037	856.05	MAG Nail Set
3	739520.508	1810539.233	856.76	MAG Nail Set
4	739901.246	1810561.489	858.80	5/8"x30" Iron Pin Set w/ Pink Cap

*The project is based on State Plane (Grid/Ground) Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.

BENCHMARKS

No.	Elevation	Description
A	857.33	Cotton Gin Spike Set in the West Side of Power Pole
B	858.63	Chiseled "X" on North Flange Bolt of Fire Hydrant
C	858.23	Cotton Gin Spike Set in the East Side of Power Pole (Not Shown)

*Elevations are based on NAVD 88 utilizing The Ohio Department of Transportation Ohio Real Time Network (RTN) with GEOID18. Source Benchmark was verified by GPS methods.

EASEMENT REFERENCE

CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS

NO.	DESCRIPTION	APPROVAL/DATE

ENGINEER'S SEAL

KORDA
Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

PE SIGNATURE: DATE:

CITY OF COLUMBUS DIVISION OF WATER APPROVAL

SIGNATURE BELOW SIGNIFIES CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

DATE:

THE WELLINGTON SCHOOL EXPANSION

3650 REED ROAD
COLUMBUS OH 43220

WSPXXXX

SHEET: 1/3

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

Moody Nolan

DRAWING TITLE:

WATER SERVICE PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

2/18/2026

24597

C301

Design Development

KORDA
KORDA / NEMETH ENGINEERING
WWW.KORDA.COM
DRAWN BY: CALEB HERRIOTT
DESIGNED BY: CALEB HERRIOTT
CHECKED BY: JONATHAN HAGENOW
PROJECT NUMBER: 2025-0520

REVIT VERSION: 2025
PRINT DATE: 10/1/2025 8:44:29 AM
FILE INFO: Autodesk Docs://24597 Wellington High School Renovation - R26/24597_Wellington High School Renovation_ARCH_R26.rvt

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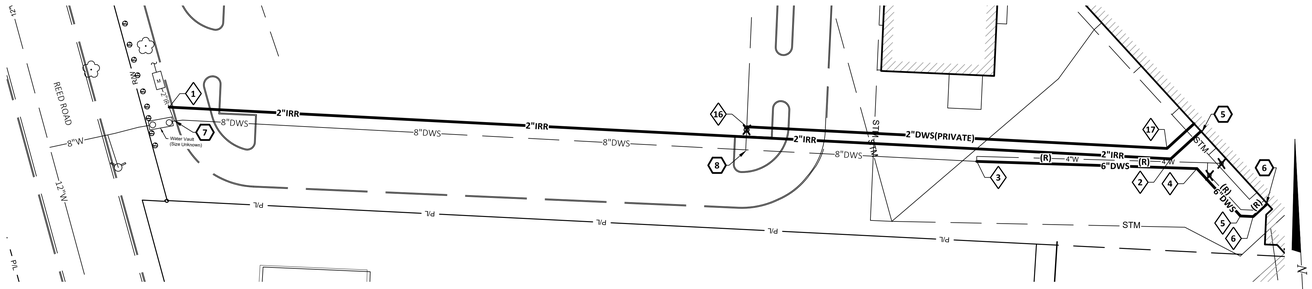
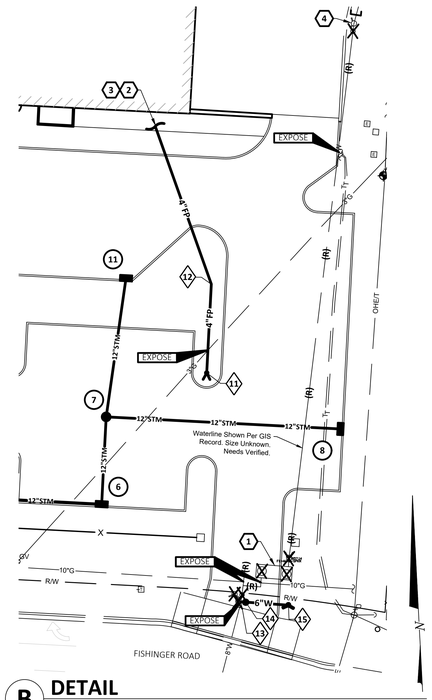


A DETAIL
DOMESTIC WATER SERVICE PLAN ENLARGEMENT — 1"=30'

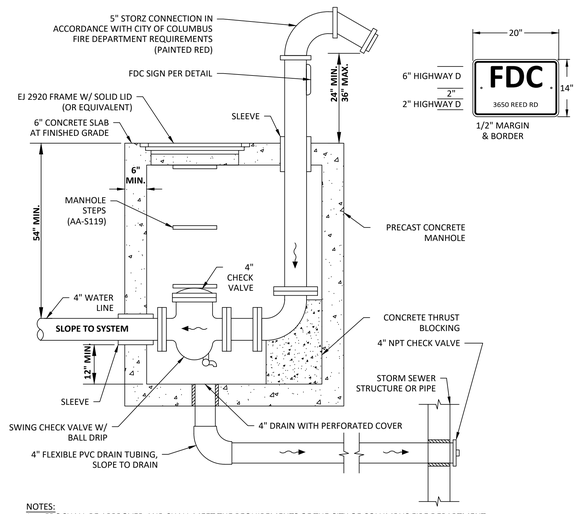
WATER SERVICE COORDINATES						
NO.	TYPE	NORTHING	EASTING	NORTHING AS-BUILT	EASTING AS-BUILT	CENTERLINE ELEVATION
1	2"X2" TEE	740179.46	1810084.56			
2	2" 45° HORZ. BEND	740154.18	1810574.47			
3	CONNECT TO EXISTING W/ 8"X6" REDUCER	740152.94	1810479.56			
4	6" 45° HORZ. BEND	740149.40	1810587.29			
5	6" 45° HORZ. BEND	740126.22	1810608.54			
6	6" 45° HORZ. BEND	740125.95	1810614.75			
11	4" FDC DETAIL C/2(C302)	739646.67	1810806.25			
12	4" 22.5° HORZ. BEND	739675.63	1810807.75			
13	8"X6" TAPPING SLEEVE, CAP NORTH 8" TEE	739572.03	1810817.40			
14	6" VALVE	739571.93	1810818.95			
15	FIRE HYDRANT PER L-6337A	739570.95	1810832.86			
16	2" 90° HORZ. BEND	740169.86	1810367.15			
17	2" 45° HORZ. BEND	740159.28	1810572.64			

GENERAL NOTES:
1. OBTAIN ALL PERMITS TO COMPLETE THE WORK SHOWN.
2. DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
3. EXTEND UTILITIES TO WITHIN 5' OF FACE OF BUILDING, UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
4. REFER TO SHEETS C201 FOR STORM SEWER INFORMATION.
5. MAINTAIN MINIMUM 4'-0" COVER OVER ALL WATERLINES.
6. MAINTAIN MINIMUM 18" VERTICAL CLEARANCE FROM THE OUTSIDE OF ANY WATERLINE PIPE TO THE OUTSIDE OF ANY STORM OR SANITARY SEWER.
7. PROVIDE THRUST BLOCKS OR RESTRAINED MECHANICAL JOINT PIPE AT EACH VALVE, TEE, FITTING, OR CHANGE IN DIRECTION OF WATERLINE.
8. REFER TO CITY OF COLUMBUS STANDARD DRAWINGS FOR TYPICAL FIRE HYDRANT INSTALLATION DETAILS.
9. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
10. CONNECTION TO EXISTING WATER MAINS SHALL NOT BE PERFORMED UNTIL THE NEW LINES HAVE BEEN SANITIZED AND ALL TESTS HAVE BEEN COMPLETED AS SPECIFIED BY THE CITY OF COLUMBUS AND THESE CONTRACT DOCUMENTS.
11. COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY THE KORDA/NEMETH ENGINEERING, DATED 9/29/2025. REFER TO SHEET TS100.
12. WHERE PLANS PROVIDE FOR A PROPOSED UTILITY TO BE CONNECTED TO, OR CROSS OVER, OR UNDER AN EXISTING UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED UTILITY. THESE LOCATIONS ARE NOTED THUS: **EXPOSE**. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXPOSED UTILITY DIFFERS FROM THE PLAN ELEVATION, RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, OR WILL INTERSECT AN EXISTING UTILITY AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED UTILITY WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
13. SUPPORT AND PROTECT ALL UTILITIES EXPOSED DURING EXCAVATION AND TRENCHING.
14. ANY REQUIRED WATERLINE SHUT-DOWNS SHALL BE COORDINATED WITH THE OWNER AND/OR THE CITY.

X CODED NOTES:
1. REMOVE EXISTING CONCRETE WATER VAULT, METER, PIPING, AND APPURTENANCES AND DISPOSE.
2. CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
3. REFER TO PLUMBING PLAN FOR PENETRATION THROUGH BUILDING FOOTING.
4. REMOVE EXISTING VALVE AND HYDRANT. CAP AND ABANDON PRIVATE FWS LINE TO THE NORTH.
5. 2" IRRIGATION BACKFLOW PREVENTER. (INSIDE BUILDING)
6. 6" DOMESTIC WATER SERVICE BACKFLOW PREVENTER. (INSIDE BUILDING)
7. REMOVE EXISTING 2" IRRIGATION TAP AND VALVE, COORDINATE WITH CITY OF COLUMBUS FOR INSPECTION OF CROSS CONNECTION REMOVAL. REPLACE SECTION OF 8" DWS WITH MIN. 2' LONG SLEEVE.
8. REMOVE EXISTING 2" DOMESTIC WATER SERVICE TAP AND VALVE, COORDINATE WITH CITY OF COLUMBUS FOR INSPECTION OF CROSS CONNECTION REMOVAL. REPLACE SECTION OF 8" DWS WITH MIN. 2' LONG SLEEVE.



B DETAIL
FIRE WATER SERVICE PLAN ENLARGEMENT — 1"=20'



NOTES:
1. FDC SHALL BE APPROVED AND SHALL MEET THE REQUIREMENTS OF THE CITY OF COLUMBUS FIRE DEPARTMENT
2. PROVIDE NECESSARY FITTINGS TO CONNECT TO THE FDC AND A STRUCTURE LARGE ENOUGH TO ACCOMMODATE THE CHECK VALVE AND EQUIPMENT. COST TO BE INCLUDED IN THE PRICE BID FOR THE FIRE DEPARTMENT CONNECTION, COMPLETE, AS PER PLAN.

C DETAIL
REMOTE SIAMESE FIRE DEPARTMENT CONNECTION — N.T.S.

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

KORDA
Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

NOTES AND DETAILS

THE WELLINGTON SCHOOL EXPANSION
3650 REED ROAD
COLUMBUS OH 43220

WSPXXXX

SHEET: 2 /3

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
NOTES AND DETAILS

PROGRESS DRAWING NOT FOR CONSTRUCTION

2/18/2026
24597
C302
Design Development

KORDA
KORDA/NEMETH ENGINEERING
WWW.KORDA.COM
DRAWN BY: CALEB HERRIOTT
DESIGNED BY: CALEB HERRIOTT
CHECKED BY: JONATHAN HAGENOW
PROJECT NUMBER: 2025-0520

REVIT VERSION: 2025
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FILE PATH: Autodesk Docs://24597 Wellington High School Renovation - R26/24597_Wellington High School Renovation_ARCH_R26.rvt

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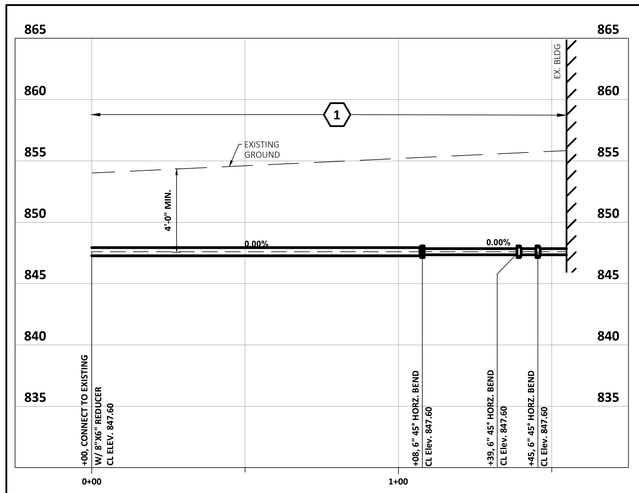
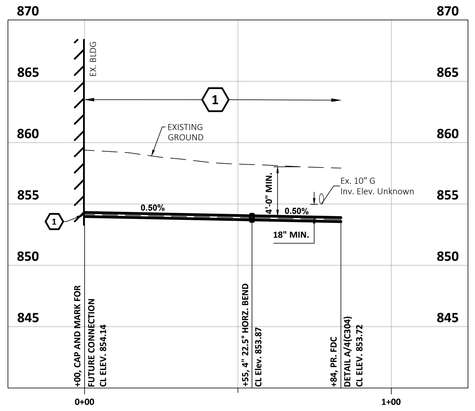
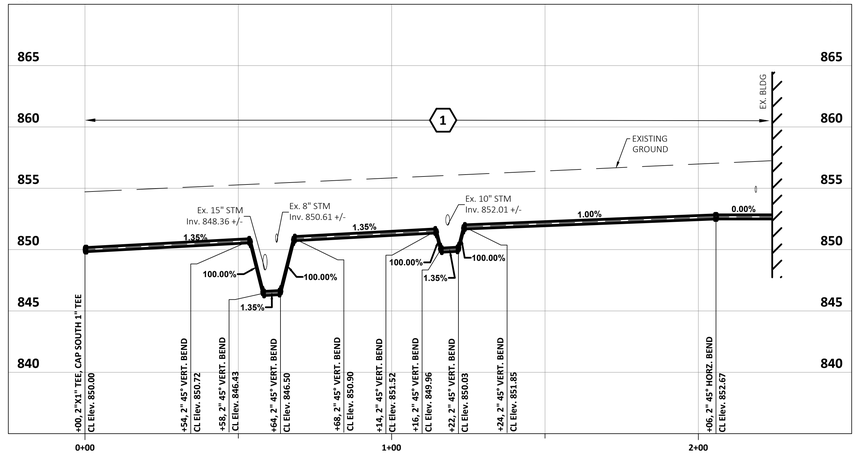


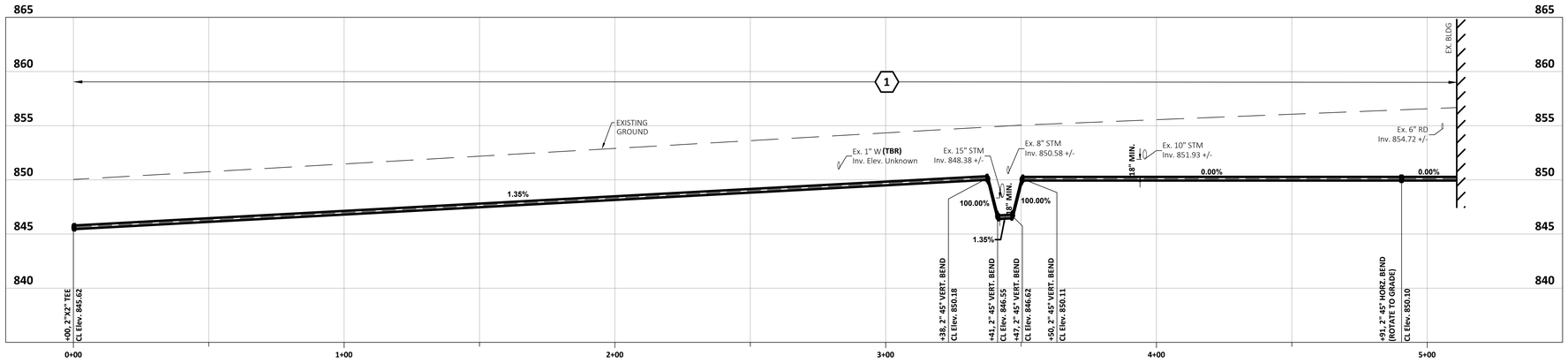
6 Inch Domestic Water Service Line PROFILE
SCALE: 1"=20' HORIZ. 1"=5' VERT.



4 Inch Fire Protection Line PROFILE
SCALE: 1"=20' HORIZ. 1"=5' VERT.



2 Inch DWS PROFILE
SCALE: 1"=20' HORIZ. 1"=5' VERT.



2 Inch Irrigation PROFILE
SCALE: 1"=20' HORIZ. 1"=5' VERT.

CODED NOTES:
1. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.

EASEMENT REFERENCE				REVISIONS		
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE

KORDA
Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

WATER PROFILES

THE WELLINGTON SCHOOL EXPANSION
3650 REED ROAD
COLUMBUS OH 43220

WSPXXXX

SHEET:3 /3

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
WATER PROFILES

PROGRESS DRAWING NOT FOR CONSTRUCTION

1/26/2026
24597
C303
Design Development

KORDA
KORDA, NEMETH ENGINEERING
WWW.KORDA.COM
DRAWN BY: CALEB HERRIOTT
DESIGNED BY: CALEB HERRIOTT
CHECKED BY: JONATHAN HAGENOW
PROJECT NUMBER 2025-0520

REVIT VERSION: 2025
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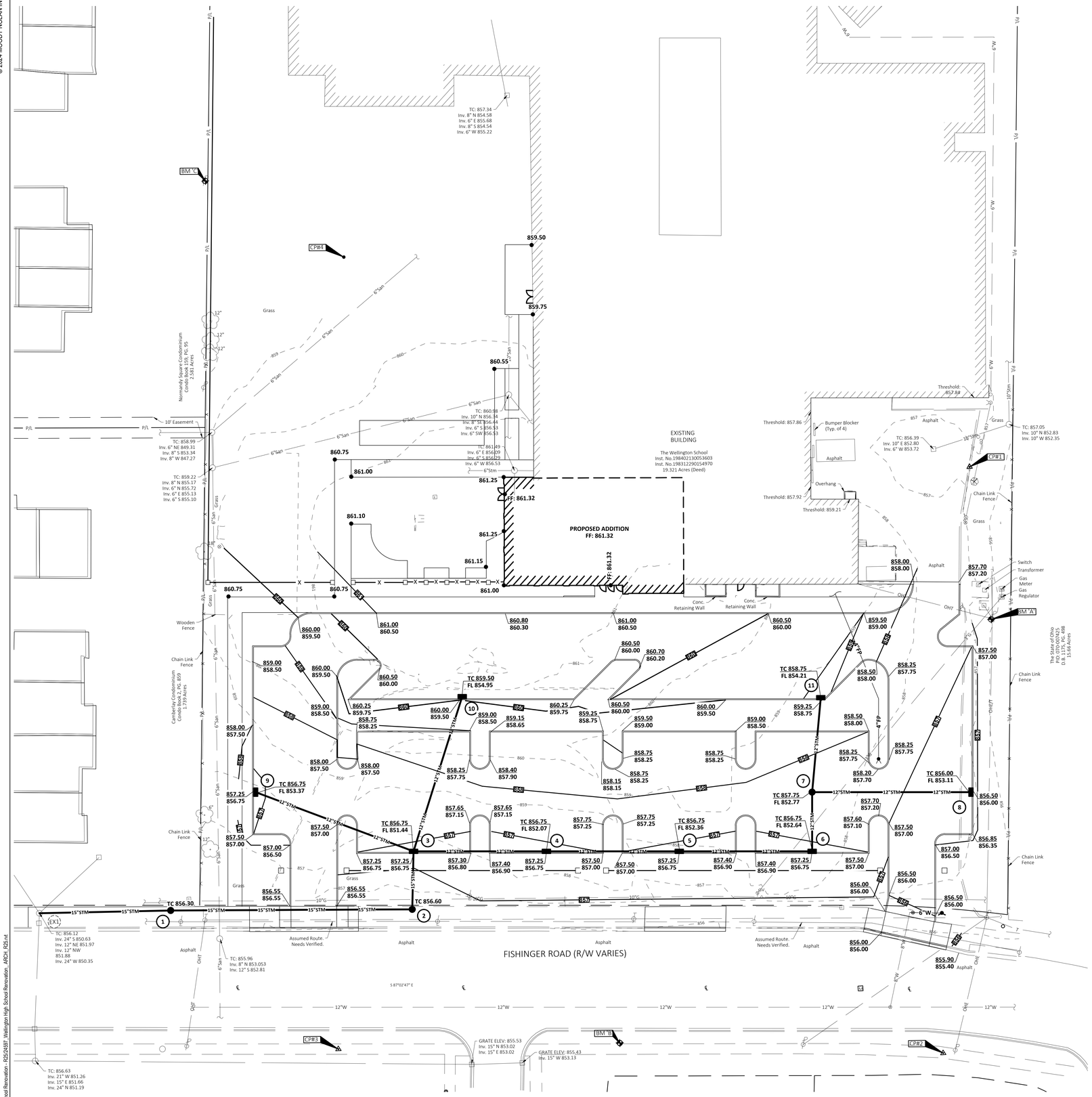

GRADING LEGEND

EXISTING

REFER TO SHEET TS100

PROPOSED

- 800 — INDEX CONTOUR
- 799 — INTERMEDIATE CONTOUR
- (R) — REMOVE EXISTING UTILITY
- ■ — CATCH BASIN
- ● — MANHOLE
- X — REMOVE EX. STRUCTURE
- X XXX — STRUCTURE NUMBER
- GRADE BREAK (CROWN) LINE
- GRADING/SEEDING LIMITS
- 708.53 — SPOT ELEVATION
- TC — TOP OF CASTING
- M.E. — MATCH EXISTING ELEVATION
- FLOW DIRECTION ARROW

GENERAL NOTES:

1. PAVEMENT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONSTRUCTION WORK WILL NOT BE PERMITTED WITHOUT APPROVED PLANS AND INSPECTION.
3. PERFORM WORK IN ACCORDANCE WITH CITY OF COLUMBUS MATERIAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS. IN CASE OF A DISCREPANCY BETWEEN CITY OF COLUMBUS REQUIREMENTS AND PROJECT SPECIFICATIONS, CITY OF COLUMBUS STANDARDS SHALL GOVERN.
4. SOIL EROSION AND SEDIMENTATION BMP MEASURES SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES IN PLACE. BMP MEASURES SHALL BE TO THE SATISFACTION OF THE CITY OF COLUMBUS.
5. STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND (IF NECESSARY) MANUAL REMOVAL OF DIRT AND/OR MUD IN THE STREET GUTTERS.
6. REMOVE SEDIMENT FROM DETENTION AREAS, OUTLET STRUCTURES, AND UNDERDRAINS ONCE FINAL SEED HAS BEEN ESTABLISHED.
7. ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.
8. DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
9. EXTEND UTILITIES TO WITHIN 5'-0" OF FACE OF BUILDING UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
10. MAXIMUM FINISH SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED.
11. COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY KORDA/NEMETH ENGINEERING, DATED 9/29/25. REFER TO SHEET TS100.
12. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, PROVIDE 6 INCHES OF TOPSOIL AND SEED AREAS DISTURBED BY CONSTRUCTION, INCLUDING LAYDOWN AREAS AND TRAILER LOCATIONS IF LOCATED OUTSIDE THE GRADING/SEEDING LIMITS.
13. DISPOSE EXCESS EXCAVATED MATERIALS AND UNACCEPTABLE/UNSUITABLE SOILS OFF SITE IN ACCORDANCE WITH LOCAL CODES. NO PERMANENT STOCKPILES WILL REMAIN ON SITE.
14. EXISTING VALVES, MANHOLES, AND OTHER APPURTANCES TO REMAIN LOCATED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO FINISH GRADE.
15. OUTLET CURB UNDERDRAINS TO ADJACENT EXISTING UNDERDRAINS OR STORM SEWER SYSTEM.
16. EXPOSE UTILITIES NOTED THUS: **EXPOSE** PRIOR TO BEGINNING WORK ON THAT UTILITY TO DETERMINE EFFECTS ON THE PROPOSED ALIGNMENT AND PROFILE. REPORT ELEVATION AND LOCATION TO THE ENGINEER IN ORDER THAT ANY CORRECTIONS TO THE ELEVATION AND LOCATION CAN BE MADE.
17. CONCRETE ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM BUILDING AT 2.0% UNLESS OTHERWISE NOTED.
18. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

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3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

STORM SEWER AND GRADING PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

2/18/2026
24597
C201
Design Development

KORDA
KORDA/NEMETH ENGINEERING
WWW.KORDA.COM
DRAWN BY: CALEB HERRIOTT
DESIGNED BY: CALEB HERRIOTT
CHECKED BY: JONATHAN HAGENOW
PROJECT NUMBER: 2025-0520

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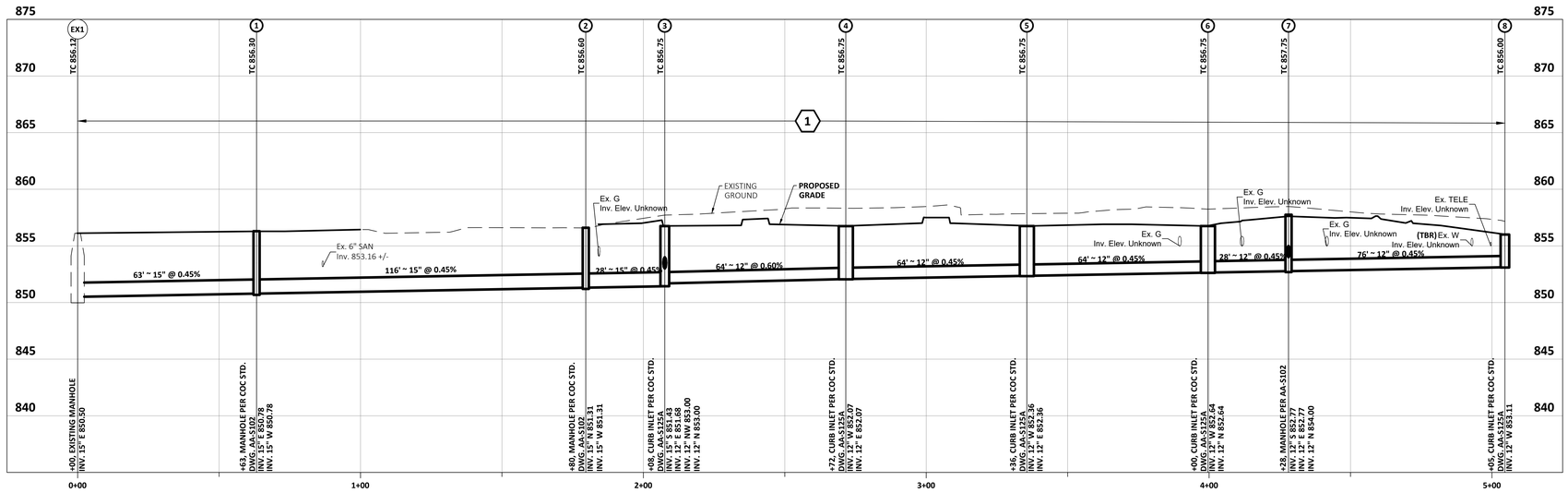
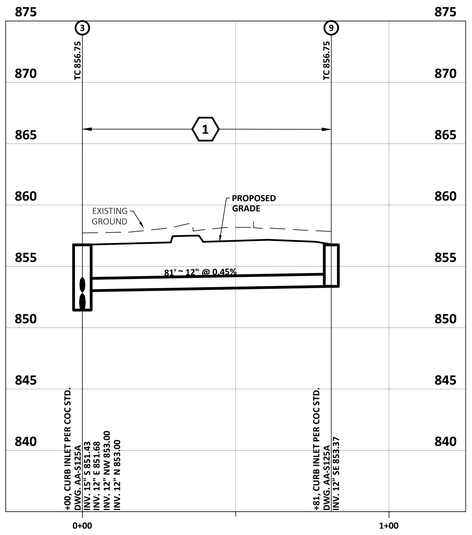


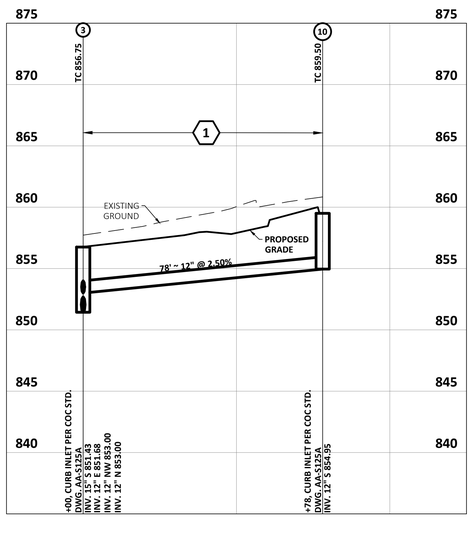
STORM EX1-8 PROFILE
SCALE: 1"=20' HORIZ. 1"=5' VERT.

X CODED NOTES:

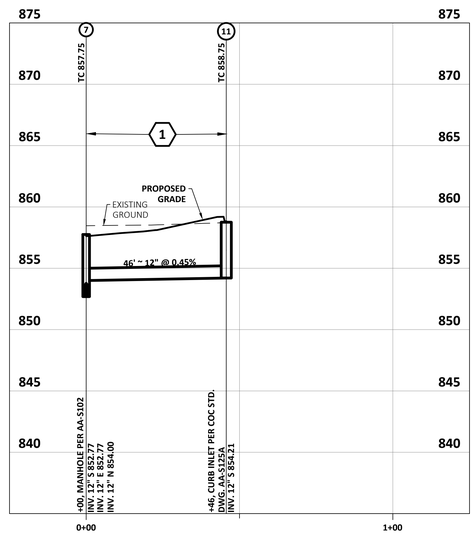
1. BACKFILL WITH COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912.



STORM 3-9 PROFILE
SCALE: 1"=20' HORIZ. 1"=5' VERT.



STORM 3-10 PROFILE
SCALE: 1"=20' HORIZ. 1"=5' VERT.



STORM 7-11 PROFILE
SCALE: 1"=20' HORIZ. 1"=5' VERT.

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Moody Nolan
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DRAWING TITLE:

STORM SEWER PROFILES

PROGRESS DRAWING NOT FOR CONSTRUCTION

2/18/2026
24597
C202
Design Development

KORDA
KORDA/NEMETH ENGINEERING
WWW.KORDA.COM
DRAWN BY: CALEB HERRIOTT
DESIGNED BY: CALEB HERRIOTT
CHECKED BY: JONATHAN HAGENOW
PROJECT NUMBER: 2025-0520

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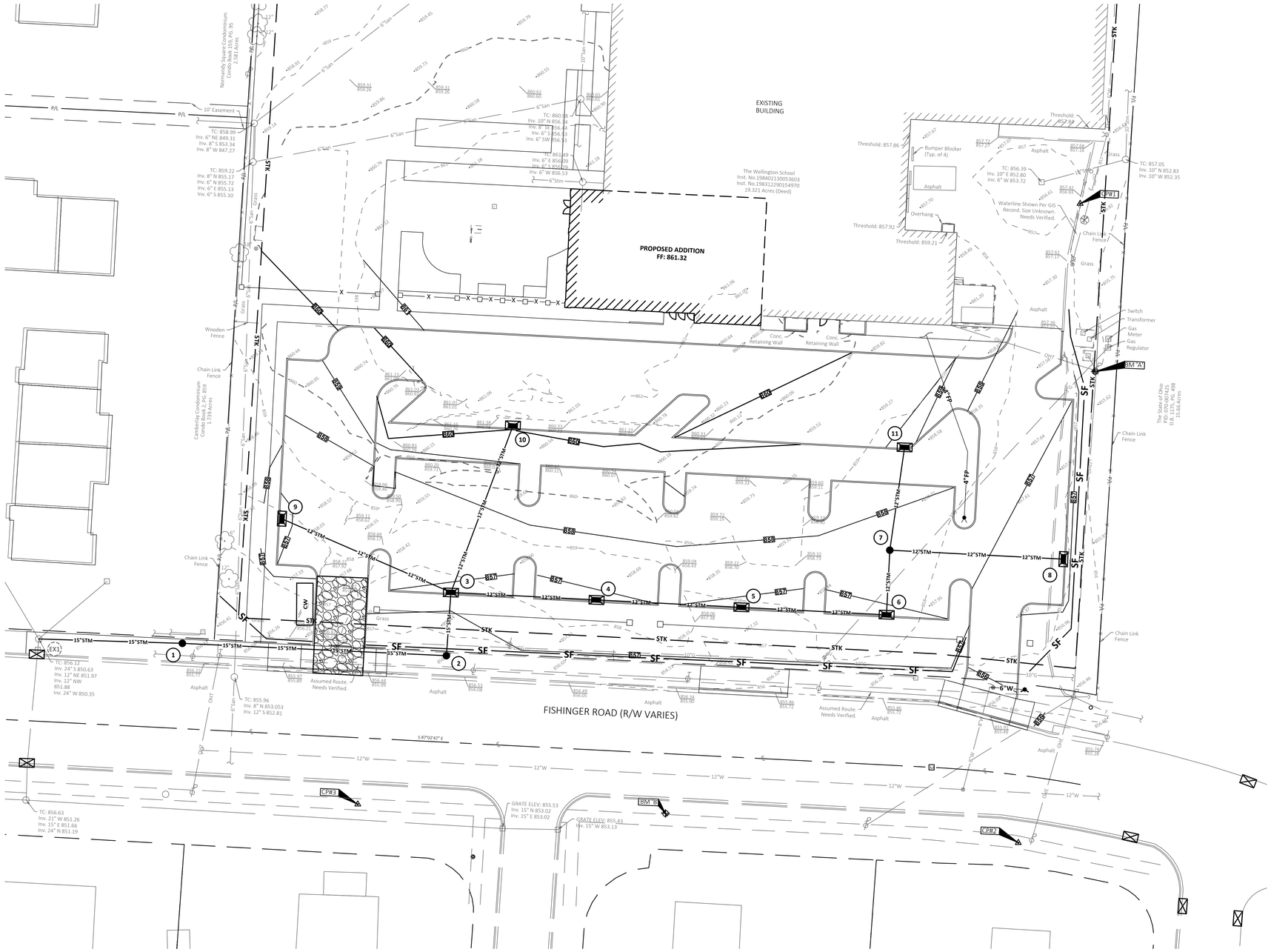

0 20 40 60

GRAPHIC SCALE
SCALE IN FEET

EROSION AND SEDIMENT CONTROL LEGEND

EXISTING

REFER TO SHEET TS100

PROPOSED

- 800 — INDEX CONTOUR
- 799 — INTERMEDIATE CONTOUR
- BUILDING/WALL
- STM — STORM SEWER
- CURB INLET
- MANHOLE
- DS — DOWNSPOUT ADAPTER
- GRADING/SEEDING LIMITS
- SF — SILT FENCE PER DETAIL D/C305
- INLET FILTER PER DETAIL C/C305
- STABILIZED CONSTRUCTION ENTRANCE PER DETAIL A/C305
- CONC. WASH — CONCRETE WASHOUT PER DETAIL B/C305

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PHONE: 614-461-4664

Moody Nolan

DRAWING TITLE:

EROSION & SEDIMENT CONTROL PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

2/18/2026

24597

C204

Design Development

KORDA

KORDA: NEMETH ENGINEERING
WWW.KORDA.COM
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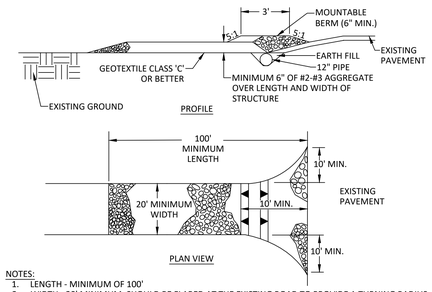
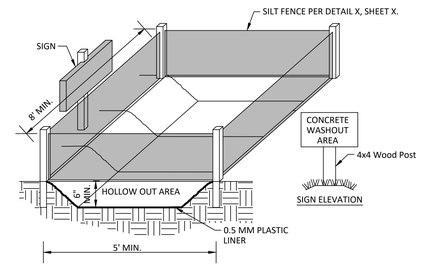
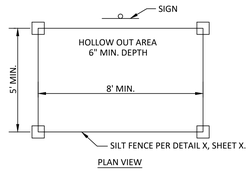


NOTES:
1. LENGTH - MINIMUM OF 100'
2. WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
4. STONE - CRUSHED AGGREGATE (#2 TO #3) OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

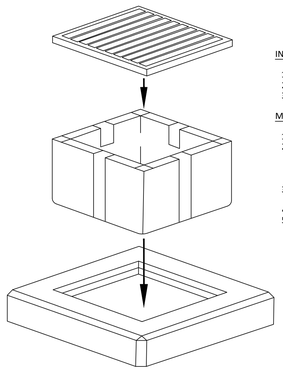
A DETAIL
STABILIZED CONSTRUCTION ENTRANCE **N.T.S.**





NOTES:
1. CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASHOUT TRUCKS.
2. ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED PROPERLY.
3. PLACE PLASTIC LINER OVER THE ENTIRE HOLLOW OUT AREA PRIOR TO USE.
4. PROVIDE ITEMS NOTED ABOVE INCLUDING REMOVAL OF CONCRETE WASHOUT UPON COMPLETION OF THE PROJECT AS NOTED IN THE BID PRICE FOR THE PROJECT.
5. FILL HOLLOW AREA TO A DEPTH OF 4 TO 6 INCHES WITH CMSC ITEM 703 AGGREGATE, SIZE #57, #2, OR #4.
6. USE OF ROLL AWAY OR OTHER PORTABLE CONTAINERS IS AN ACCEPTABLE ALTERNATIVE (AND HIGHLY ENCOURAGED) PROVIDED THEY ARE USED IN ACCORDANCE WITH NPDES GUIDELINES ON CONCRETE WASHOUT.

B DETAIL
CONCRETE TRUCK WASHOUT AREA **N.T.S.**



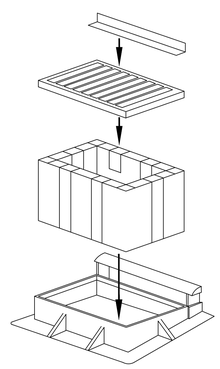
INSTALLATION:
1. REMOVE GRATE.
2. INSTALL BAG (RESTS ON LIP OF CASTING).
3. REINSTALL GRATE.

MAINTENANCE:
1. REMOVE GRATE.
2. BAG CAN BE CLEANED SEVERAL WAYS:
   A) PICK UP BAG AND DUMP IT.
   B) SHOVELING DEBRIS OUT OF BAG
   C) VAC-UNIT
3. SHAKE LOOSE DEBRIS OUT OF BAG OR RINSE WITH WATER.
4. REINSTALL BAG.
5. REINSTALL GRATE.

TO BE USED ON STRUCTURES:

EXISTING: N/A

PROPOSED: N/A



INSTALLATION:
1. REMOVE GRATE.
2. INSTALL BAG (RESTS ON LIP OF CASTING).
3. REINSTALL GRATE.
4. INSTALL BONNET GUARD WITH TABS BETWEEN GRATE & BONNET CASTING

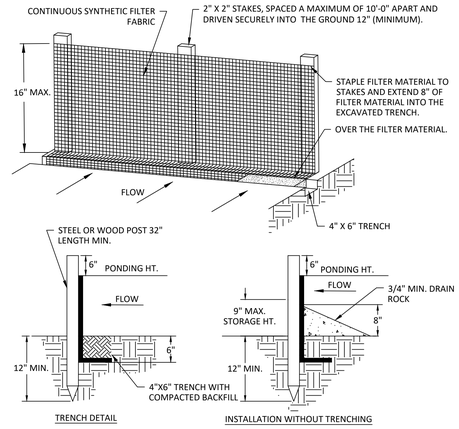
MAINTENANCE:
1. REMOVE THE BONNET GUARD.
2. REMOVE GRATE.
3. BAG CAN BE CLEANED SEVERAL WAYS:
   A) PICK UP BAG AND DUMP IT.
   B) SHOVELING DEBRIS OUT OF BAG.
   C) VAC-UNIT
4. SHAKE LOOSE DEBRIS OUT OF BAG OR RINSE WITH WATER.
5. REINSTALL BAG.
6. REINSTALL GRATE.
7. REINSTALL BONNET GUARD.

TO BE USED ON STRUCTURES:

EXISTING: EX1, EX2

PROPOSED: 3, 4, 5, 6, 8, 9, 10, 11

C DETAIL
INLET FILTER (BELOW GRATE INLET PROTECTION) **N.T.S.**



NOTES:

GENERAL
1. CONSTRUCT SILT FENCE BEFORE UPSLOPE DISTURBANCE BEGINS.
2. BRING ENDS OF SILT FENCE UPSLOPE SLIGHTLY SO THAT PONDING WATER WILL BE PREVENTED FROM FLOWING AROUND ENDS.
3. WHEN POSSIBLE PRESERVE VEGETATION 5 FEET UP UPSLOPE OF THE SILT FENCE. IF REMOVED, REESTABLISH WITHIN 7 DAYS FROM INSTALLATION OF FENCE.
4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
5. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
8. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE.
10. THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.
11. STRAW WATTLES AND COMPOST ROLLS TO BE A MINIMUM OF 12" IN DIAMETER.

MAINTENANCE
1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. ANY SEDIMENT DEPOSITS REMAINING AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

D DETAIL
SILT FENCE **N.T.S.**

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
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300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

Moody Nolan

DRAWING TITLE:
EROSION & SEDIMENT CONTROL DETAILS

PROGRESS DRAWING NOT FOR CONSTRUCTION

1/26/2026

24597

C205

Design Development

KORDA
KORDA/NEMETH ENGINEERING
WWW.KORDA.COM

DRAWN BY: CALEB HERRIOTT
DESIGNED BY: CALEB HERRIOTT
CHECKED BY: JONATHAN HAGENOW
PROJECT NUMBER: 2025-0520

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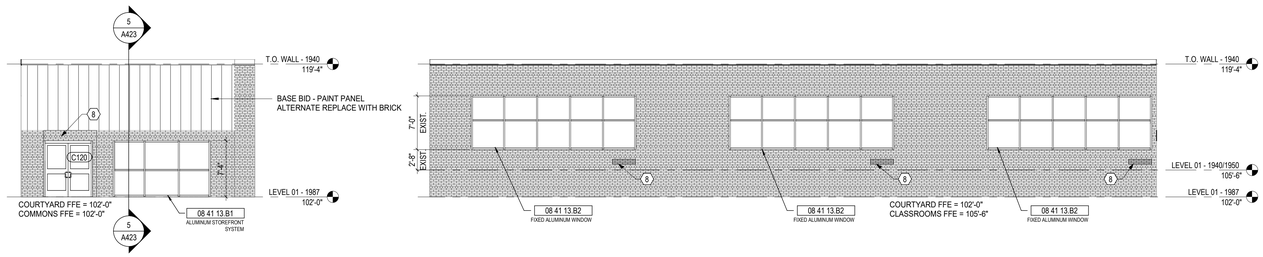
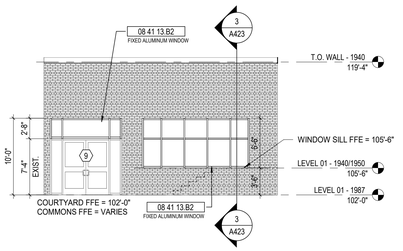
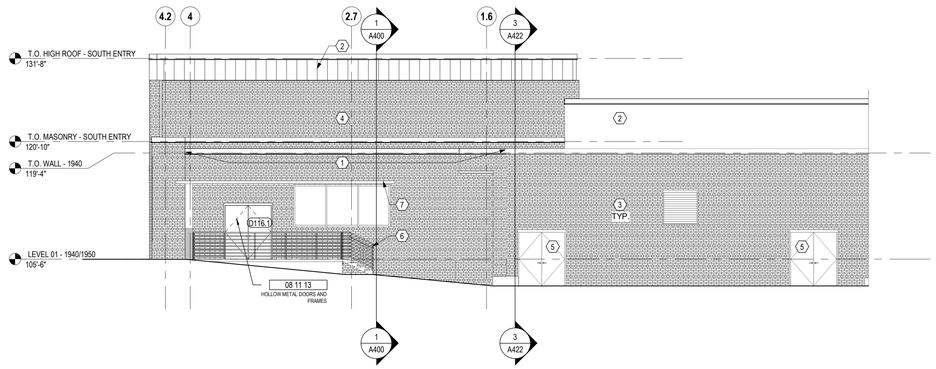


5 ELEVATION NORTH AT COURTYARD
1/8" = 1'-0" REF: 1 / A101

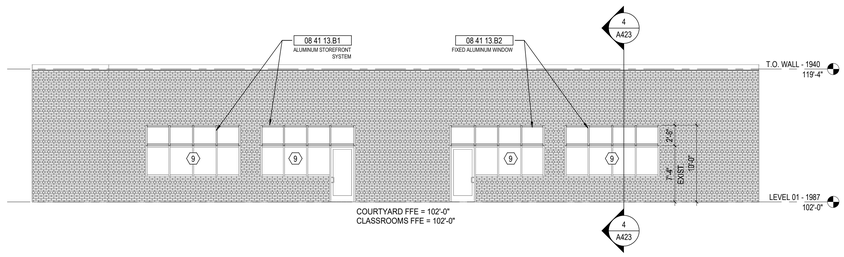
6 ELEVATION WEST AT COURTYARD
1/8" = 1'-0" REF: 1 / A101



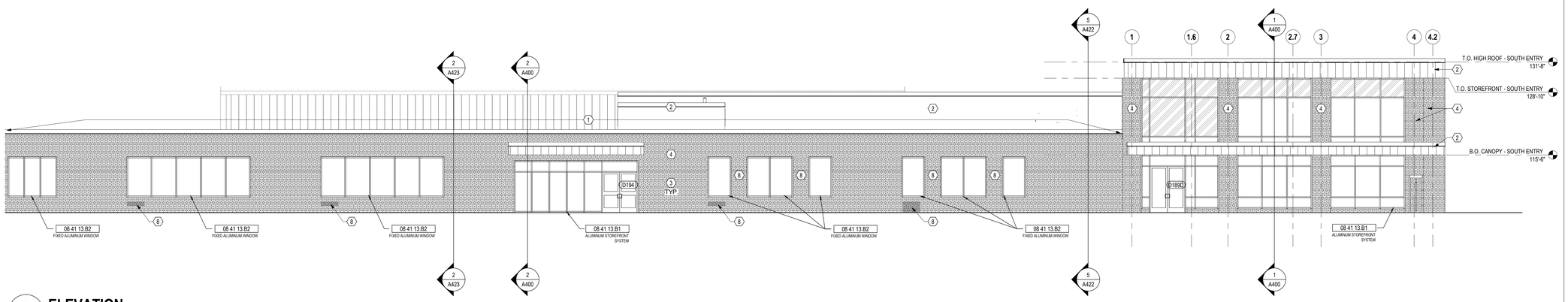
7 ELEVATION SOUTH AT COURTYARD
1/8" = 1'-0" REF: 1 / A101



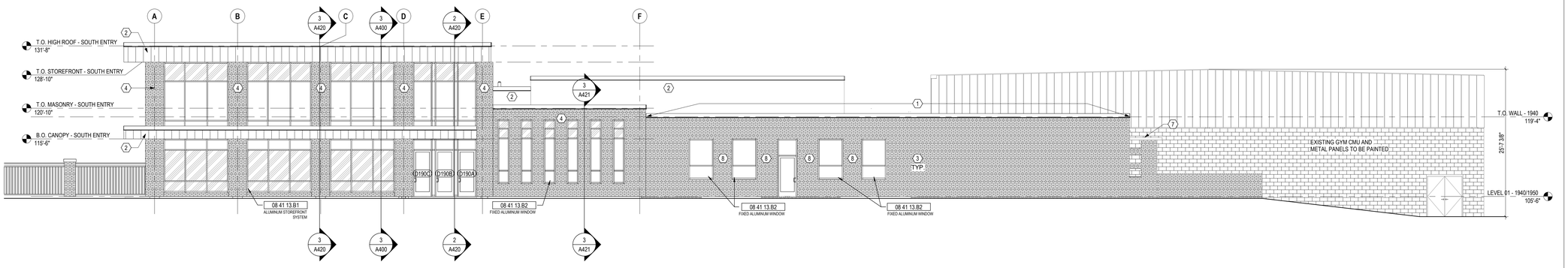
3 ELEVATION EAST - PARTIAL
1/8" = 1'-0" REF: 1 / A101



4 ELEVATION EAST AT COURTYARD
1/8" = 1'-0" REF: 1 / A101



2 ELEVATION WEST
1/8" = 1'-0" REF: 1 / A101E



1 ELEVATION SOUTH
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. POWER WASH, CLEAN, AND SEAL EXISTING BRICK VENEER
2. TUCK POINT EXISTING BRICK VENEER AS REQUIRED
3. REPLACE SEALANT AT EXISTING TO REMAIN EXTERIOR DOORS
4. REPLACE BRICK/ CONCRETE MASONRY UNITS AS REQUIRED
5. REPLACE CONTROL/ EXPANSION JOINTS WITHIN THE WORK AREA

EXTERIOR GLAZING TYPES

- **IG-1** EXTERIOR INSULATED GLAZING
- **IG-1A** EXTERIOR INSULATED GLAZING (TEMPERED)
- **IG-2** EXTERIOR INSULATED GLAZING (TRANSLUCENT)
- **IG-2A** EXTERIOR INSULATED GLAZING (TRANSLUCENT TEMPERED)
- **IG-3** EXTERIOR INSULATED GLAZING (SPANDREL - LIGHT GRAY)
- **IG-4** EXTERIOR INSULATED GLAZING (SPANDREL - MEDIUM GRAY)
- **IG-5** EXTERIOR INSULATED GLAZING (SPANDREL - DARK GRAY)

CODED NOTES

1	NEW PRE-FINISHED GRAVEL STOP WITH CONTINUOUS CLEAT.
2	COMPOSITE METAL PANELS.
3	EXISTING BRICK VENEER TO REMAIN.
4	BRICK VENEER.
5	EXISTING HOLLOW METAL DOOR TO REMAIN. PREP AND RE-PAINT TO MATCH EXISTING.
6	NEW 42" HIGH METAL GUARDRAIL WITH 36" HIGH CIRCULAR HANDRAIL, INSTALL ON EXISTING STAIRS.
7	EXISTING CANOPY TO REMAIN.
8	BRICK INFILL AT EXISTING OPENING.
9	EXISTING ALUMINUM DOOR AND WINDOW TO REMAIN.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
08 11 13	HOLLOW METAL DOORS AND FRAMES
08 41 13.B1	ALUMINUM STOREFRONT SYSTEM
08 41 13.B2	FIXED ALUMINUM WINDOW

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
EXTERIOR ELEVATIONS - OVERALL

PROGRESS DRAWING NOT FOR CONSTRUCTION

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24597
A301
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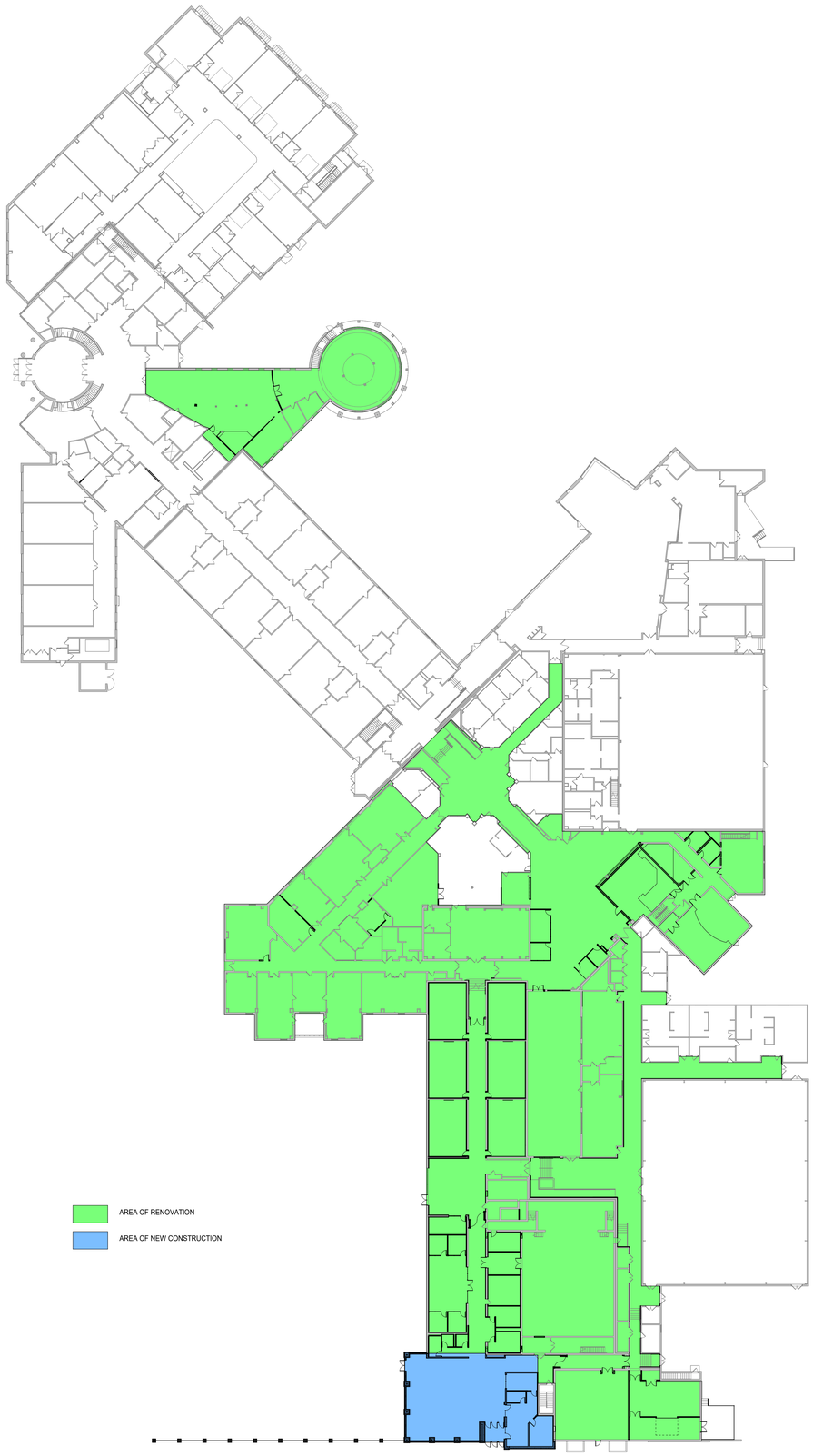
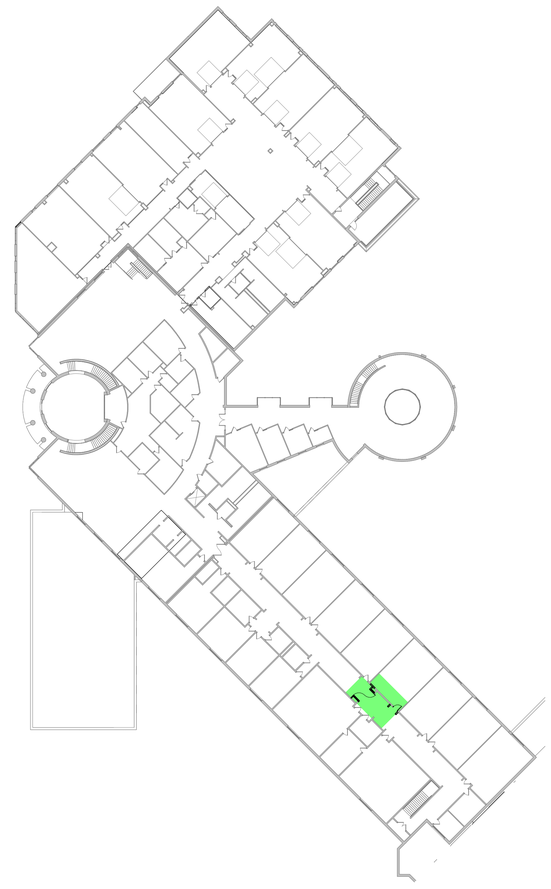


1 **PLAN** OVERALL - FIRST FLOOR
1/32" = 1'-0"



2 **PLAN** OVERALL - SECOND FLOOR
1/32" = 1'-0"

Moody Nolan

02/18/2026

A.14

SCOPE FLOOR PLANS

Wellington Upper School Renovation

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THE WELLINGTON SCHOOL

THE WELLINGTON SCHOOL

THE WELLINGTON SCHOOL

Back lit halo lettering for building name. Color: Navy by day & white glow in the evening. This will be similar to the lettering currently on campus at Roberts Field

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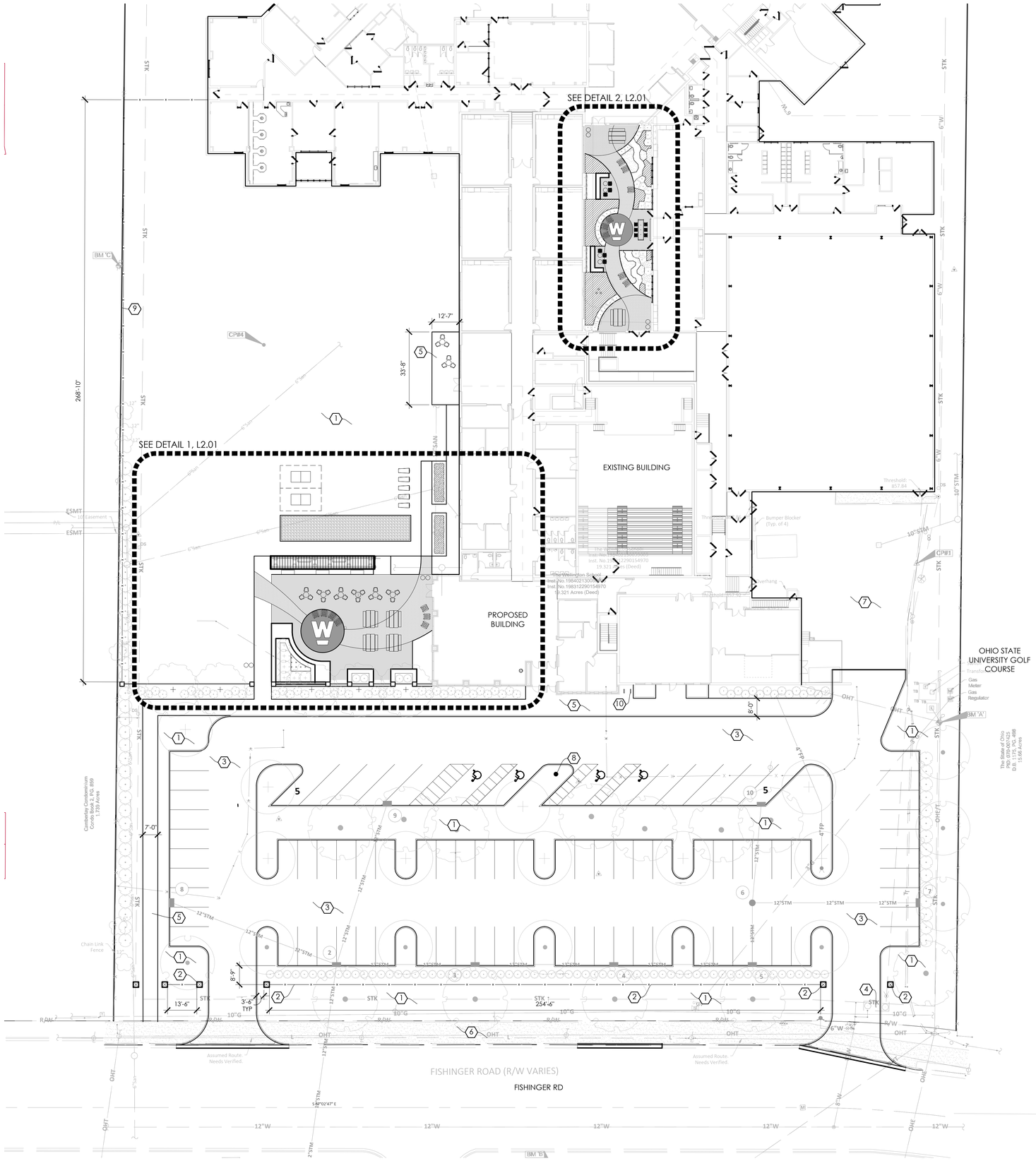

GENERAL NOTES:

1. ALL DIMENSIONS USING CURBS, WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE & HAS NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK & IS RESPONSIBLE FOR DAMAGES OCCASIONED DUE TO NEGLIGENCE IN LOCATING & PRESERVING UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN & DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
4. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
5. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY KORDA ENGINEERING, 1650 WATERMARK DR., COLUMBUS OH 43215 (614)487-1650.
6. EXTERIOR PAVEMENT ELEVATIONS AT BUILDING ENTRANCES ARE TO BE FLUSH WITH THE BUILDING'S INTERIOR FLOOR ELEVATION.

CONSTRUCTION NOTES:

1. LAWN/PLANT BED AREA, SEE SHEET L4.01.
2. MASONRY PIER AND DECORATIVE METAL FENCE.
3. PARKING LOT AND DRIVE, SEE CIVIL ENGINEER'S DRAWINGS.
4. WATER METER PIT
5. CONCRETE SIDEWALK
6. EXISTING MULTI-USE PATH
7. EXISTING LOADING AREA
8. FLAG POLE. SEE SPECS
9. 6'-0" CHAIN LINK FENCE
10. BIKE RACK, SEE DETAIL 3, L5.02.

LEGEND:

- CONTROL JOINT
- EXPANSION JOINT
- CONCRETE PAVEMENT

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Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

OVERALL LAYOUT PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

02/18/2026

24597

L101

UA BZAP Submission

0' 10' 20' 40'

NORTH

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330 W. Spring Street, Suite 350
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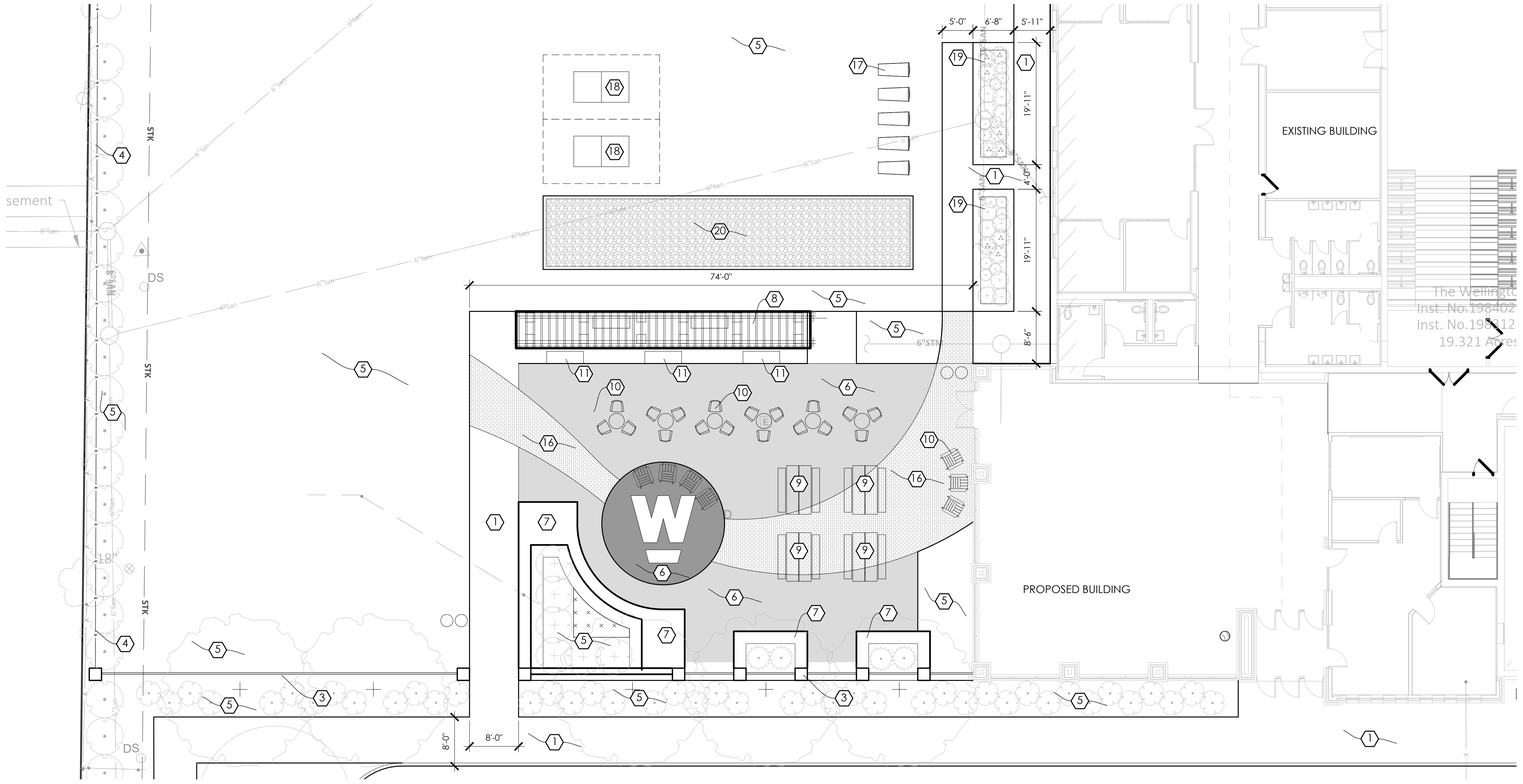
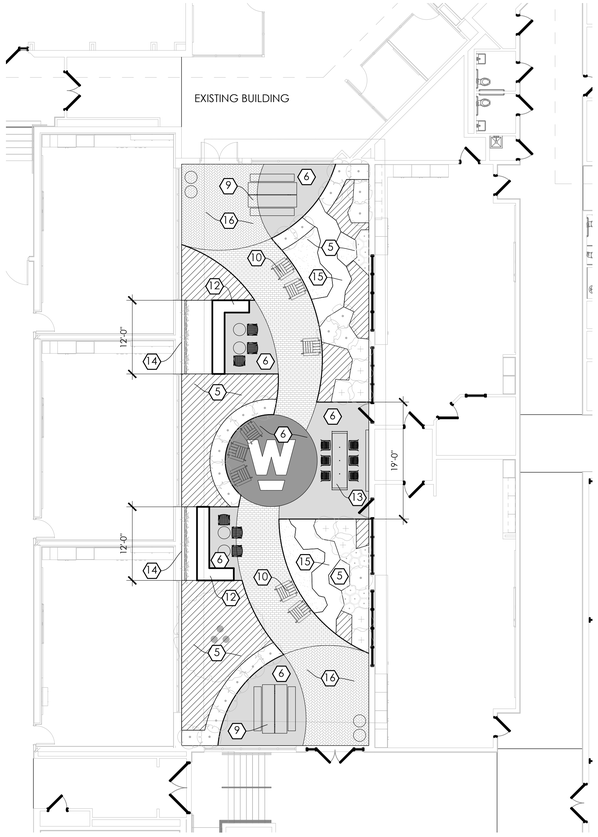


1 COURTYARD A ENLARGEMENT

0' 5' 10' 20' NORTH



2 WILKINS COURTYARD ENLARGEMENT

0' 5' 10' 20' NORTH

GENERAL NOTES:

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6. EXTERIOR PAVEMENT ELEVATIONS AT BUILDING ENTRANCES ARE TO BE FLUSH WITH THE BUILDING'S INTERIOR FLOOR ELEVATION.

PLANTING CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK
2. NOT USED
3. MASONRY PIERS AND DECORATIVE METAL FENCE.
4. BLANK VINYL COATED CHAIN LINK FENCE, 6' HEIGHT.
5. LAWN/PLANT BED, SEE SHEET L4.01.
6. DECORATIVE CONCRETE
7. METAL PLANTER WITH WOOD TOPPER SEAT.
8. SWING BENCHES WITH OVERHEAD TRELLIS.
9. PICNIC TABLES
10. LOOSE FURNISHINGS
11. SPECIAL BENCH
12. SEAT WALLS WITH WOOD TOPPER
13. COUNTER HEIGHT WORK TABLE WITH POWER
14. TRELLIS WITH TWINING VINES
15. GRAVEL PATH THROUGH NATIVE PLANTING LEARNING GARDENS
16. UNIT PAVERS
17. CHILL LOUNGE CHAIRS
18. TABLE TENNIS
19. RAISED CONCRETE PLANTER
20. BOCCE COURT - CONCRETE CURB WITH CRUSHED AGGREGATE INFILL

LEGEND:

- UNIT PAVER - TYPE A
- UNIT PAVER - TYPE B
- DECORATIVE CONCRETE, BUFF WASH WITH INTEGRAL COLOR
- DECORATIVE CONCRETE, BUFF WASH

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FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

ENLARGED LAYOUT & MATERIAL PLANS

PROGRESS DRAWING NOT FOR CONSTRUCTION

02/18/2026

24597

L201

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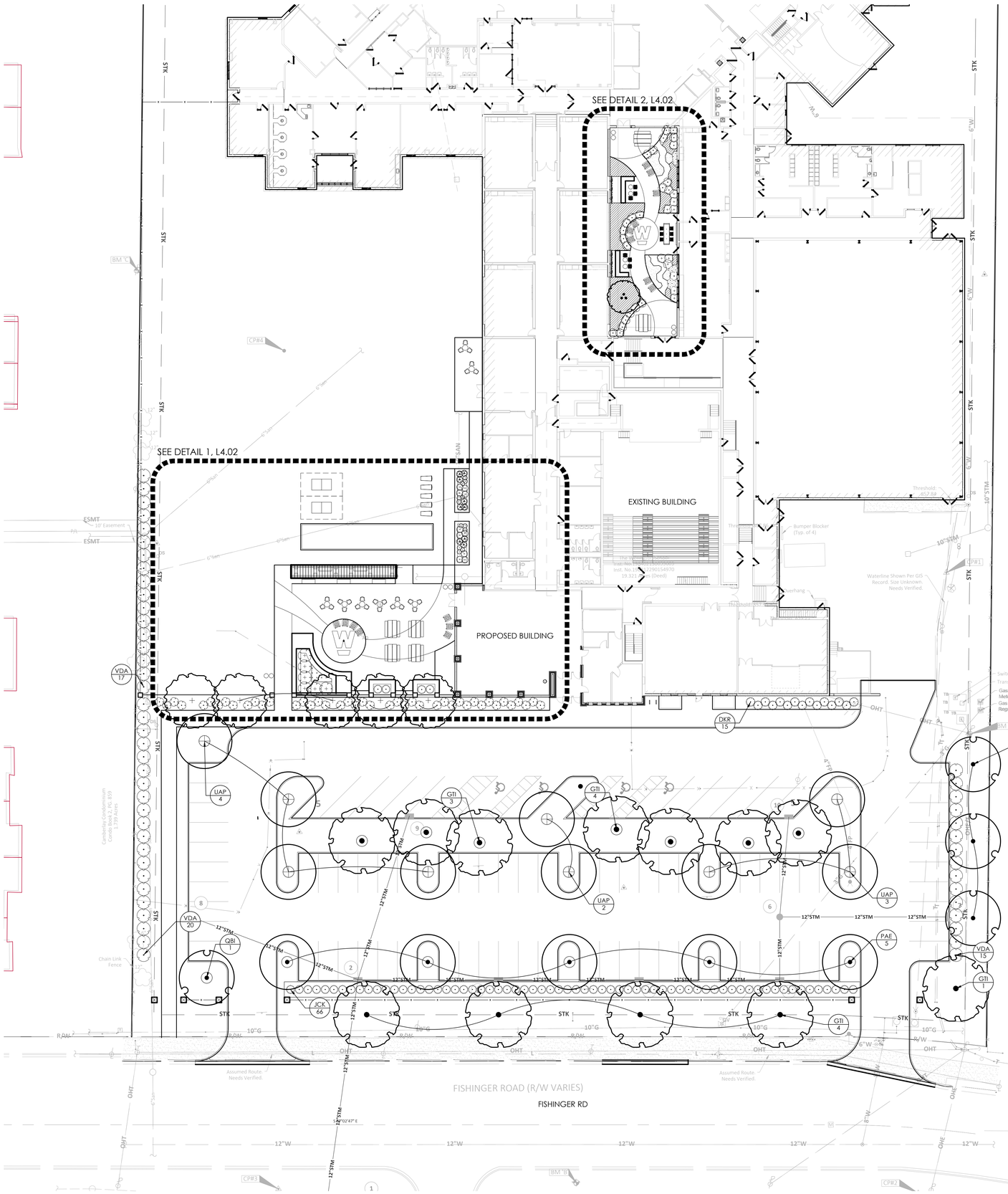

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GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

LEGEND:

DECIDUOUS TREE - TYPE A, B, OR C PER UPPER ARLINGTON CODE OF ORDINANCES. -ARTICLE 6 DEVELOPMENT STANDARDS - 6.07, LANDSCAPING, SCREENING, AND BUFFERING.

BUFFER HEDGE ROW FOR HEADLIGHT SCREENING

0' 10' 20' 40'

NORTH

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3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

OVERALL PLANTING PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

02/18/2026

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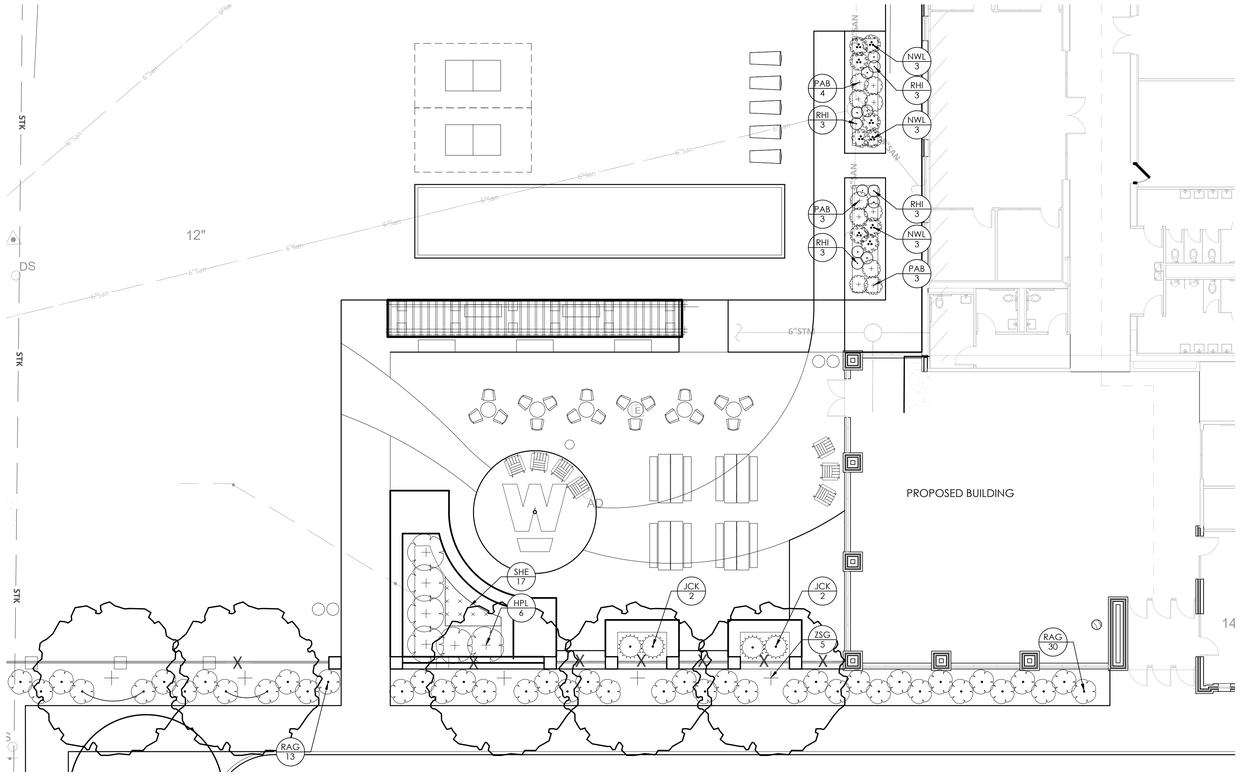
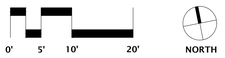
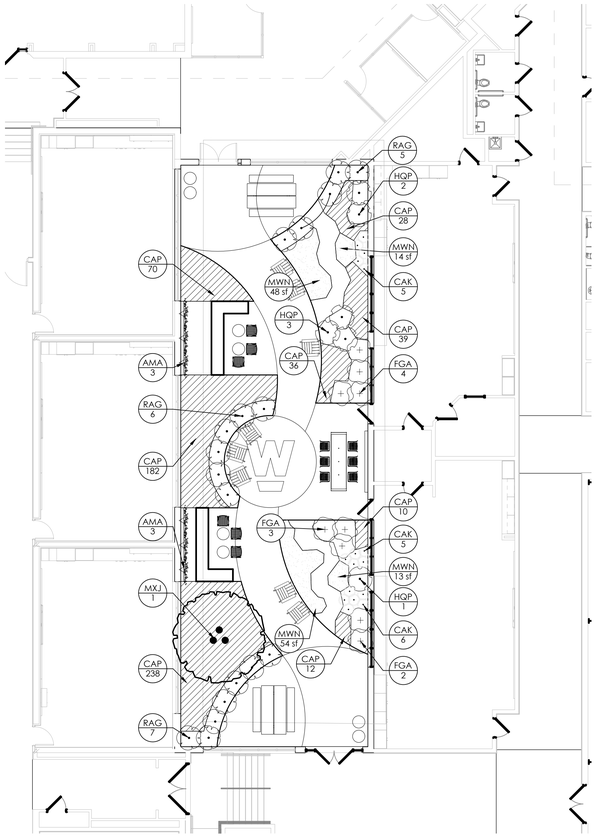
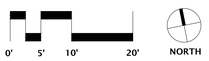


1 COURTYARD A ENLARGEMENT





2 WILKINS COURTYARD ENLARGEMENT



GENERAL NOTES:

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8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANTING CONSTRUCTION NOTES:

1. REPAIR LAWN AREA, FILL VOIDS WITH TOPSOIL AS REQUIRED AND MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. NEW LAWN AREA, FILL AREA WITH CLEAN FILL, AS REQUIRED TO BRING TO GRADE, PROVIDING TOPSOIL ON TOP 6" AND MEETING ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. LANDSCAPE AREA, PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. SEE SPECIFICATIONS FOR SOIL MIX. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

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Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

Moody Nolan

DRAWING TITLE:

ENLARGED PLANTING PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

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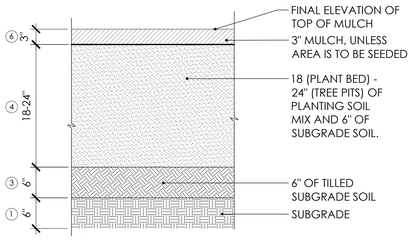
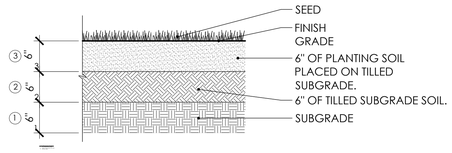


PLANTING BED PREPARATION SEQUENCE

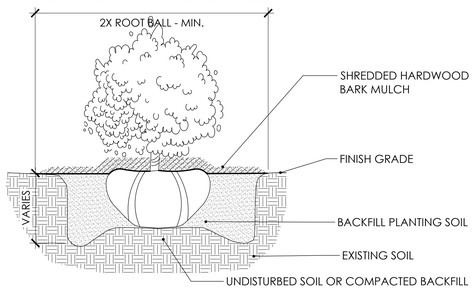
1. TILL SUBGRADE 12" DEEP.
2. ADD 6" OF PLANTING SOIL MIX.
3. TILL THE 6" OF PLANTING SOIL MIX INTO TOP 6" OF PREVIOUSLY TILLED SUBGRADE SOIL.
4. ADD REMAINING PLANTING SOIL MIX.
5. INSTALL PLANT MATERIAL.
6. ADD 3" OF MULCH.

1 PLANTING SOIL - 24" DEPTH
NTS



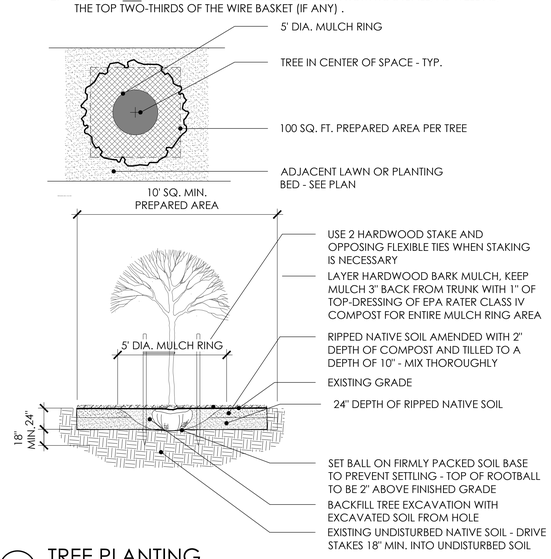
2 LAWN & SEED MIX SOIL - 6" DEPTH
NTS

NOTES:
1. TOP OF ROOT BALL TO BE 2" - 3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



3 SHRUB PLANTING
NTS

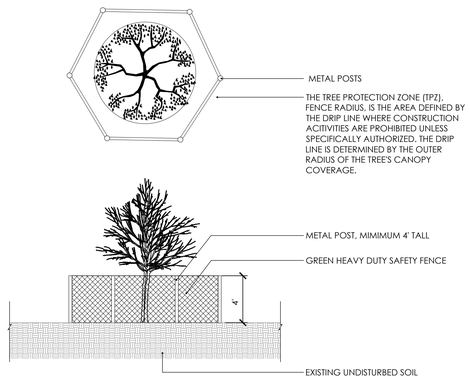
NOTES:
1. REMOVE EXCESS SOIL FROM ROOTBALL TO EXPOSE ROOT FLAIR AND TRIM ANY SECONDARY/ADVENTITIOUS, GIRDLING AND POTENTIAL GIRDLING ROOTS WITH CLEAN, SHARP PRUNING TOOLS.
2. REMOVE ALL METAL TIES. ROPES, BURLAP ENTIRELY FROM ROOTBALL, AS WELL AS, THE TOP TWO-THIRDS OF THE WIRE BASKET (IF ANY) .



4 TREE PLANTING
NTS

GENERAL NOTES:

1. FOR GROUPS OF TREES PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY AT THE EDGE OF THE TREES DRIP LINE / CRITICAL ROOT ZONE.
2. TREE PROTECTION IS REQUIRED WHEN CONSTRUCTION ACTIVITY ENCROACHES ON THE TREE DRIP LINE / CRITICAL ROOT ZONE.
3. CONTRACTOR IS LIABLE FOR ALL DAMAGES CAUSED TO TREES, INCLUDING COMPACTION OF SOIL WITHIN THE DRIP LINE / CRITICAL ROOT ZONE.



5 TREE PROTECTION FENCING
NTS

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONTAINER
DECIDUOUS TREES						
GTI	12	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	3" CAL.		B&B
PAE	6	PLATANUS X ACERIFOLIA 'EXCLAMATION'	EXCLAMATION LONDON PLANE TREE	3" CAL.		B&B
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.		B&B
UAP	9	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CAL.		B&B
ZSG	5	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL.		B&B
ORNAMENTAL TREES						
MXJ	1	MAGNOLIA X 'JANE'	JANE MAGNOLIA	3" CAL.		B&B
SHRUBS						
AMA	6	ARISTOLOCHIA MACROPHYLLA	DUTCHMAN'S PIPE	#2		CONT.
DKR	15	DIERVILLA X 'G2X885411'	KODIAK RED DIERVILLA	#3		CONT.
FGA	9	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3		CONT.
HPL	6	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA	#3		CONT.
HQP	6	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	#3		CONT.
JCK	70	JUNIPERUS CHINENSIS 'KALLAYS COMPACT'	KALLAY COMPACT PFITZER JUNIPER	2 GAL.		CONT.
NWL	9	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#2		CONT.
PAB	10	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	#2		CONT.
RAG	61	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#2		CONT.
VDA	53	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	#3		CONT.
VRA	1	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	#3		CONT.
GRASSES						
CAK	16	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3		CONT.
PERENNIALS						
RHI	12	RUDBECKIA HIRTA	BLACK-EYED SUSAN	#2		CONT.
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**CONTAINER**
GROUND COVERS						
	615	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	#1	12" O.C.	CONT.
	129 SF	MIDWEST WILDFLOWER NATIVE SEED MIX	OPN SEED	SEED		
	17	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	18" O.C.	

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DRAWING TITLE:

PLANTING DETAILS AND SCHEDULE

PROGRESS DRAWING NOT FOR CONSTRUCTION

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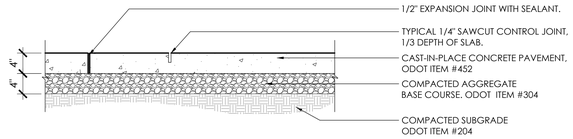
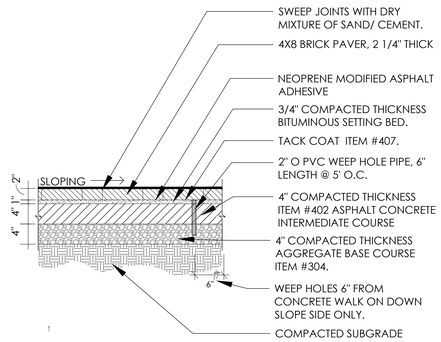


NOTES:
1. EXPANSION AND CONTROL JOINTS AS SHOWN ON PLAN. IF NOT INDICATED, EXPANSION JOINTS TO BE 30'-0" O.C. CONTROL JOINTS TO BE @ 5'-0" O.C.
2. PROVIDE MEDIUM BROOM FINISH PERPENDICULAR TO FOOT TRAFFIC ON ALL CONCRETE SURFACES AFTER JOINT & EDGE TOOLING. PROVIDE 1/4" RADIUS ON ALL SLAB EDGES.

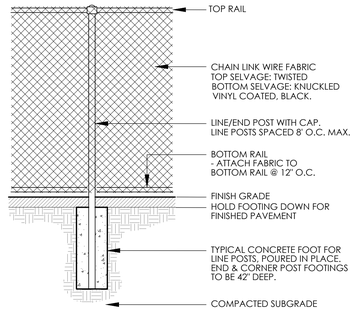
1 CONCRETE PAVEMENT

SCALE: 1" = 1'-0"



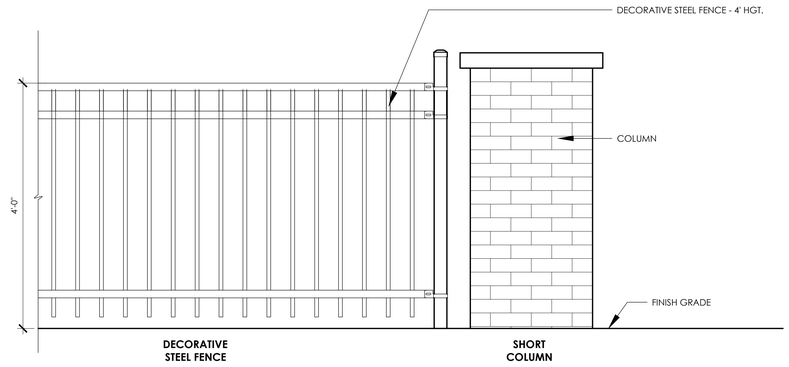
2 BRICK PAVERS - ASPHALT BASE

SCALE: 1" = 1'-0"



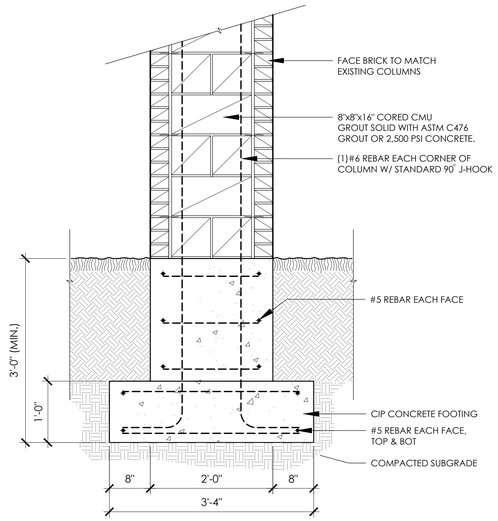
3 6' CHAIN LINK FENCE

SCALE: 1/2" = 1'-0"



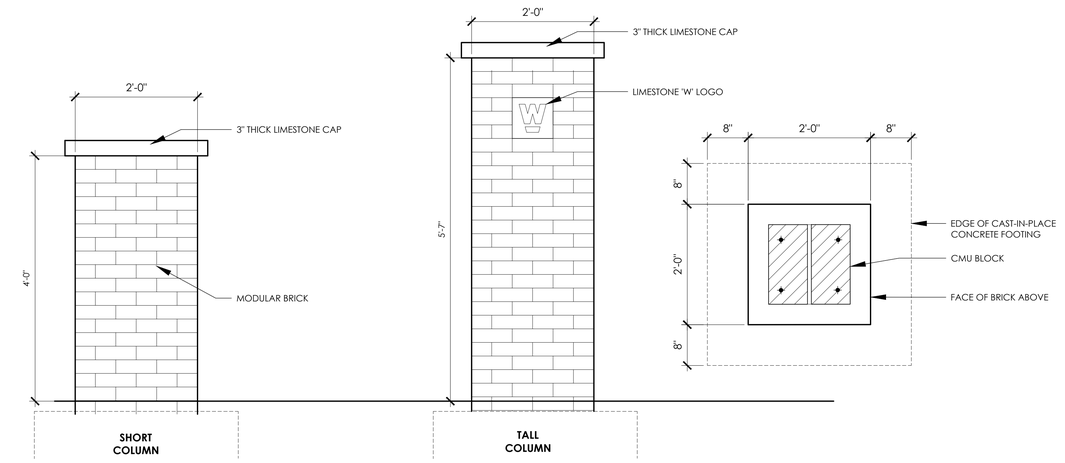
4 SHORT COLUMN & FENCE - ELEVATION

SCALE: 1" = 1'-0"



5 COLUMN - SECTION

SCALE: 1" = 1'-0"



6 COLUMN - ELEVATIONS

SCALE: 1" = 1'-0"

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgela.com

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
SITE DETAILS

PROGRESS DRAWING NOT FOR CONSTRUCTION

02/18/2026
24597
L501
UA BZAP Submission

REVIT VERSION: 2025
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FILE INFO: - Architect Doors - 24597 Wellington High School Renovation - R25\24597_Wellington High School Renovation_ARCH_R25.rvt

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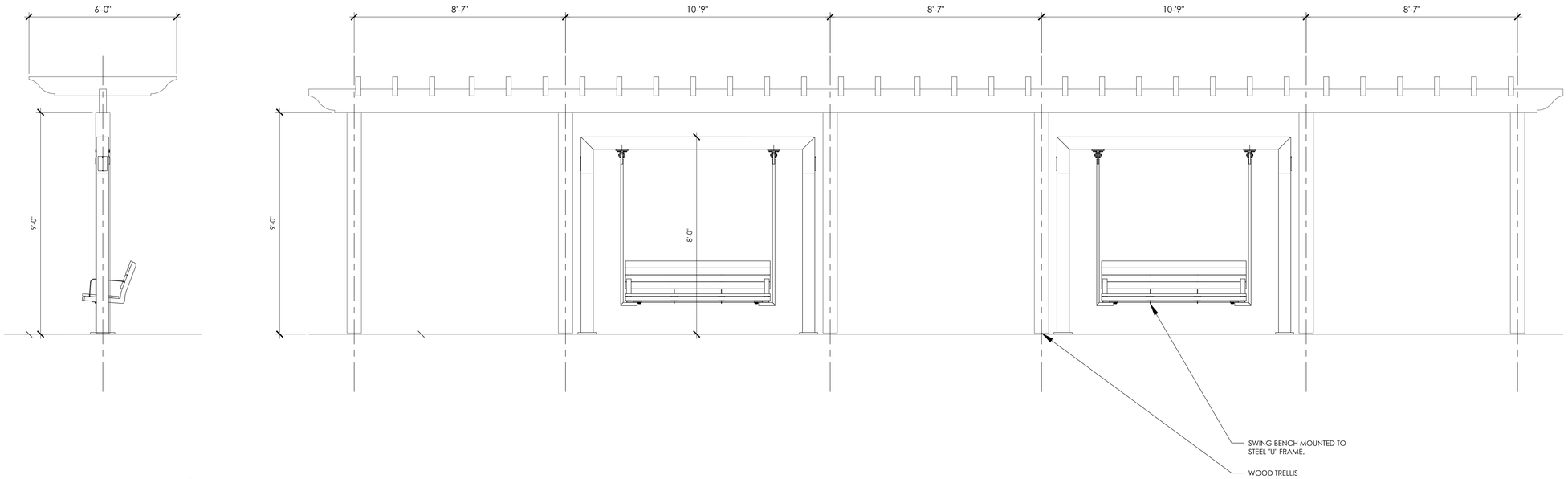
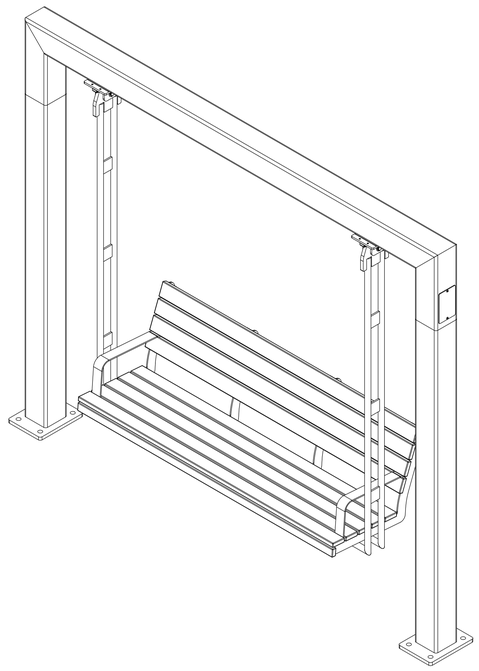


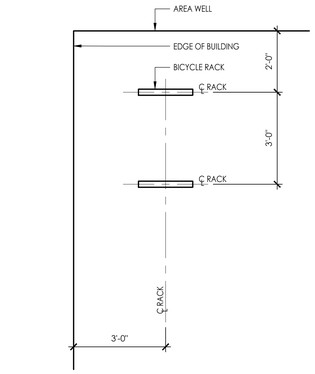
1 TRELLIS WITH SWING BENCH

SCALE: 1/2" = 1'-0"

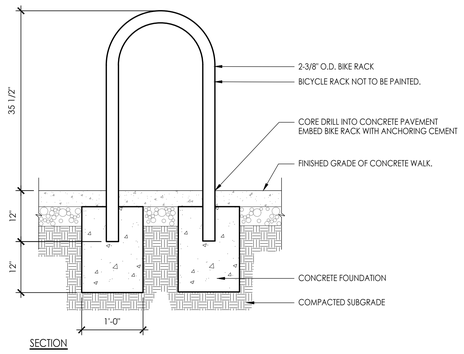


2 SWING BENCH ISOMETRIC

SCALE: NOT TO SCALE



PLAN - BIKE RACK LAYOUT
NTS



SECTION

3 BIKE RACK

SCALE: NTS

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgela.com

#	DATE	CHANGE DESCRIPTION

Wellington Upper School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
THE WELLINGTON SCHOOL

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
SITE DETAILS

PROGRESS DRAWING NOT FOR CONSTRUCTION

02/18/2026
24597
L502
UA BZAP Submission

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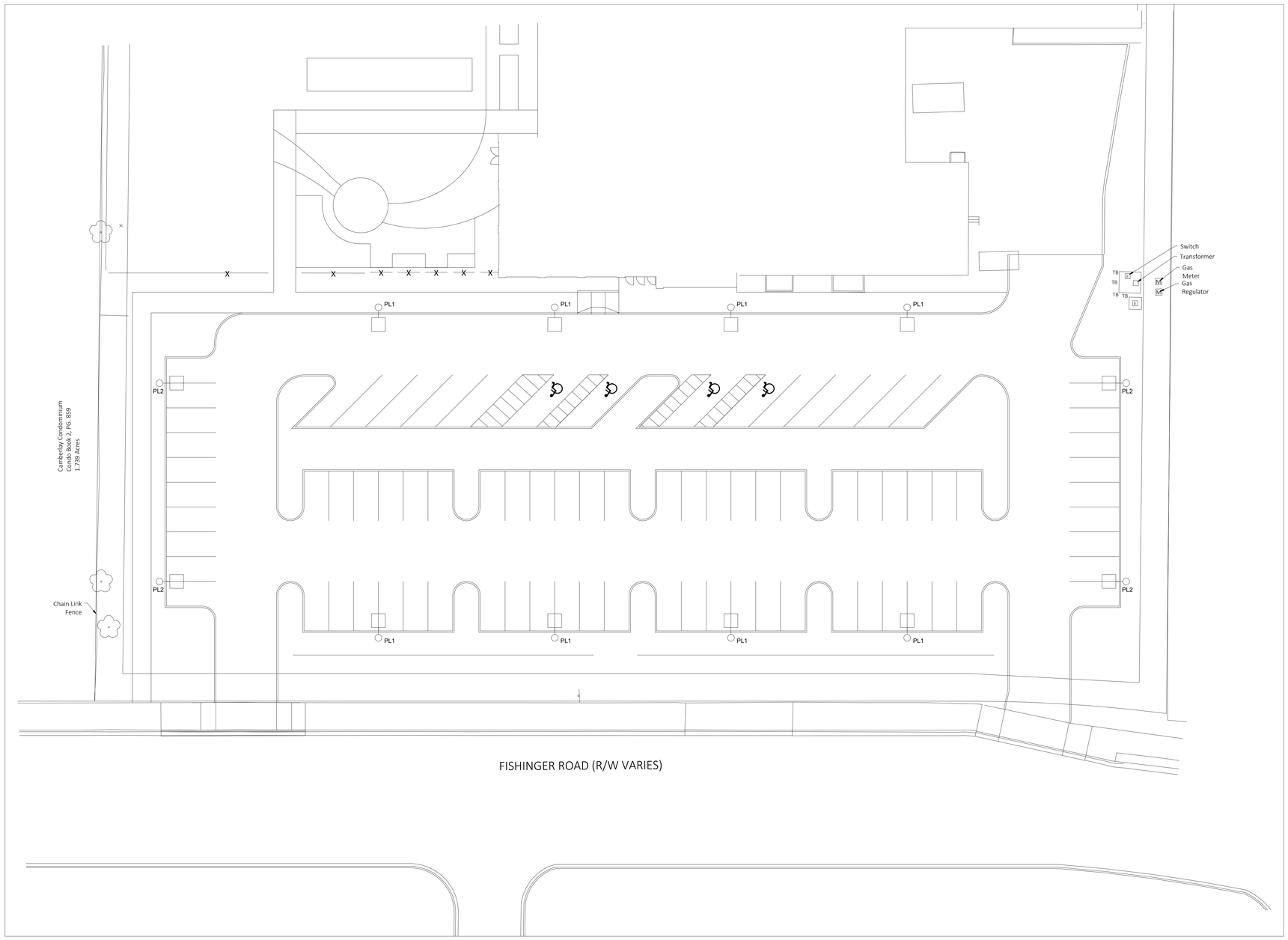

PARKING LOT LIGHTING
SCALE: 1" = 200'-0"

#	DATE	CHANGE DESCRIPTION

Wellington High School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
Owner

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

Moody Nolan

DRAWING TITLE:
PARKING LOT LIGHTING PLAN

PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, Ohio 43016
Phone: (614) 766-4896

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUM.
G. OWENS	RPJ		25084

PROGRESS DRAWING NOT FOR CONSTRUCTION

02/18/2026

24597

E001

UA BZAP SUBMISSION

REVIT VERSION: 2025
PRINT DATE: 2/17/2026 1:40:23 PM
FILE INFO: Autodesk Docs://24597 Wellington High School Renovation - R25\25004 - Wellington High School Renovation_MEP25.rvt

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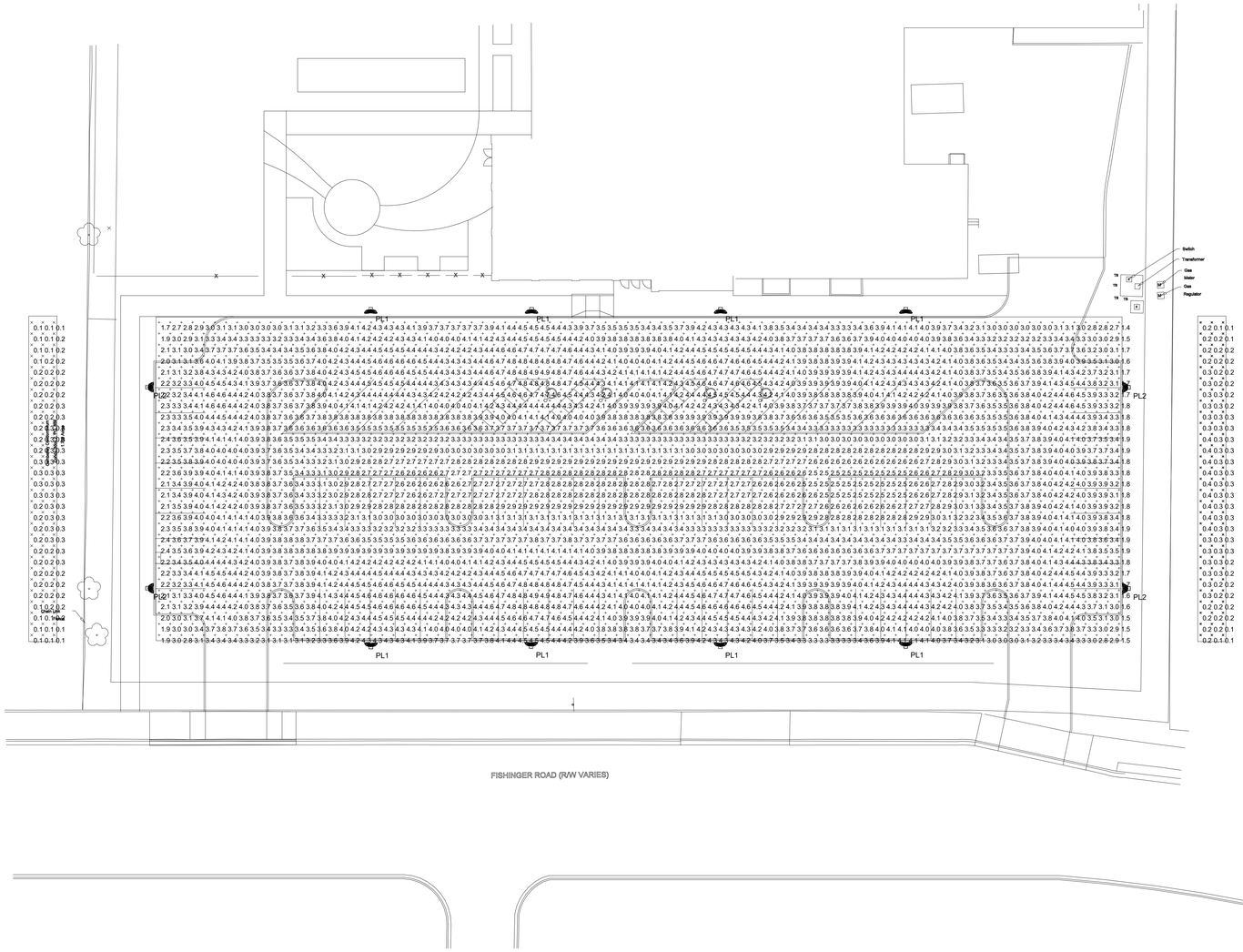


FIXTURE SCHEDULE

FIXTURE NUMBER	DESCRIPTION	MANUFACTURER (EQUALS)	CATALOG NUMBER	LAMPS:	REMARKS
PL1	LED EXTERIOR POLE MOUNTED LIGHT 2700K CCT 80 CRI 21150 LUMEN	LITHONIA LIGHTING -	DSX2 LED P2 27K 80CRI T3M	21150 LUMENS, 179W LED	POLE MOUNT PER MANUFACTURER SPECIFICATIONS. POLE 25'-0".
PL2	LED EXTERIOR POLE MOUNTED LIGHT 2700K CCT 80 CRI 14622 LUMEN - BACKLIGHT CONTROL	LITHONIA LIGHTING -	DSX2 LED P2 27K 80CRI BLC4 EGS	14622 LUMENS, 179W LED	POLE MOUNT PER MANUFACTURER SPECIFICATIONS. POLE 25'-0".

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING LOT	+	3.7 fc	4.9 fc	1.4 fc	3.5:1	2.6:1
LIGHT TRESPASS CRITERIA - WEST	×	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1
LIGHT TRESPASS CRITERIA - EAST	×	0.3 fc	0.4 fc	0.1 fc	4.0:1	3.0:1

PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, Ohio 43016
Phone: (614) 766-4896

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUM.
G. OWENS	RPJ		25084

#	DATE	CHANGE DESCRIPTION

Wellington High School Renovation
3650 REED ROAD COLUMBUS, OH 43220
FOR
Owner

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
PARKING LOT LIGHTING PLAN - PHOTOMETRY

PROGRESS DRAWING NOT FOR CONSTRUCTION

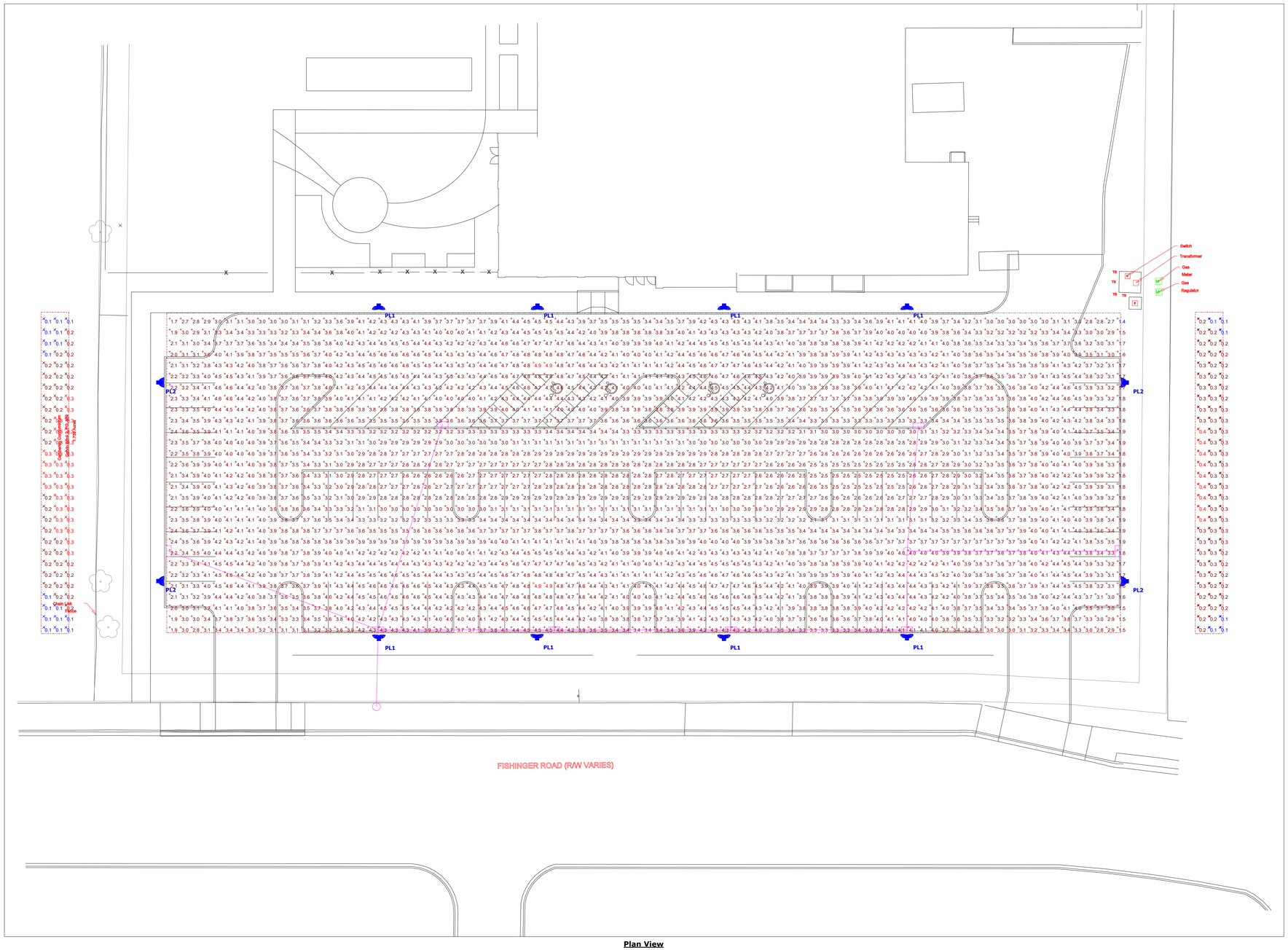
02/18/2026
24597
E002
UA BZAP SUBMISSION

REVIT VERSION: 2025
PRINT DATE: 2/17/2026 1:40:27 PM
FILE INFO: J:\Jobs\Jobs 25001-25097\Wellington High School Renovation - R25\25084 - Wellington High School Renovation_MEP25.rvt

Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	PL1		8	Lithonia Lighting	DSX2 LED P2 27K 80CRI VW	D-Series Size 2 Area Luminaire P2 Performance Package 27K 70CRI CCT 80 CRI Type V Medium	1	25100	0.9	179.22	Max: 1710cd
	PL2		4	Lithonia Lighting	DSX2 LED P2 27K 80CRI BLCA EGS	D-Series Size 2 Area Luminaire P2 Performance Package 27K 70CRI CCT 80 CRI Backlight Control External Glare Shield	1	19522	0.9	179.22	Max: 1403cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.7 fc	4.9 fc	1.4 fc	3.5:1	2.6:1
Light trespass criteria:	X	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1
Calc Zone #3	X	0.3 fc	0.4 fc	0.1 fc	4.0:1	3.0:1



Plan View
Scale - 1" = 20ft

Wellington High School Renovation
3650 REED ROAD COLUMBUS, OH 43220

Designer RPJ

Date
02/17/2026
Scale
Not to Scale
Drawing No.

Summary

1 of 1