



8/2/2023 | 6:00 PM

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

If you are joining through Zoom, please click the link below to join the meeting:

<https://zoom.us/j/98181639938>

Meeting ID: 981 8163 99384

1. Old Business/Active Applications

- a. 1529 Barrington Road (VAR-36-23) - To allow the retention of a six-foot tall fence installed without a permit where the adjacent grade was increased by up to 18 inches. [Vote to withdraw as Staff has determined that a variance is not needed.]
- b. 3846 Waldo Place (VAR-37-23) - To allow the construction of a new two-story single-family residence that does not meet the City's residential design standards.
- c. 3230 Northwest Boulevard (The Barrington School of Kingsdale) - Work Session review of a proposal to demolish the existing two-story office building and the construction of a new two-story daycare.

2. Informal Review

- a. 3389 Redding Road - Informal review of a potential minor subdivision application to allow for the future construction of two new single-family residences.
- b. 2490 Wickliffe Road - Informal review of a potential new single-family residence that would require variances to the side yard longwall setback and neighborhood compatibility.

3. City Business

- a. Updates from the City's Community Development Department.



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 2, 2023

Subject: 1529 Barrington Road (VAR-36-23) - To allow the retention of a six-foot tall fence installed without a permit where the adjacent grade was increased by up to 18 inches. [Vote to withdraw as Staff has determined that a variance is not needed.]

Overview

After meeting the applicant on-site, it was ultimately determined that a variance would not be needed for a fence that exceeds six feet in height. The subject property is higher than others around it, and a six-foot tall wood privacy fence was installed on the periphery of the rear yard. Outside of the fence, the grade dips, so the fence appears taller. While the grade was disturbed during the removal of the previous fence and landscaping, the grade was not increased. Horizontal boards and fill dirt were installed at the base of the fence to fill in gaps, which is acceptable. Staff will continue to investigate drainage concerns raised by an adjoining property owner and work to achieve a collaborative solution as necessary. As a result of these findings, the variance application has been withdrawn.

Zoning Code Requirements

Attachments

None



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 2, 2023

Subject: 3846 Waldo Place (VAR-37-23) - To allow the construction of a new two-story single-family residence that does not meet the City's residential design standards.

Overview

At the July 19, 2023, BZAP hearing, the Board postponed consideration of this variance application at the request of the applicant. At the hearing, the applicant presented revised elevations that added stone to the front and side elevations and reduced the house's height from 34'-0" to 32'-10". [These were the two items directly attributed to the requested variances.] The discussion at the hearing largely focused on ways to further reduce the home height to meet the neighborhood compatibility policy and a look at tree preservation in the rear yard. Several neighbors spoke out against the new home's proposed height, scale, massing, parking, and potential drainage issues.

A revised plan was subsequently submitted by the applicant which further reduces the height from 32'-10" to 31'-10". The applicant has stated that they cannot go lower than what is presented. A more detailed landscape plan was also submitted.

Zoning Code Requirements

Article 7.17 of the Unified Development Ordinance (UDO) includes the City's Residential Design Standards, which apply to new single-family homes. The ordinance states that the proposed design shall be consistent and compatible with prominent characteristics existing in the neighborhood, with particular consideration and focus on the characteristics existing on the same block. To augment and support these standards, the City Manager established a policy to help aid and define neighborhood compatibility. The policy, which was reviewed by City Council, provides for several different building design standards, including height, exterior materials, step-back requirements, and roof design. The proposed home meets all of the design requirements, except its maximum height is exceeded. The building height calculation (per the Policy) would equate to a maximum height of 26 feet, eight feet below the proposal. Per 4.2 of the Policy calculation, the median height of the street segment and rear homes is 17.3 feet, which results in a 26-foot height limit when multiplied by 150 percent. The applicant has indicated that they cannot modify the proposed home plans to reach a 26-foot building height. The "extra height allowance" outlined in 4.3 of the Policy does not apply here because at least two unique conditions are not present. Therefore, a variance has been requested to the City's design standards.



Staff would encourage the Board to utilize Findings #4 (character of the neighborhood) and #8 (spirit and intent of the ordinance) in their discussion.

Attachments

1. 2023-07-27_-_Neslon_Residence_-_City_Documents_Thu_Jul_27_2023_19-35-11
2. BZAP Staff Report - 3846 Waldo PI
3. BZAP Staff Report Pics - 3846 Waldo PI





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NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240

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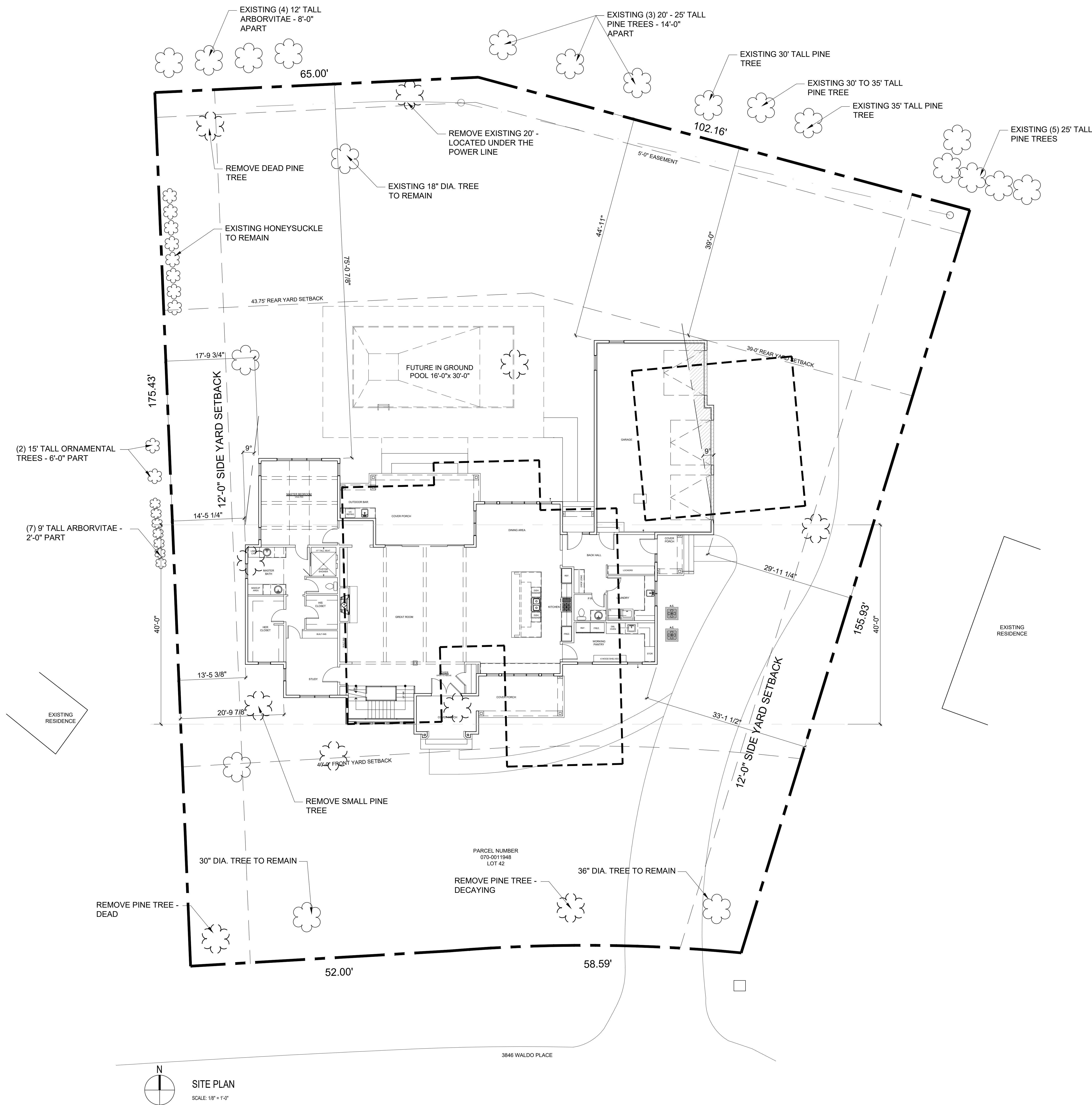


MATTHEW D. LONES, LICENSE #1616699
EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 7.27.2023		

CODE
INFORMATION
& SITE PLAN

A001

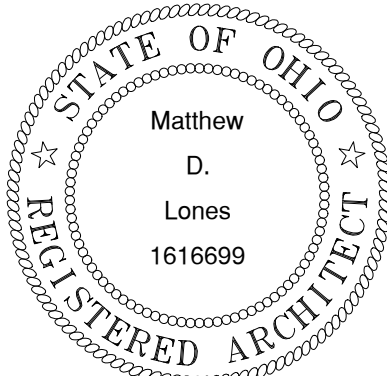




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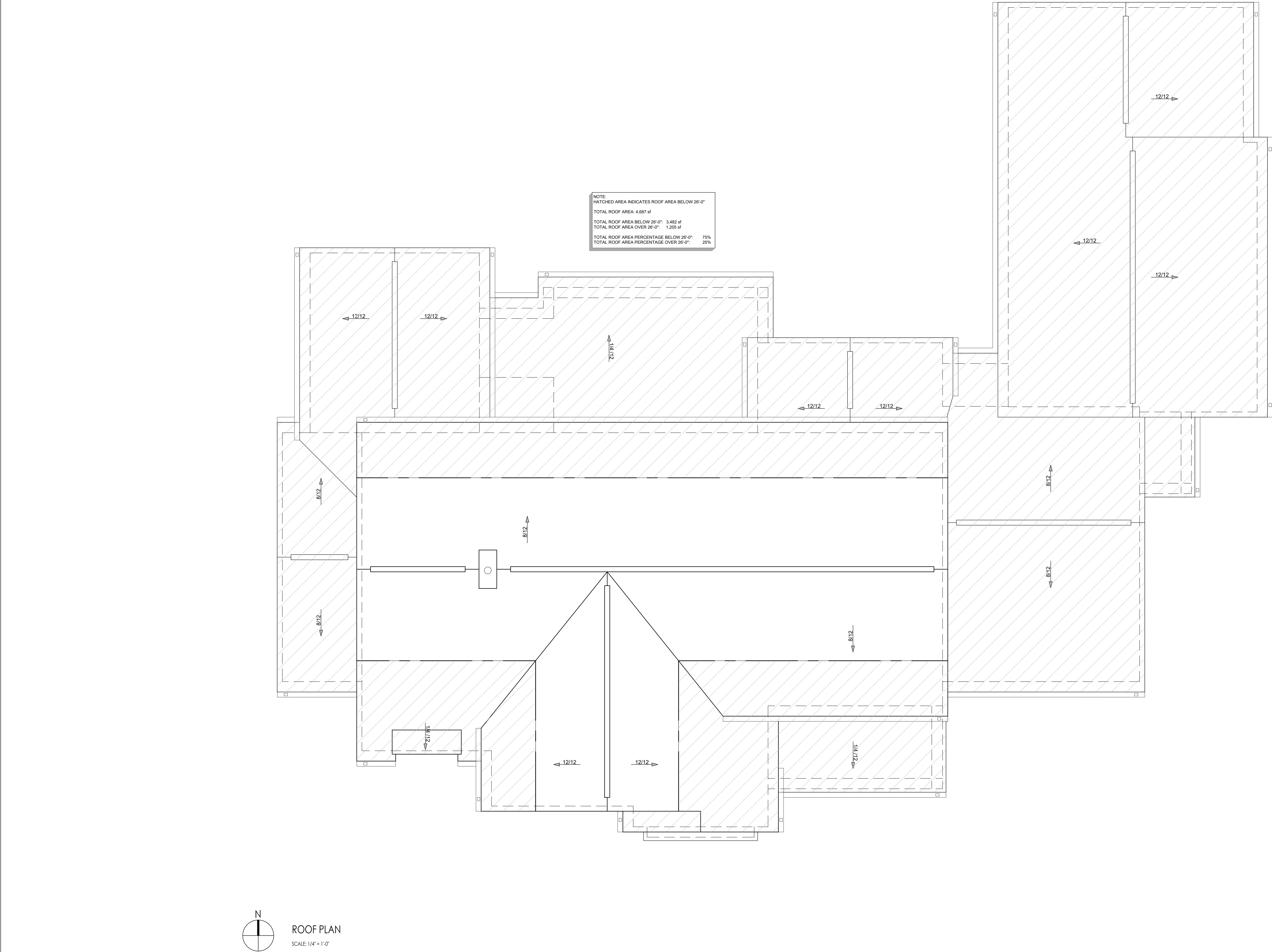


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ROOF PLAN

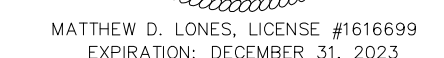
A305



Code Compliance: It is the builder's responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing Municipality. The following notations are taken from RCO 2019 Code section 806 Roof Ventilation: 806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall have a least dimension of 1/16 inch minimum and 1/4 inch maximum. Ventilating openings having a least dimension larger than 1/4 inch shall be provided with corrosion-resistant wire cloth, screening, hardware cloth, perforated vinyl or similar material. 806.2 Minimum vent area The minimum net free ventilating area shall be 1/150 of the area of the vented space. Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided both of the following conditions are met: Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. General Notes: Where rafters are parallel to ceiling joists they shall be nailed together at their intersection to create a continuous tie between bearing points.	2. Where rafters and ceiling joists are not parallel a 2x6(min. joist tie @48" o.c. (unless noted otherwise) shall be provided in the bottom 2/3rd of the distance from the rafter bearing and the ridge. 3. To maintain a continuous tie between rafters and rafter bearing points, ceiling joists are to be lapped together at intermediate bearing points. Toe nail both ceiling joists to the intermediate bearing member. 4. Ridge boards are to be a minimum of 1" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it. 5. Valley and hip rafters are to be a minimum of 2" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it. 6. Provide a post under the ridge at the point that the hip rafters tie into the ridge to a bearing wall or beam designed to carry the given load. 7. All openings in load bearing and exterior walls shall have a minimum lintel made u/c 320's with 1/2" plywood fitch 8. All lumber sizes and species may be upgraded for ease of construction. 9. All joists for point loads are to be a minimum of (2)x4's nailed per the fastening schedule on Sheet A001. 10. Adjust rafter cuts to align fascia boards, per the elevation drawings in this plan set, as needed. This holds especially true when roof pitches vary from one another. 11. In addition to these notes, refer to the notes on Sheet A001. 12. It is the builder's responsibility to assure all structural loads are transferred to the foundation. 13. All rafter bearing heights called out on the plan are to be field verified. Adjust dimensions as needed to assure fascia boards and knee boards appear as they do in the elevation drawings. 14. Provide solid blocking at all point loads.	15. Provide engineering data sheets for all engineered lumber including LVL's, PSL's and Glue Lams at the time of framing inspection. Follow all manufacturers specs. and recommendations for nailing and fastening members. Wood Trusses: The following notes only apply if wood trusses are used. 1. It is the Builder's and/or the Truss Manufacturer's responsibility to take all measurements used for truss manufacturing from only the actual field conditions. Do not build trusses from the dimensions on this plan for actual field conditions may vary from the information given in this plan set. Orange Frog Design Group, LLC is not responsible for any error in truss orders or manufacturing. 2. The truss manufacturer is to adjust heel heights as needed to align fascia boards and any other trim material to match the elevation drawings in this plan set. 3. When engineered wood trusses are used, All truss data and layout sheets must be provided at the time of framing inspection. Overlay Roof Rafters: The following is a list of the maximum clear spans for scab rafters used in overlay roofing: 2x4: 6'-0" @24" o.c. 2x6: 9'-0" @24" o.c. 2x8: 12'-0" @24" o.c. 2x10: 15'-0" @24" o.c. Please Note: Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor. Attic Ventilation Soffit vents and roof or ridge vents are to be used. The required total sf. of attic vent is determined by calculation below. The total number of attic vents is determined by the total SF. of ventilation needed (below) divide by the net-free clear opening created by each vent (see manufacturers specification) HOUSE ROOF 2,887 (Attic SQ. FT.) divide by 300 = 9.62 SF. (Required vent opening) 9.62x144= 1,385.76 1,385.76/64 (vent size)= 21.65 vents required GARAGE ROOF 912 (Attic SQ. FT.) divide by 300 = 3.04 SF. (Required vent opening) 3.04x144= 437.76 437.76/64 (vent size)= 6.84 vents required
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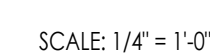


GRUEBMEYER BUILDERS
2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220

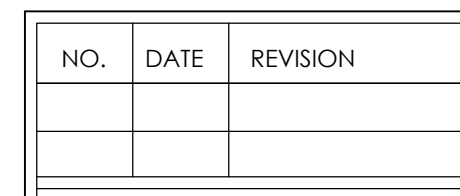


EXTERIOR ELEVATIONS

A401



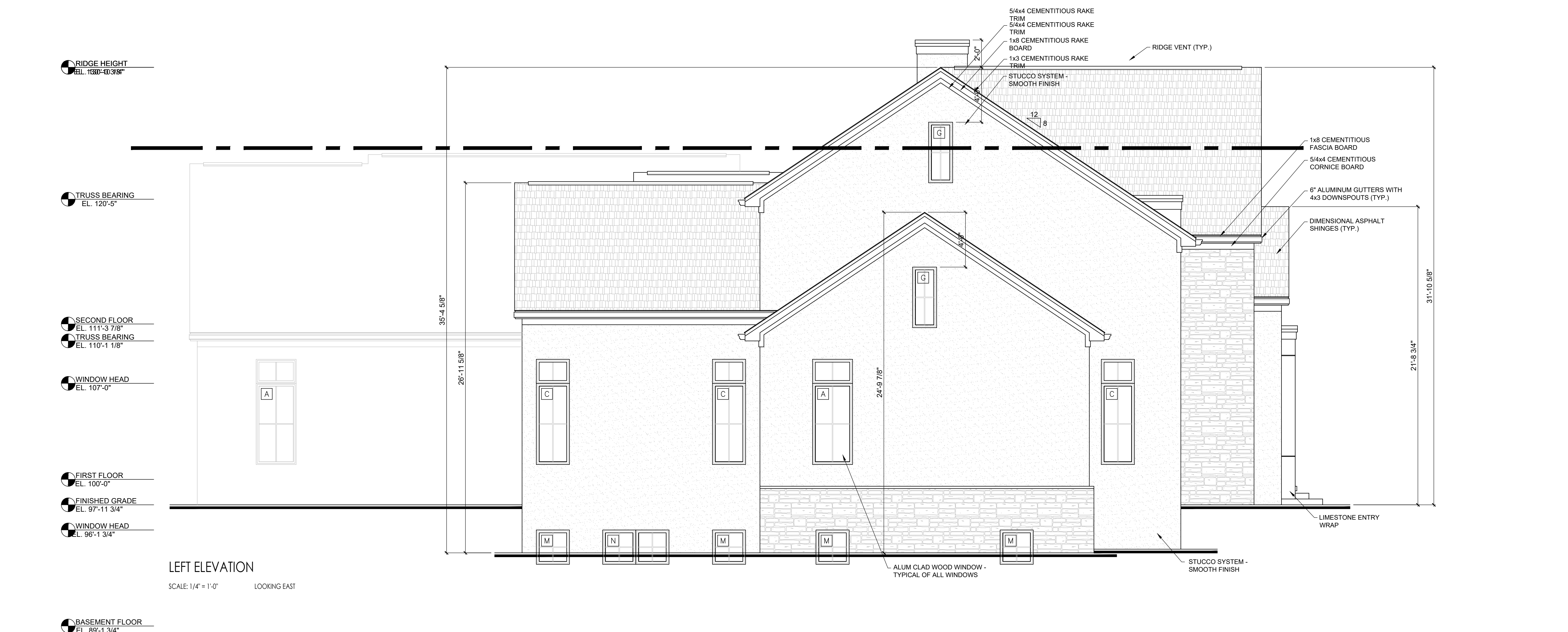
NO.	SIZE		NOTES	NO.	SIZE		NOTES
	W	H			W	H	
A	3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM	P	PR2'-6"	4'-6"	CASEMENT WITH 1'-9" TALL TRANSOM
B	PR3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM	R	TR2'-4"	4'-6"	CASEMENT WITH 1'-9" TALL TRANSOM
C	2'-6"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
D	PR3'-0"	5'-6"	CASEMENT				
E	PR2'-6"	5'-6"	CASEMENT				
F	TR3'-0"	6'-0" / 5'-6" / 5'-6"	FIXED				
G	1'-9"	4'-6"	FIXED				
H	PR2'-6"	5'-6"	CASEMENT				
J	TR2'-4"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
K	TR3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
L	2'-6"	5'-6"	CASEMENT				
M	2'-6"	2'-6"	AWNING				
N	PR2'-6"	2'-6"	AWNING				



EXTERIOR ELEVATIONS

A402

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WINDOW SCHEDULE							
NO.	SIZE		NOTES	NO.	SIZE		NOTES
	W	H			W	H	
A	3'-0"	6'-0"	CASEMENT WITH 1'-0" TALL TRANSOM	P	PRZ'-6"	4'-6"	CASEMENT WITH 1'-0" TALL TRANSOM
B	PRZ'-0"	6'-0"	CASEMENT WITH 1'-0" TALL TRANSOM	R	TRZ'-6"	4'-6"	CASEMENT WITH 1'-0" TALL TRANSOM
C	2'-6"	6'-0"	CASEMENT WITH 1'-0" TALL TRANSOM				
D	PRZ'-0"	5'-0"	CASEMENT				
E	PRZ'-6"	5'-0"	CASEMENT				
F	TRZ'-0"	6'-0" / 5'-6" / 5'-0"	FIXED				
G	1'-0"	4'-0"	FIXED				
H	PRZ'-6"	5'-0"	CASEMENT				
J	TRZ'-6"	6'-0"	CASEMENT WITH 1'-0" TALL TRANSOM				
K	TRZ'-0"	6'-0"	CASEMENT WITH 1'-0" TALL TRANSOM				
L	2'-6"	5'-6"	CASEMENT				
M	2'-6"	2'-6"	AWNING				
N	PRZ'-6"	2'-6"	AWNING				



FRONT APPROACH
SCALE: N.T.S. LOOKING NORTHWEST



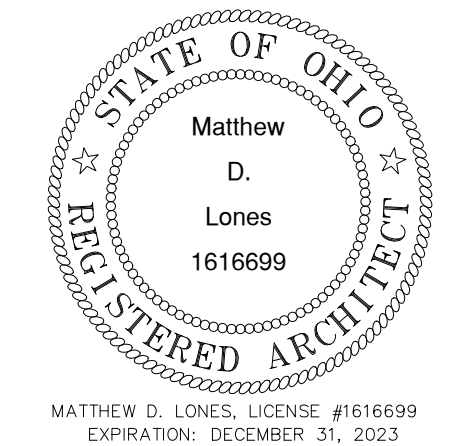
FRONT ELEVATION
SCALE: N.T.S. LOOKING NORTH



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3D
RENDERINGS

A403



REAR VIEW

SCALE: N.T.S.

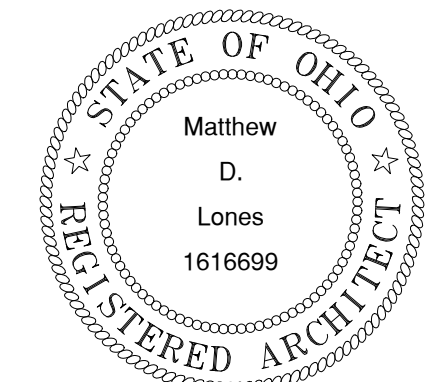
LOOKING SOUTHEAST



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3D
RENDERINGS

A404



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FRONT ELEVATION
SCALE: N.T.S. LOOKING NORTH



RIGHT ELEVATION
SCALE: N.T.S. LOOKING WEST



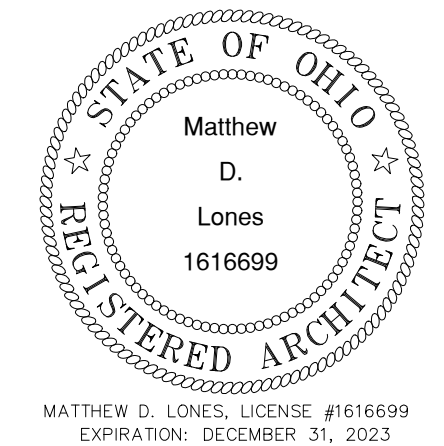
REAR ELEVATION
SCALE: N.T.S. LOOKING SOUTH



LEFT ELEVATION
SCALE: N.T.S. LOOKING EAST

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3D
RENDERINGS

A405



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FRONT ELEVATION
SCALE: N.T.S. LOOKING NORTHWEST



FRONT ELEVATION
SCALE: N.T.S. LOOKING NORTHEAST



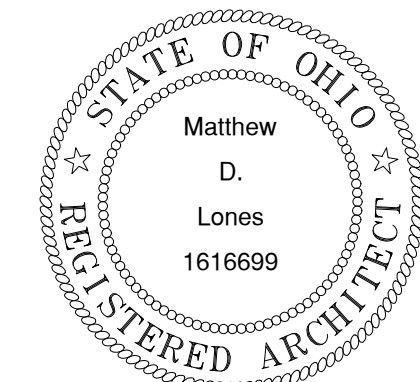
REAR ELEVATION
SCALE: N.T.S. LOOKING SOUTHWEST



REAR ELEVATION
SCALE: N.T.S. LOOKING SOUTHEAST

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3D
RENDERINGS

A406



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DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING EAST



DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING NORTH



DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING NORTHEAST



DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING NORTHWEST



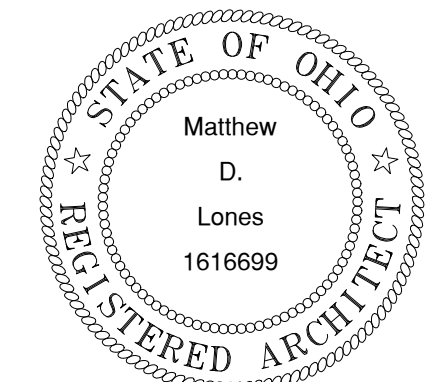
DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING SOUTH



DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING WEST

NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240

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MATTHEW D. LONES - LICENSE #1616699
EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION
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DRONE
PICTURES

A407



SAMPLE HOUSE PICTURES
SCALE: N.T.S. LOOKING NORTH



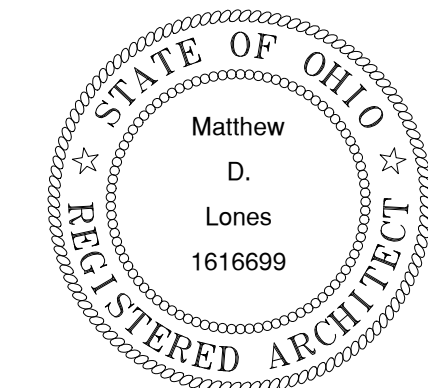
SAMPLE HOUSE PICTURES
SCALE: N.T.S. LOOKING NORTHEAST



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REVISIONS		
NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 7.27.2023		

SAMPLE
HOUSE
PICTURES

A408

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 19, 2023

Subject: 3846 Waldo Place (VAR-37-23) - To allow the construction of a new two-story single-family residence that does not meet the City's residential design standards.

Site Description/History

The subject property, 3846 Waldo Place, is located on the north side of the street, one parcel west of Sawmill Road; Rushmore Drive and W. Henderson Road are located to the north. The property has 110 feet of street frontage, 175 feet of depth on the west side, 155 feet on the east side, and totals 0.53 acres in a mostly irregular shape. This R-Sc (Residential Suburban District) zoned property has a 40-foot building setback line and is platted as Lot #42 in the Orchard View subdivision from 1960. This street segment of Waldo Place, west of Sawmill Road, contains eight lots with seven homes, where the lot at the end of the cul-de-sac is vacant and owned by an adjacent property owner. Two homes across the street are relatively newer, two-story houses (32'-7" tall and 34'-0" tall), one is 1.5 stories, and the other four homes are ranches, including on either side of the subject property. Ranches and 1.5-story homes are primarily located along Waldo Place toward the east, as well as Rushmore Drive to the north. It is not until you get further south along Sawmill Drive that you begin to see larger two-story homes along Squirrel Bend and adjacent streets. Larger homes are also located along Rushmore Drive to the northwest.

The application states that the existing brick ranch, built in 1968, will be demolished to make way for a new, two-story single-family residence. Four of the existing nine mature trees in the front and side yards will be retained as the others are in the building area and unable to be saved; the applicant has indicated that they could supply a landscape plan with any Building Permit application and have already tried to shift the building's location to potentially save the other five trees. The property slopes approximately six feet from east to west and is displayed in the application. The property owner purchased the home in December 2022 with the intent to construct a new home.

Proposal

The proposed site plan includes a new home that stretches from the 40-foot front yard setback to the 40-foot rear yard setback, with a 14-foot side yard setback on the west side and a 30-foot side yard setback on the east. The 4,385-square foot, two-story stucco home with an unfinished basement includes a three-car, side-load garage on the east side of the property. The main section of the home is 34 feet above grade, but steps down to 26'-4" on the west side and 26'-1" on the east side with a gable roof. Building, development and front yard

development coverage ratios are all compliant, as are all building setbacks, side yard longwall setbacks, swimming pool setbacks, and the rear yard profile.

Zoning Code Requirements

Article 7.17 of the Unified Development Ordinance (UDO) includes the City's [Residential Design Standards](#), which apply to new single-family homes. The ordinance states that the proposed design shall be consistent and compatible with prominent characteristics existing in the neighborhood, with particular consideration and focus on the characteristics existing on the same block. To augment and support these standards, the City Manager established a [policy](#) to help aid and define neighborhood compatibility. The policy, which was reviewed by City Council, provides for several different building design standards, including height, exterior materials, step-back requirements, and roof design. The proposed home meets all of the design requirements, except its maximum height is greatly exceeded and its exterior is nearly 100 percent stucco.

The building height calculation (per the Policy) would equate to a maximum height of 26 feet, eight feet below the proposal. Per 4.2 of the Policy calculation, the median height of the street segment and rear homes is 17.3 feet, which results in a 26-foot height limit when multiplied by 150 percent. The applicant has indicated that they cannot modify the proposed home plans to reach a 26-foot building height. The "extra height allowance" outlined in 4.3 of the Policy does not apply here because at least two unique conditions are not present. A survey of the entire area (and street segment per 4.4 of the Policy) proves that stucco homes are present, but all have significantly more stone on the front elevation than is proposed; there are no full stucco homes. Therefore, a variance has been requested to the City's design standards.

A Building Permit application has not been submitted for this project, but a Demolition Permit has. Be it this plan or another, a thorough review of the proposed building and site would occur through various City departments. In addition to building and zoning, reviews by engineering and forestry would occur. Grading, drainage, and stormwater plans would all be required to ensure water does not shed off-site and would be constantly monitored by City inspectors during construction. Existing mature trees not within the building area would have to be preserved unless otherwise approved by the City Forester.

Alternatives

Other than providing an entirely new home plan design, there are three options to reduce the severity of the variances requested:

- 1) The floor heights could be reduced, saving between 12 and 24 inches of overall building height and mass. The City's third-party architect was unsure this would really make much of a difference but would bring the height down some.
- 2) The roof pitch could be modified from 9/12 to 8/12, which would drop the height by approximately 1'-2". The City's third-party architect felt this would actually have a negative impact on the design and significantly increase costs due to truss roof construction modifications. The applicant is amenable to this option.
- 3) Additional stone could be added to the front elevation to better complement the neighborhood.

As a whole, the City's third-party architect felt this home would be acceptable from a



compatibility perspective due to the existing conditions and maturity of the neighborhood, the taller homes located to the south, and across the entire neighborhood. The architect indicated that a height reduction would be a bonus given the building height limits established by 4.2 of the Policy.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed it with the applicant and concerned neighbors. This is the first application that tests the City Manager's Policy on Neighborhood Compatibility. This Policy is meant to supplement the City's Residential Design Standards by offering guidance as to what compatibility looks like. Simply, because 4.2 and 4.4 of the Policy are not met, Staff has to determine that Article 7.17 is not being met. The applicant could make changes to meet 4.2 and 4.4, or seek a variance from BZAP as a result. This was specifically set up to allow the Board further review and a closer look to see if compatibility is or isn't met based on the application, ordinances and variance standards of approval. Other than building height and exterior materials, the proposed home meets all of the Policy's measures, including those to reduce mass and potential impacts on adjacent property.

This area has slowly been in a transition between the original 1950s-60s homes and replacement homes built within the past two decades. These homes have largely done a good job of blending into the neighborhood and not negatively impacting existing nearby homes, proving that taller and more thoughtfully designed homes can be harmonious with lower, ranch-style homes. Largely as a result of the City's third-party architect's recommendations, Staff would like to see a reduction in building height and additional stone be added to the front elevation before support for the application can be offered. If these two things were to occur, Staff believes that the granting of the variance would not be precedent-setting because the design meets all of the measures meant to reduce the height, massing and bulk of homes of the Policy, especially as they relate to adjacent lower homes by stepping the building down as it reaches the outer ends of the home. There are two existing homes that would be taller than the proposed home directly across the street from the subject property.

Staff would encourage the Board to utilize Findings #4 (character of the neighborhood) and #8 (spirit and intent of the ordinance) in their discussion.

Attachments

1. BZAP Staff Report Pics - 3846 Waldo Pl
2. BZAP Variance Application - 3846 Waldo Place
3. Schubert letter 07.13.23



3846 Waldo Place

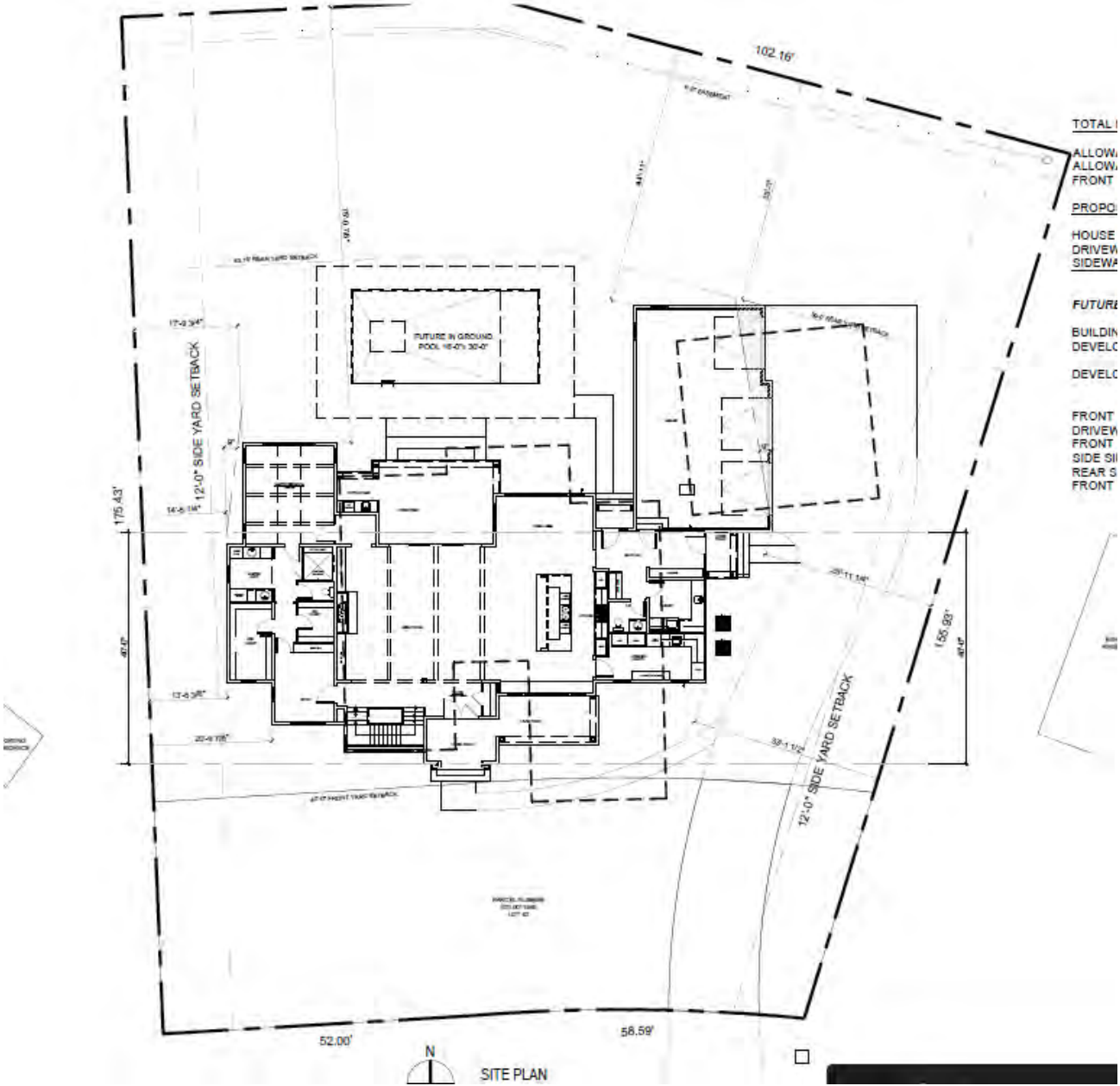
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Existing Elevations & Streetscape



Proposed Elevations



Date: Friday, July 28, 2023

To: Michael Maistros, New Avenue Architects

From: Justin Milam, AICP, Senior Planner

RE: The Barrington School of Kingsdale – 3230 Northwest Boulevard (DEV-03-23)

This memo serves as a summary of preliminary Staff comments regarding the July 24, 2023 submittal of Major Site Plan DEV-03-23 for the proposed construction of a two-story child day care center at 3230 Northwest Boulevard. Board of Zoning and Planning (BZAP) review of a site plan is required per UDO Article 4.05(M) of any project located within a commercial zoning district. The City's Technical Review Committee has met to discuss this application and comments have been compiled below for your review. These issues should be addressed and/or resolved in order to improve the prospect of project approval. This letter will be reviewed at the August 2, 2023 Work Session, and your team should be prepared to introduce the project to the Board and respond to each of the items noted.

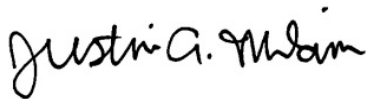
The items identified in this letter are based on the City's preliminary review of the application and is not an exhaustive list of items that may need to be addressed to comply with the UDO and City code. The City reserves the right to address additional items on this project as necessary.

- 1) **Variances Required** – Staff has identified variances that will be incorporated into this application. These include, but are not limited to: minimum number of parking spaces (56, 26 proposed) and floor area ratio between 0.50-0.75 (0.496 proposed).
- 2) **Business Details** – Please submit information on the proposed number of students, number of employees and hours of operation of the center. Staff understands that it may take 18-24 months for the center to reach full occupancy.
- 3) **Public Notification/Outreach** – Please verify whether or not the certified mail notices have been sent to those proposed owners within 100 feet of the site, at least 21 days in advance of the meeting. Missing this deadline would push the application to the September 20th BZAP hearing. Please also detail for the Board the measures taken to proactively involve neighbors in the planning and submission of this application. In addition to attending the July BZAP Work Session, Staff is aware that at least one meeting has occurred and conversations are on-going with those who could not attend.
- 4) **Emergency Services** – A turning radius plan is needed to ensure the City's emergency vehicles can adequately access the site. More information is needed on whether the building will include a fire suppression and/or fire alarm system. Thank you for working proactively with the City on the proposed business name, as well as emergency event policies for staff.

- 5) **Site Utilities** – A utility narrative or summary letter was not submitted. This narrative must outline plans for all utilities, including sanitary sewer capacity, stormwater management and water pressure.
- 6) **Traffic Management** – The City Engineer has approved the proposed site access and circulation pattern, and is also supportive of the three off-site parking spaces provided on the south side of Trentwood Road. Please continue to coordinate this potential improvement with the City's public works project and our plans. Please also investigate for any potential site visibility triangle obstructions.
- 7) **Parking** – Thank you for supplying additional information on the center's parking needs utilizing comparable examples. While a variance is needed, the information supplied appears to be sufficient. Should a parking problem arise, an off-site parking arrangement will be needed. Please note on the site plan where any shuttle buses/vans will be parked. Also, thank you for offering to allow after-hours parking for the City's future community center across the street at Kingsdale.
- 8) **Landscape Plan** – The City Forester is presently reviewing the submitted landscape plan and will offer comments when available. For added protection and security, please consider additional brick columns along the playground fencing.
- 9) **Outdoor Lighting** – The outdoor lighting plan appears to be code compliant, but more information is needed on the lighting uniformity standards (max-to-min and average-to-min light levels). Thank you for helping to retain access to the night sky.
- 10) **Outdoor Equipment** – Staff would request that all outdoor play equipment be earth tone in color with a matte finish. Any awnings should have a rigid valance.
- 11) **LEED Eligibility** – Upper Arlington has a strong tradition of constructing new commercial and mixed-use buildings utilizing environmentally-friendly designs, materials and concepts. Please ensure the renovation meets basic LEED® standards. Buildings do not need to be LEED® certified.
- 12) **Public Hearing Sign** – A "Ready for a Change" sign has been placed at the site - please ensure this sign remains visible on the property until the BZAP process is complete. This is to help passersby and neighbors become aware of the potential project.

Thank you for your application and for working proactively with the City on a variety of issues. Please continue to investigate the items noted above and let us know if you have any questions or concerns.

Best Regards,



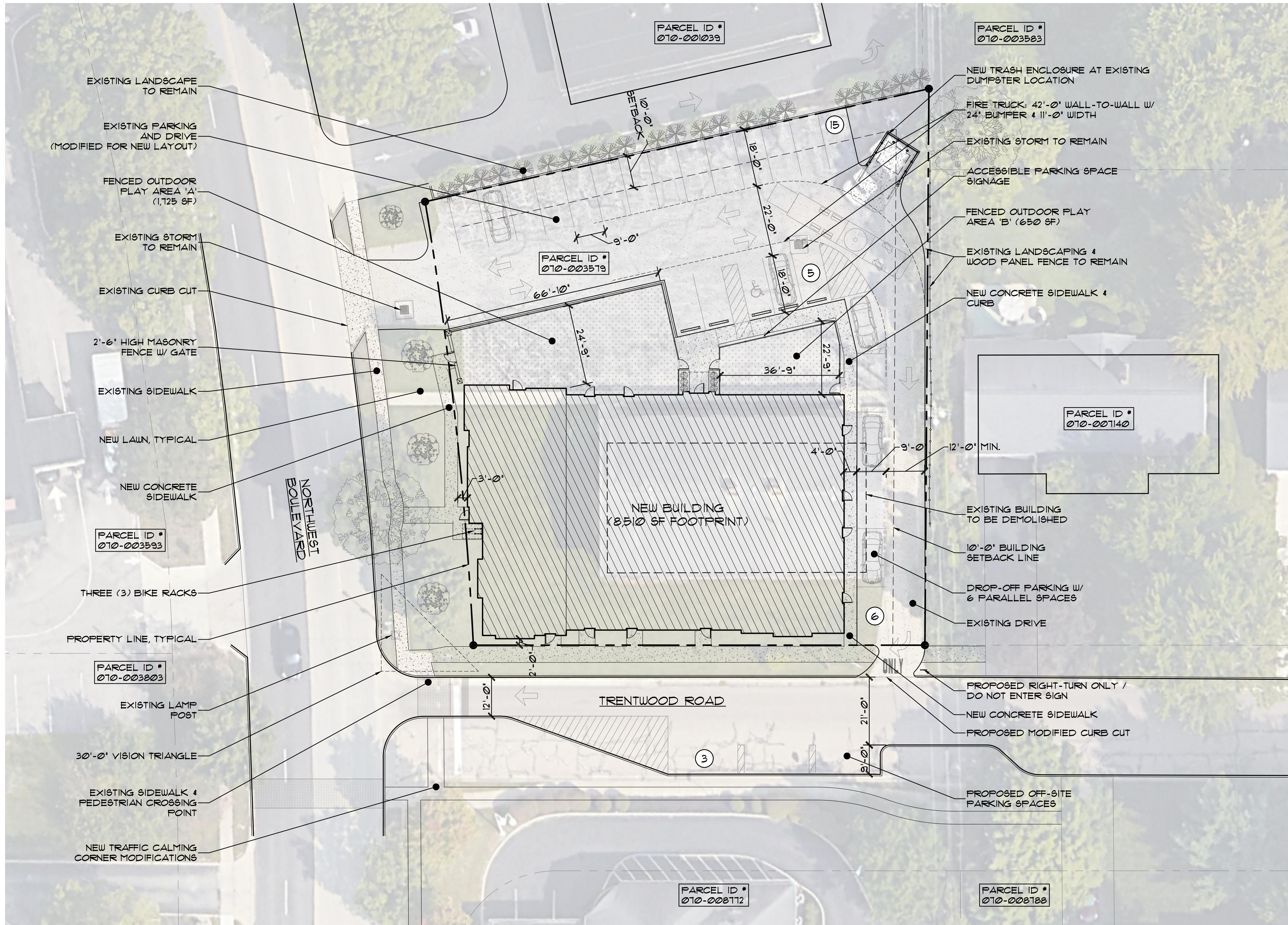
Justin Milam, AICP
Senior Planner
614-583-5083
jmilam@uaoh.net

Cc:

Steven Schoeny, City Manager
Jackie Thiel, PE, Assistant City Manager
Chad Gibson, AICP, Community Development Director
Gary Wilfong, Public Service Director
Roger Eastep, Chief Building Official

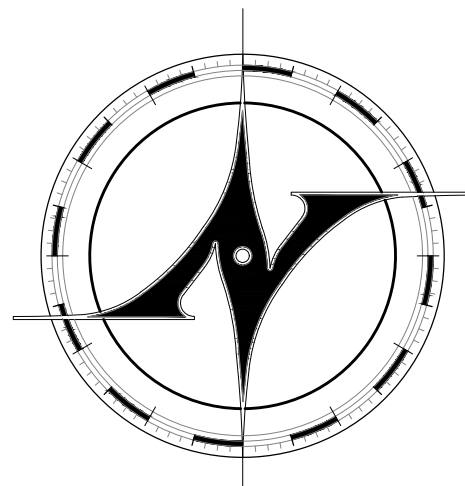
Alan Thompson, Battalion Chief
Darlene Pettit, Assistant City Attorney
Aaron Scott, PE, Assistant City Engineer
Samantha Simmons, City Forester

SITE ANALYSIS	
ZONING	CITY OF UPPER ARLINGTON
COMMERCIAL DISTRICT,	B-1 (NEIGHBORHOOD BUSINESS)
MAX. BUILDING HEIGHT:	3 STORIES - 30'-0"
ACTUAL BUILDING HEIGHT:	2 STORIES - 29'-6"
BUILDING FOOTPRINT AREA:	8,460 SF.
SITE AREA:	22,215 SF. 0.51 ACRES
MAX. ALLOWABLE COVERAGE:	80%
ACTUAL SITE COVERAGE:	18%
PARKING STANDARDS	ARTICLE 6.03 (Upper Arlington, Ohio - Code of Ordinance)
A. EXISTING BUSINESS:	28 SPACES
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TOTAL	26 SPACES
POTENTIAL OFF-SITE PARKING	
PROPOSED TRENTWOOD RD. SPACES	3 SPACES



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



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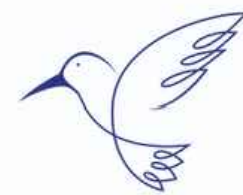
FORMAL BZAP REVIEW SET

01/24/2023

INFORMAL BZAP REVIEW SET 06/28/2023

Barrington School
of Kingsdale

3230 Northwest Boulevard
Upper Arlington, Ohio 43221



**BARRINGTON
SCHOOL**

WHERE LEARNING BEGINS

Project No. 23-0098

ARCHITECTURAL
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SP1.1



23-3346

Site Plan Application

Status: Active

Submitted On: 7/24/2023

Primary Location

3230 NORTHWEST DR
UPPER ARLINGTON, OH
43221

Owner

DR PARTNERS
INVESTMENTS LLC
NORTHWEST 3230
COLUMBUS, OH 43221

Applicant

 Michael Maistros
 614-884-8888
 mjmaistros@new-
avenue.net
 4740 Reed Road, Ste 201
Upper Arlington, OH
43220

BZAP Information

 BZAP Case #

DEV-03-23

 BZAP Review Date

08/16/2023

 Status

Pending

 Variances Granted

 BZAP Conditions

Development Information

Development Name*

Barrington School of Kingsdale

Proposed Tenants (if available)

Barrington School

Description of Development* ?

This Project involves demolishing the existing "Bass Building" that sits on the corner of Northwest Blvd and Trentwood Road and replacing it with a 2-story structure for the use as a new Barrington School.

Site Area (in SF)*

22216

Total Development Size (in SF)*

8505

of Stories

2

Building Height (from grade)*

29.5

of Parking Spaces*

26

Total Development Coverage (in %)*

39

Application Information**Application Type***

Final

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

The development meets or exceeds all of the requirements of the City's Ordinances, except for the number of parking spaces, which is the reason for this Variance request.

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

The proposed School / Childcare facility is a much needed business in the Upper Arlington area this use fits perfectly within the Neighborhood Business District. The new building design will provide a sensitive transition between the more commercial side of the property facing Northwest Blvd and the quite residential area directly to the East by use of scale and materials. The existing building on the site is in very poor condition, so its removal and replacement will also have a positive impact on the surrounding area.

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

The proposed building is designed to have a 2-story portion located near Northwest Blvd and transition to a single-story structure near the residential neighborhood, which primarily consists of single-story homes. This structure will also be located further away from the nearest residential property than the existing 2-story building. This development is also making an effort to assist in the current traffic issue facing the adjacent neighborhood by establishing a "right-out" only turn from the existing curb-cut onto Trentwood Road to help stop people using the street as a shortcut to get to the highway.

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

The main goal of this development is not only to create a successful business endeavor for the Barrington School, but also to beautify an existing delapidated site while providing a much needed and sought-after service to the community.

Attachments

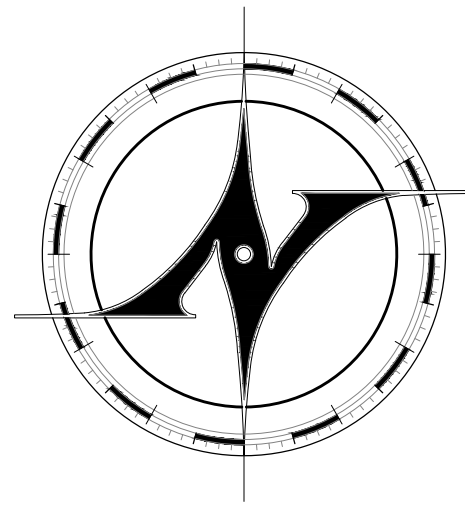
Site Plan application & supporting materials		REQUIRED
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Barrington School of Kingsdale

Site Plan Application

3230 Northwest Boulevard - Upper Arlington, Ohio 43221



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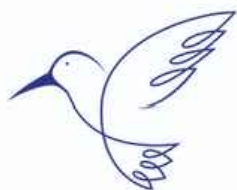
01/24/2023

INFORMAL BZAP REVIEW SET

06/28/2023

Barrington School
of Kingsdale

3230 Northwest Boulevard
Upper Arlington, Ohio 43221



BARRINGTON
SCHOOL

WHERE LEARNING BEGINS

Project Team

Project Owner
Jamal Kader
Address,
Columbus, Ohio 4xxxx 614.xxx.xxxx

Architect
New Avenue Architects & Engineers
4740 Reed Road, Suite 201
Columbus, Ohio 43220 614.884.8888

Structural Engineer
New Avenue Architects & Engineers
4740 Reed Road, Suite 201
Columbus, Ohio 43220 614.884.8888

Landscape Architect
Inc
Address,
Columbus, Ohio 4xxxx 614.xxx.xxxx

Civil Engineer
Engineering
Address,
Columbus, Ohio 4xxxx 614.xxx.xxxx

Current Property Owner
Dr Partners Investments LLC
3230 Northwest Boulevard,
Columbus, Ohio 43221

Project Scope of Work:

Summary:
The Scope of Work for this project consists of demolition of an existing 2 story building and the construction of a new 2 story daycare building.

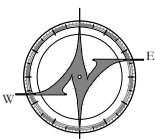
Areas:

Total Scope of Work (Approximate): 10,500 Square Feet

Drawing List:

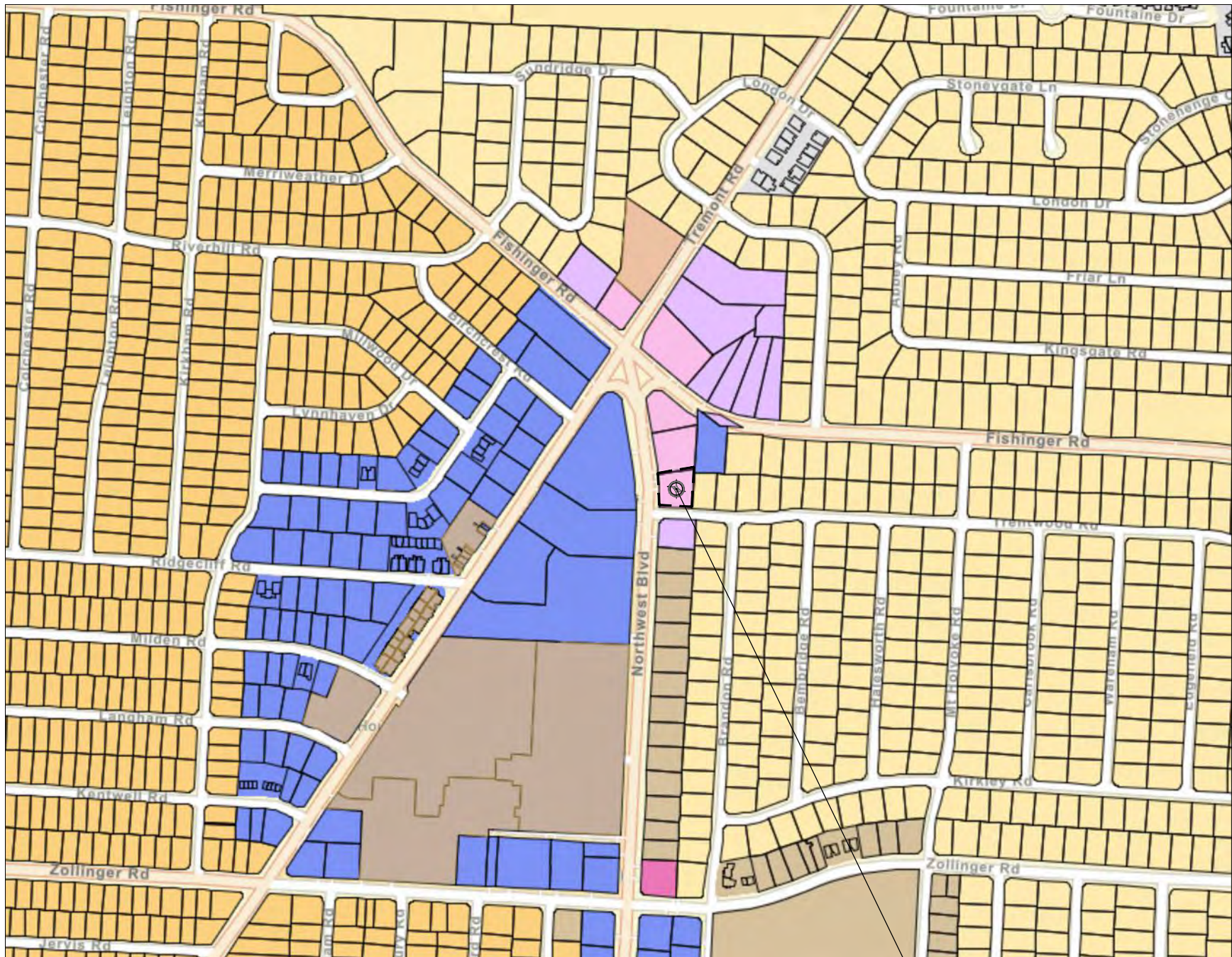
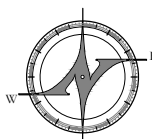
No.	Sheet	Sheet Name:	Revisions
1.	G0.0	Cover Sheet & Project Information	
2.	SP1.1	Site Plan	
3.	SD1.1	Site Details	
4.	SD1.2	Site Details	
5.	A1.1	First Floor Plan	
6.	A1.2	Second Floor Plan	
7.	A5.1	Exterior Elevations	
8.	A5.2	Exterior Elevations	
9.	R1.1	Exterior Renderings	
10.	R1.2	Exterior Renderings	
11.	R1.3	Exterior Renderings	
12.	R1.4	Exterior Renderings	

Site Vicinity Map



Project Location

Site Zoning Map



Project Location

Northwest Boulevard Perspective

Not to Scale



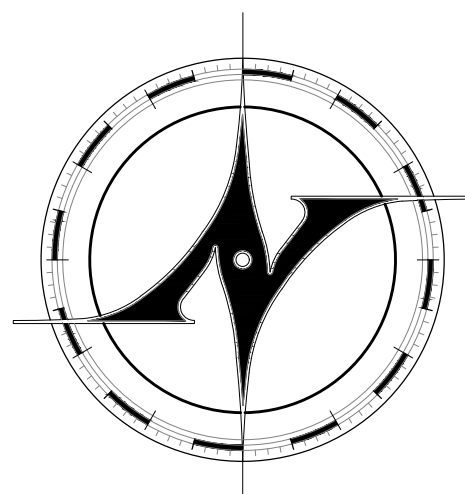
Project No. 23-0098

COVER SHEET &
PROJECT INFORMATION

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G0.0

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FORMAL BZAP REVIEW SET

01/24/2023

INFORMAL BZAP REVIEW SET 06/28/2023

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**BARRINGTON
SCHOOL**

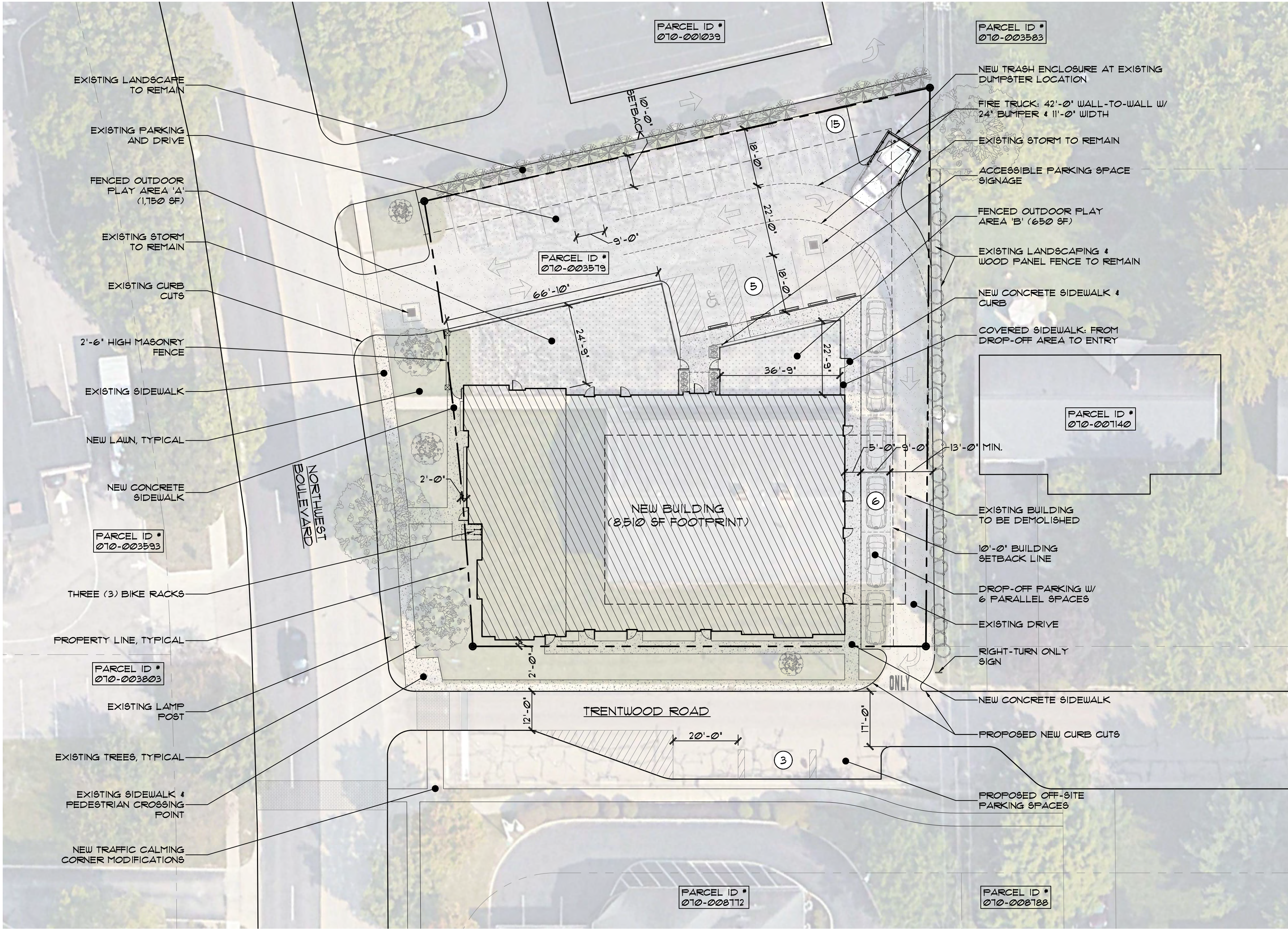
WHERE LEARNING BEGINS

Project No. 23-0098

ARCHITECTURAL
SITE PLAN

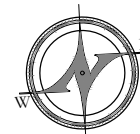
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SP1.1

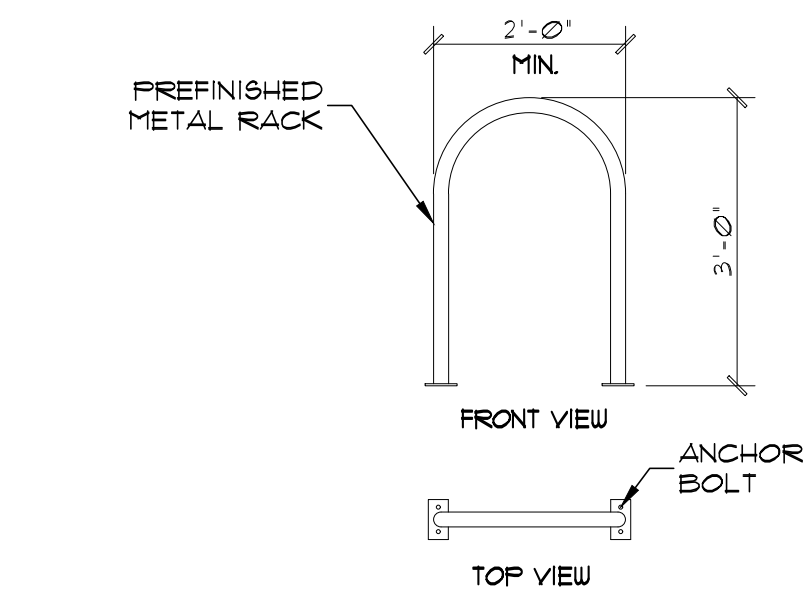


ARCHITECTURAL SITE PLAN

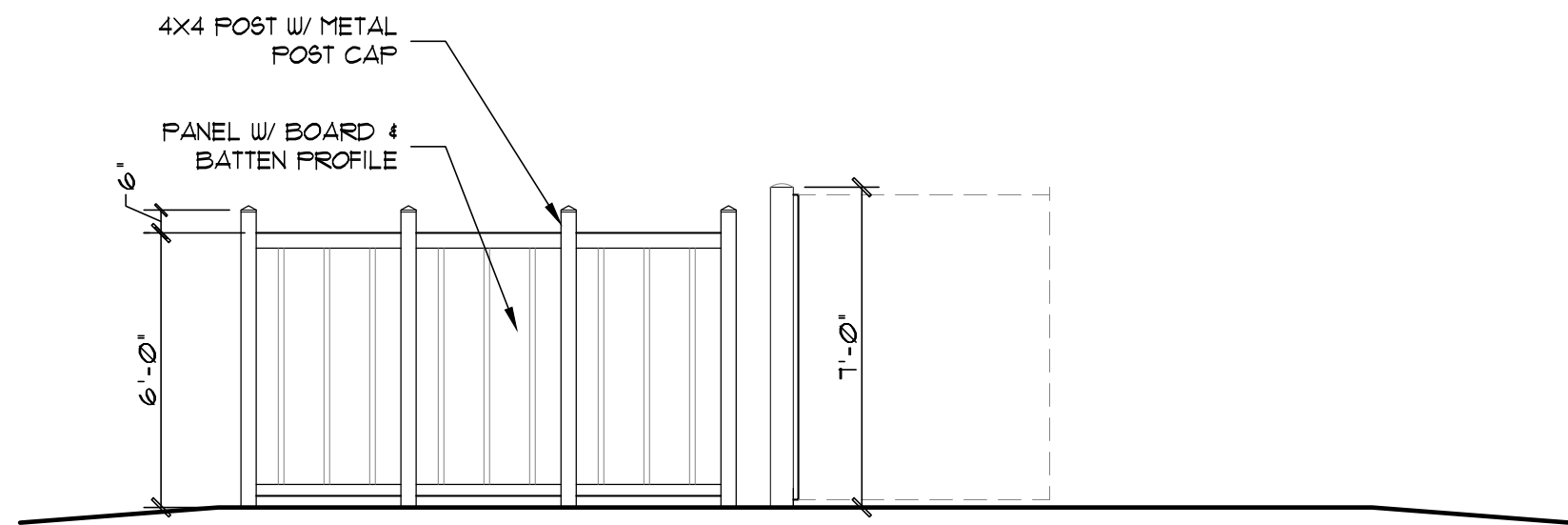
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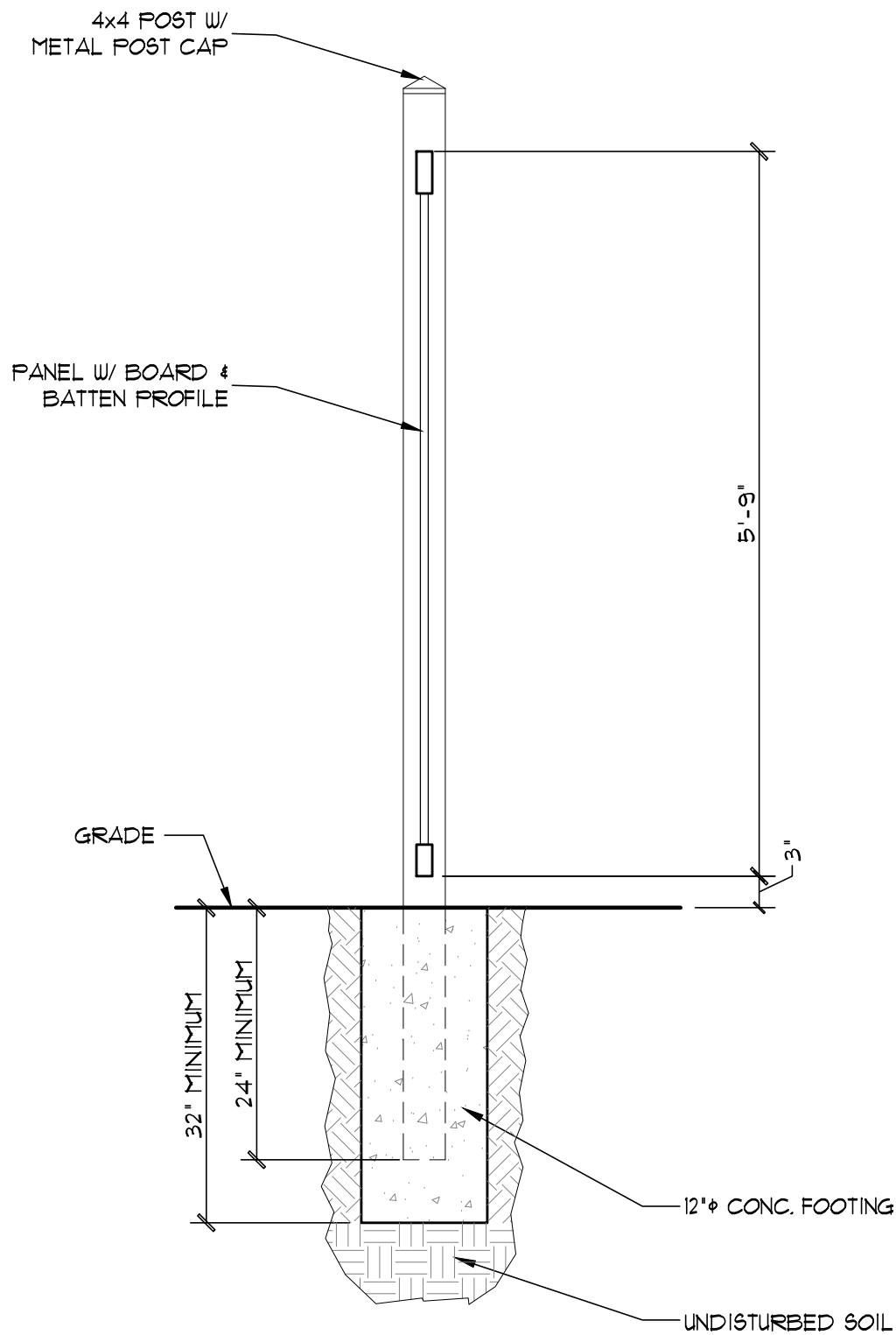
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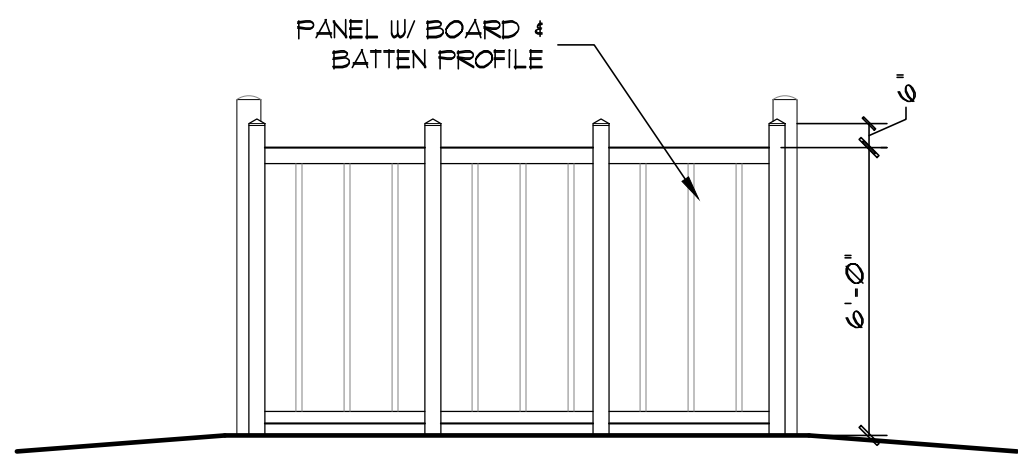
4 BICK RACK DETAIL
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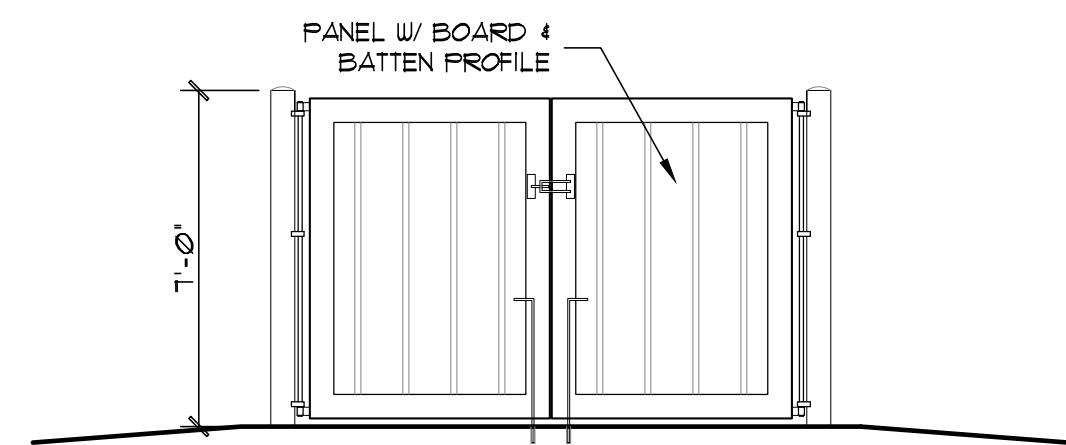
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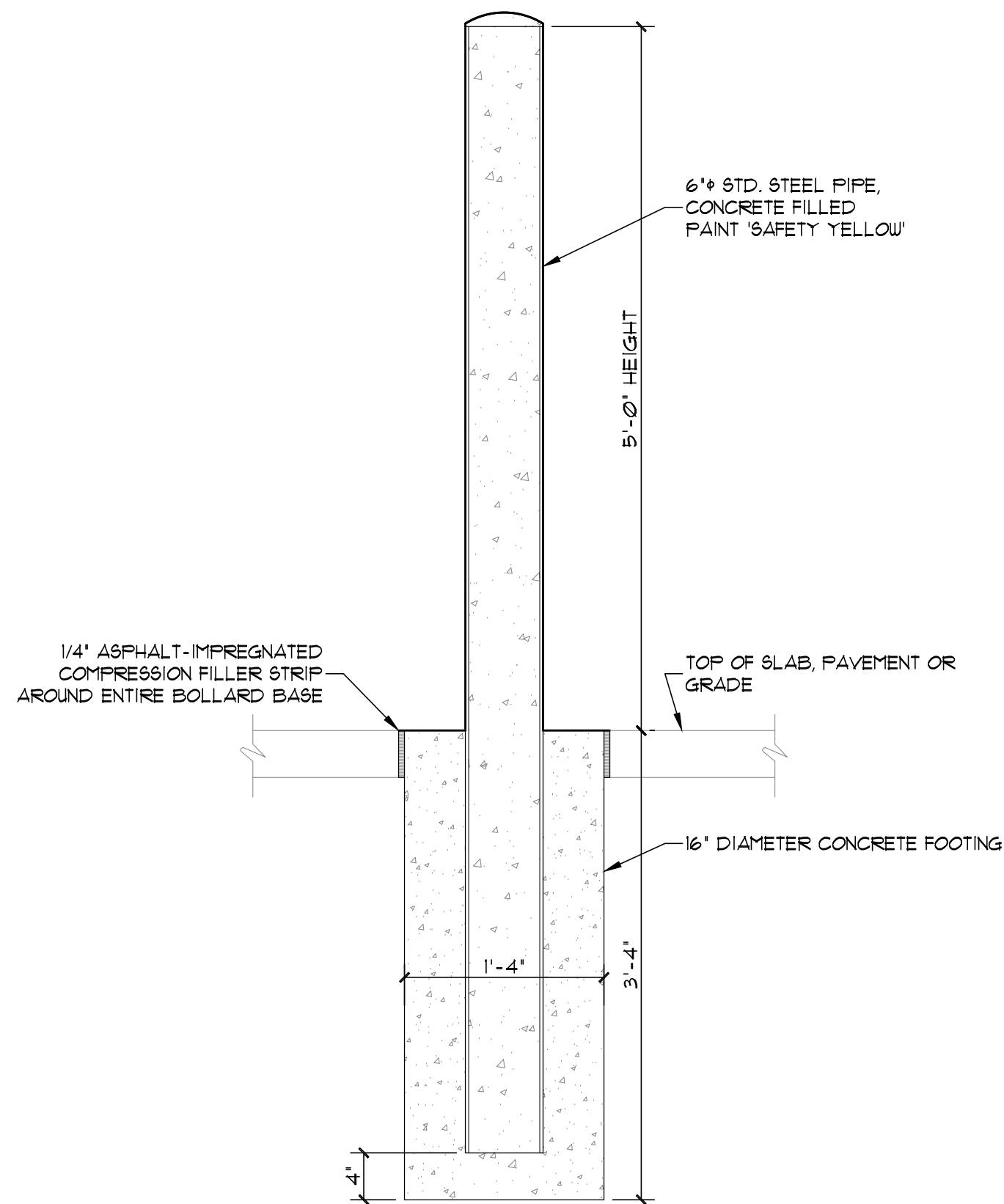
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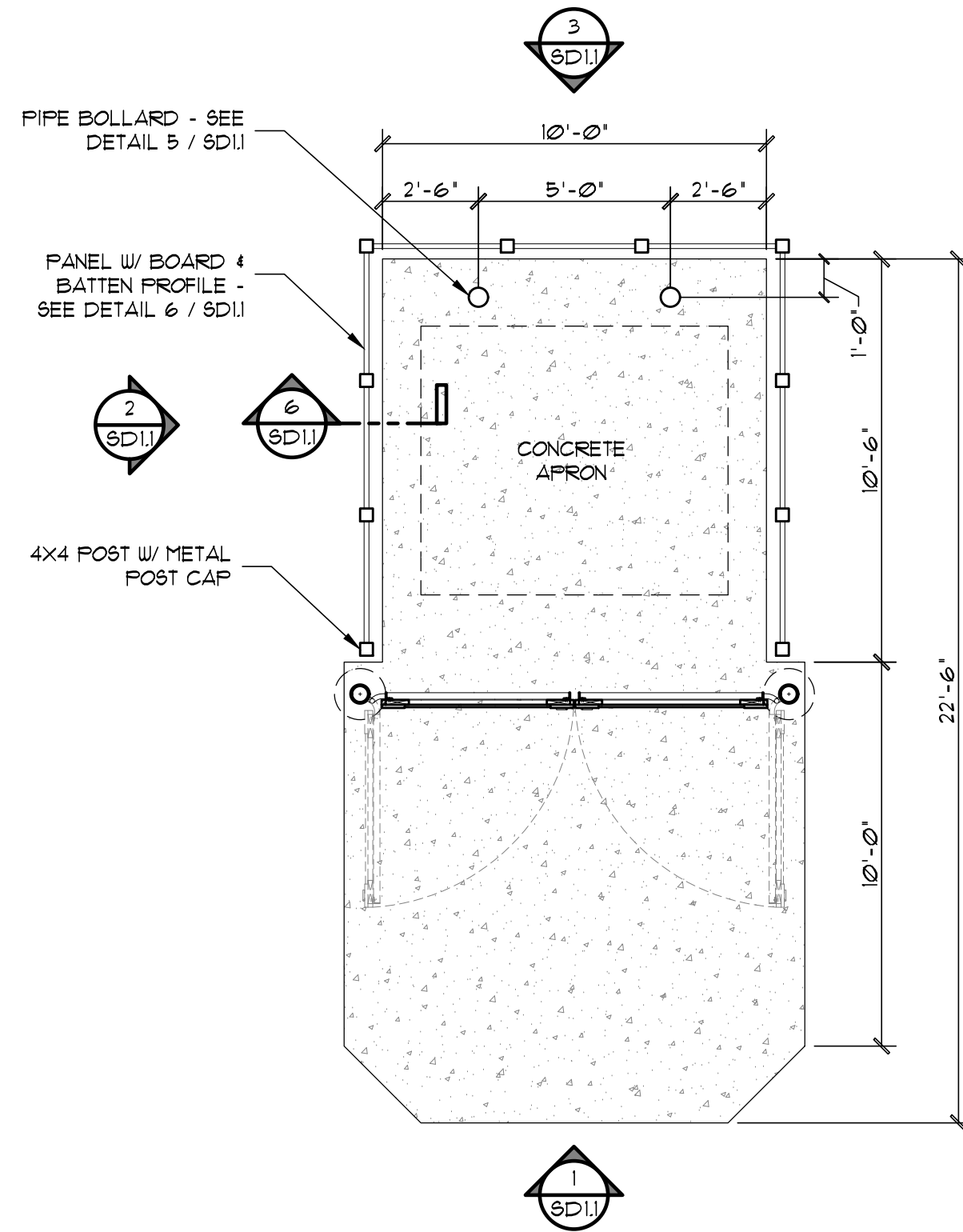
3 REAR ELEVATION
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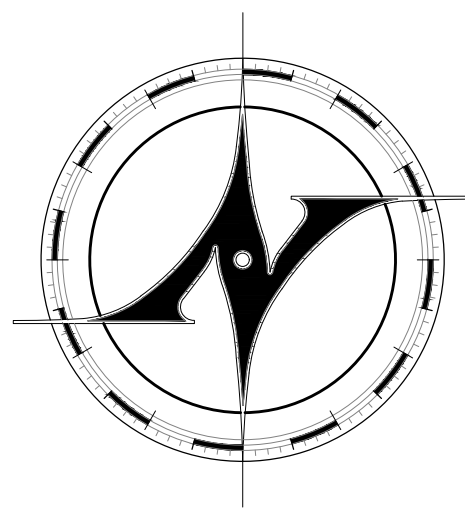
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



5 BOLLARD DETAIL
SCALE: 1" = 1'-0"



ENCLOSURE FLOOR PLAN
SCALE: 1/4" = 1'-0"



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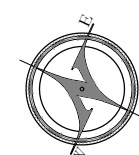
BARRINGTON
SCHOOL
WHERE LEARNING BEGINS

Project No. 23-0098

SITE DETAILS

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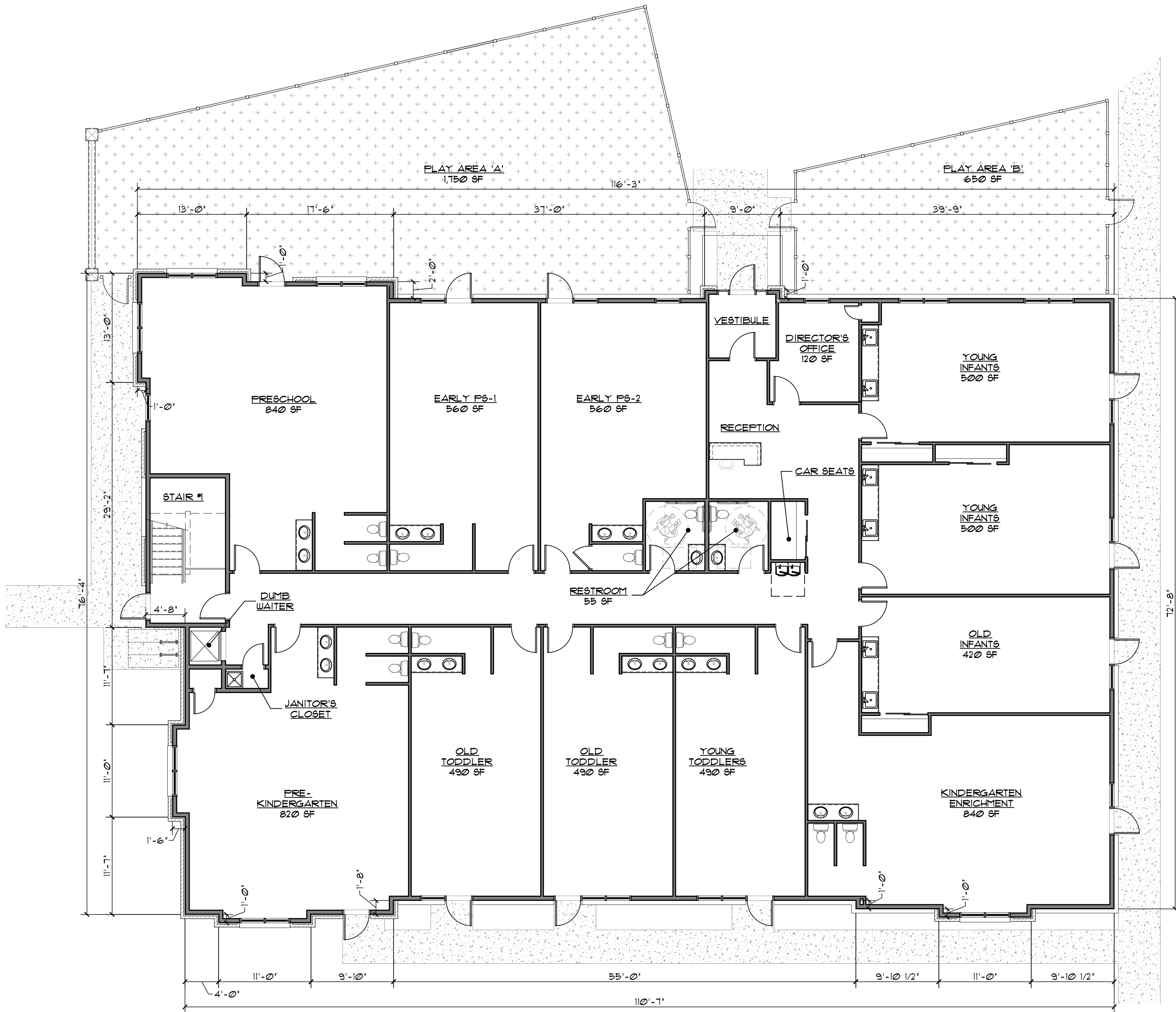
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SD1.2

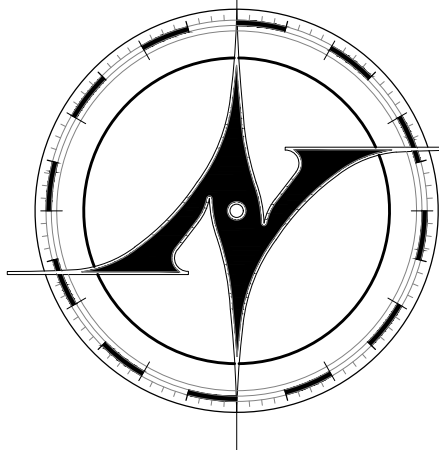
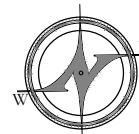


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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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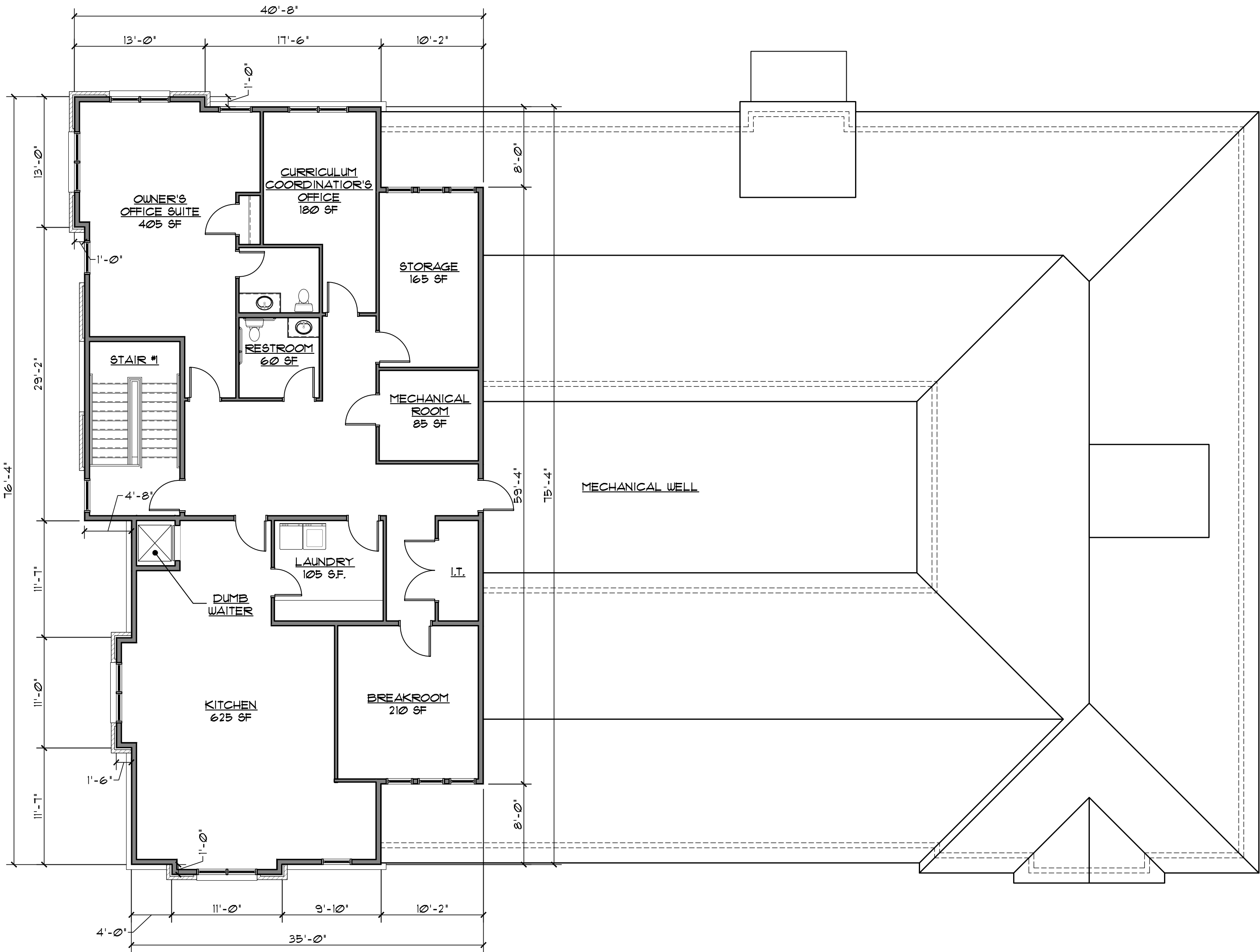
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FIRST FLOOR PLAN

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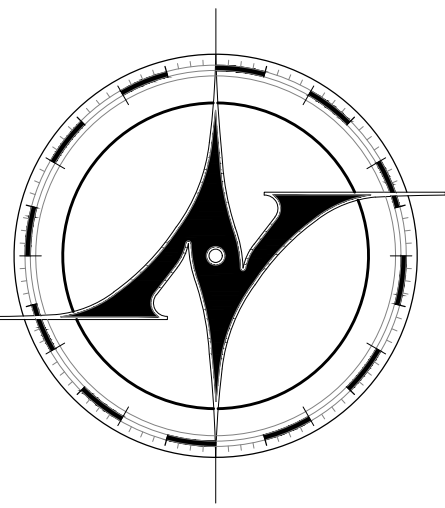
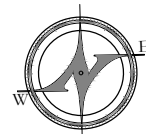
A1.1

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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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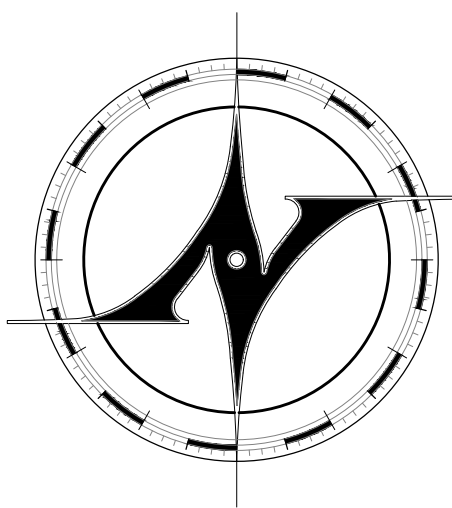
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SECOND FLOOR PLAN

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A1.2

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FORMAL BZAP REVIEW SET

01/24/2023

INFORMAL BZAP REVIEW SET

06/28/2023

Barrington School
of Kingsdale

3230 Northwest Boulevard
Upper Arlington, Ohio 43221



**BARRINGTON
SCHOOL**

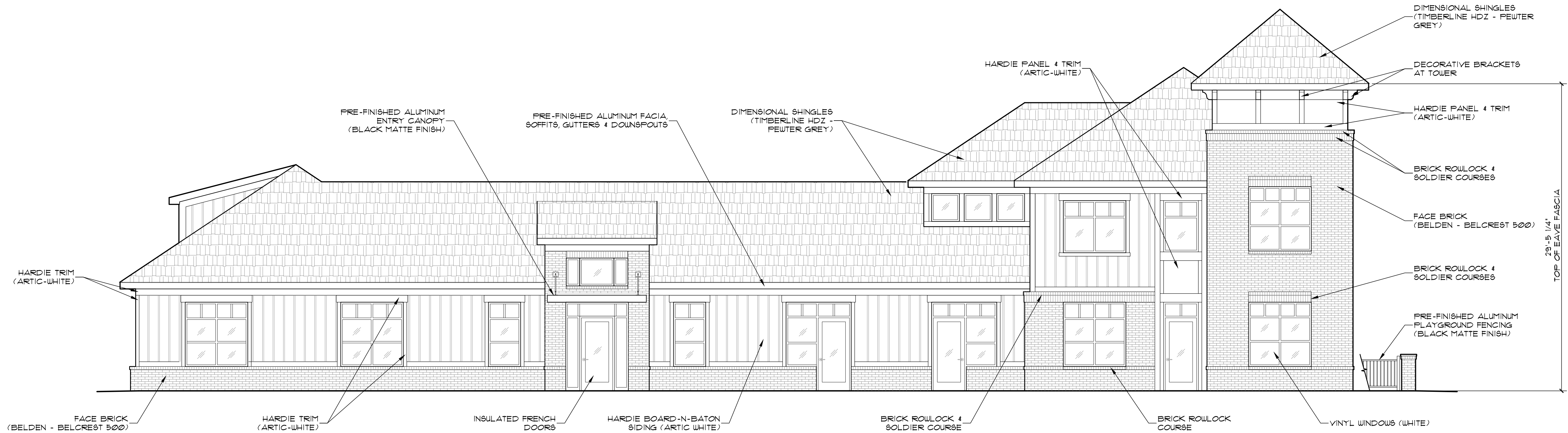
WHERE LEARNING BEGINS

Project No. 23-0098

EXTERIOR
ELEVATIONS

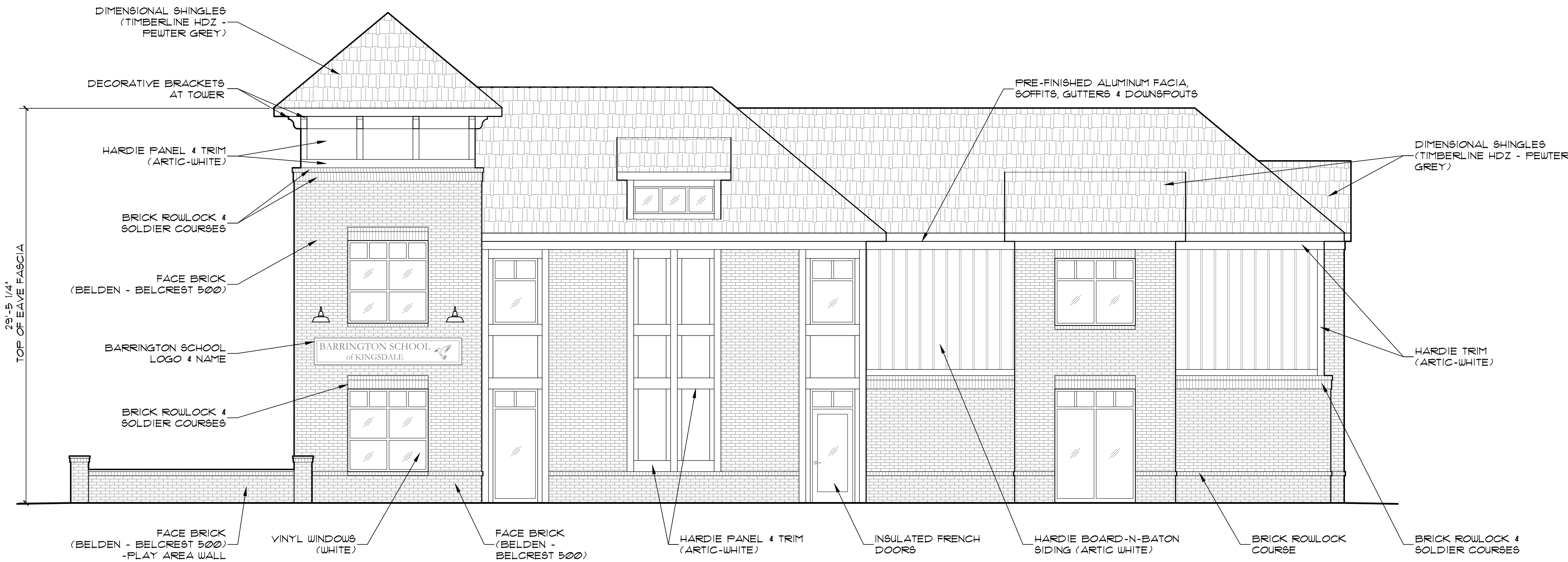
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A5.1



NORTH ELEVATION - PARKING LOT

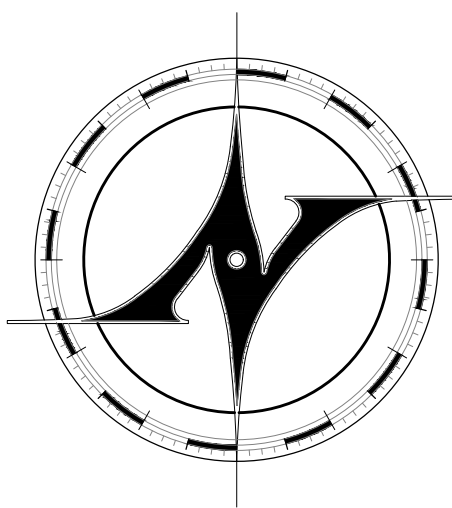
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NORTHWEST BOULEVARD ELEVATION

SCALE: 3/16" = 1'-0"

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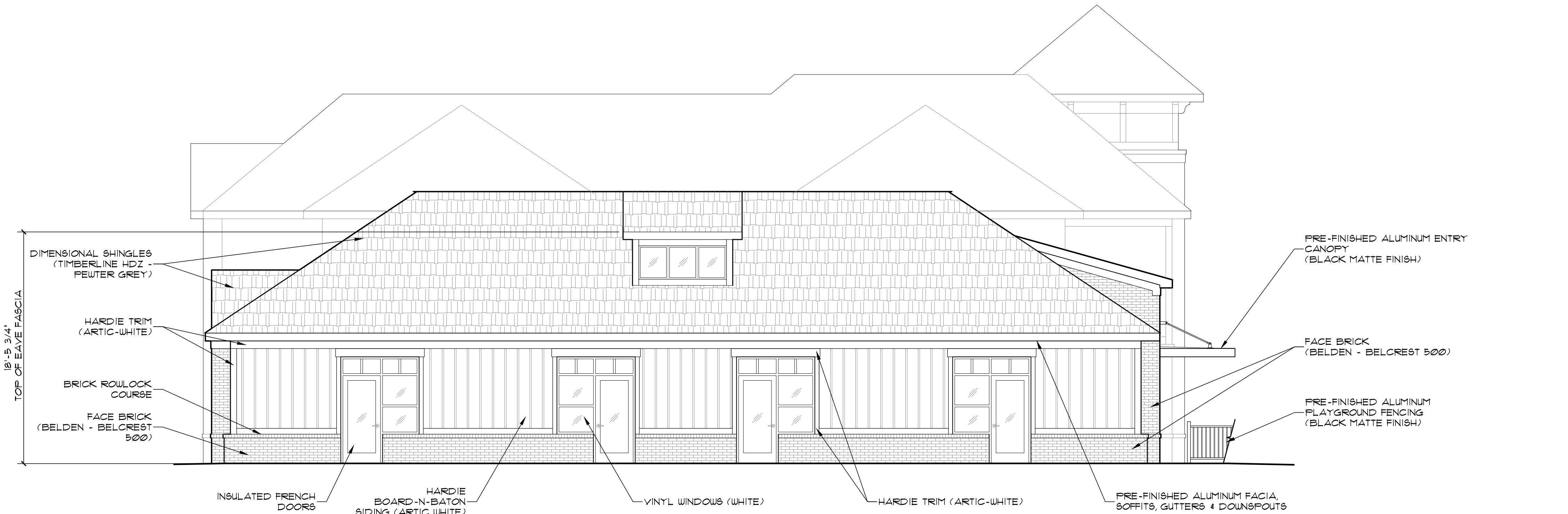
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A5.2



EAST ELEVATION - DROP OFF

SCALE: 3/16" = 1'-0"



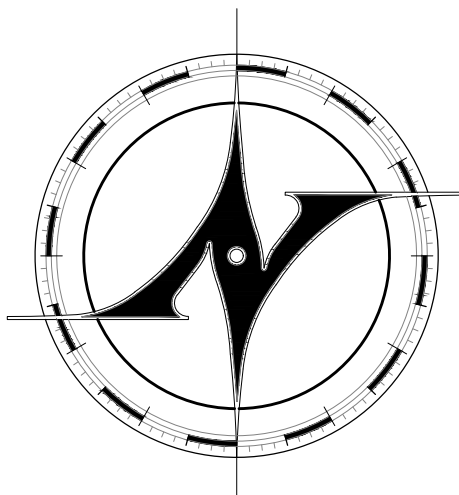
TRENTWOOD ROAD ELEVATION

SCALE: 3/16" = 1'-0"

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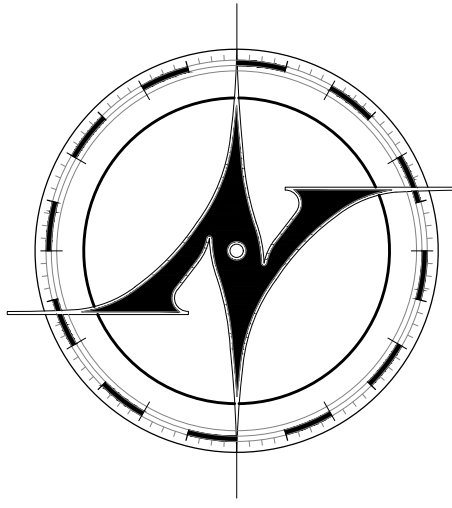
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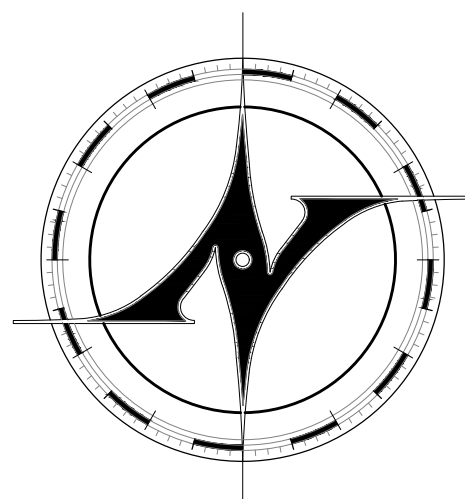
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R1.2

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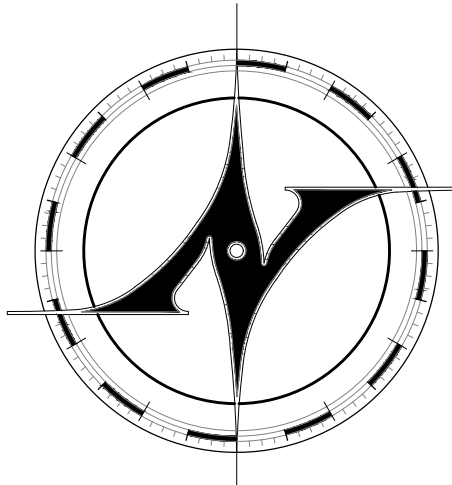
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R1.3

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R1.4



Instrument Number: 201604140045463
Recorded Date: 04/14/2016 12:14:49 PM



Terry J. Brown
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160022756
Document Type: DEED
Document Page Count: 3

Submitted By (Walk-In):
BAILEY CAVALIERI LLC

Walk-In

Return To (Mail Envelope):
BAILEY CAVALIERI LLC

Mail Envelope

First Grantor:
FIRAS RABI

First Grantee:
DR PARTNERS INVESTMENTS LLC

Fees:
Document Recording Fee: \$28.00
Additional Pages Fee: \$8.00

Instrument Number: 201604140045463
Recorded Date: 04/14/2016 12:14:49 PM

Total: \$36.00

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Conveyance
Mandatory- <u>LEO</u>
Permissive- <u>LEO</u> <u>SM</u>
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

TRANSFERRED**APR 14 2016**CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO**LIMITED WARRANTY DEED**Firas Rabi, an unmarried man

(name(s) and marital or organizational status of grantor(s))

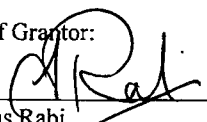
for valuable consideration paid, grant(s), with limited warranty covenants, to DR Partners Investments, LLC, an
Ohio limited liability companywhose tax mailing address is 3230 Northwest Boulevard, Columbus, Ohio 43221

all of his interest (being an undivided one half interest) in the following described real property:

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

Being the property more fully described on Exhibit "A" attached heretoSubject to the mortgage to The Arlington Bank which is recorded as Instrument No.
201503020025599 in the Recorder's Office of Franklin County, Ohio, real estate taxes
and assessments which are not yet due and payable and conditions, restrictions and
easements of record.Tax District and Parcel Number: 070-03579Street address of property: 3230 Northwest Boulevard, Columbus, Ohio 43221Prior Instrument Reference: 201503020025589Signed this 27th day of March, 2016.

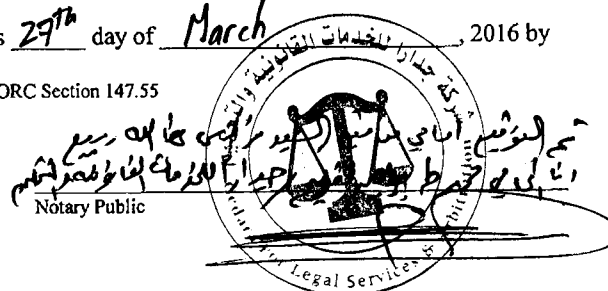
Signatures of Grantor:


Firas Rabi

Country Jordan City Amman
STATE OF Jordan, COUNTY OF Amman:

The foregoing instrument was acknowledged before me this 29th day of March, 2016 by
Firas Rabi.

Complete pursuant to ORC Section 147.55



This instrument prepared by: Donald G. Paynter, Attorney at Law.

After recording, return to Donald G. Paynter, Bailey Cavalieri, LLC, Suite 2100, 10 West Broad Street, Columbus, OH 43215.
*insert description of real property and interest therein.

Revised 7/1/2009

EXHIBIT "A"

Situated in the County of Franklin in the State of Ohio and in the City of Upper Arlington and bounded and described as follows:

Being a 0.5254 Acre Tract of land out of the 1.260 Acre Tract of land, more or less, conveyed to Carl F. Fergus, by Frank T. Sayers, and Isabelle S. Sayers, his wife, by deed of record in Deed Book 2022, page 554, Recorder's Office, Franklin County, Ohio in Township No. 1, Range 19, United States Military Lands, in the City of Upper Arlington, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin at the intersection of the northerly line of Trentwood Road with the easterly line of Northwest Boulevard as the same is shown of record in Wakefield Forest Addition, Plat Book 28, page 48, Recorder's Office, Franklin County, Ohio; said iron pin marking the southwesterly corner of the tract of land herein described, and the southwesterly corner of said 1.260 Acre Tract;

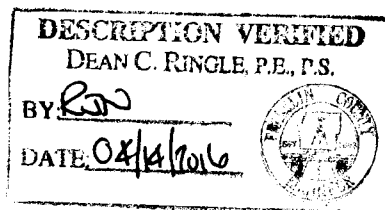
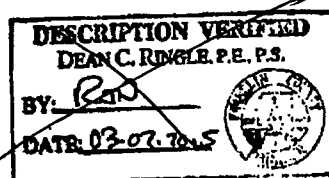
Thence and with the easterly line of Northwest Boulevard and the westerly side of the tract herein described and with a curve to the left whose radius is 1196.26 ft., North 3 degrees 21 minutes 12 seconds West, a chord distance of 137.77 ft. to an iron pin marking the northwesterly corner of the tract herein described;

Thence and with the northerly side of the tract herein described. North 80 degrees 12 minutes 30 seconds East a distance of 159.37 ft. to a point marking the northeasterly corner of the tract herein described; said point also being located in the easterly line of said 1.260 Acre Tract;

Thence and with the easterly line of the tract herein described and the easterly line of said 1.260 Acre tract, South 3 degrees 15 minutes 40 seconds West a distance of 171.84 ft. to a point marking the southeasterly corner of the tract herein described and the southeasterly corner of said 1.260 Acre tract;

Thence and with the northerly line of Trentwood Road and the southerly side of the tract herein described and the southerly side of said 1.260 Acre Tract, North 87 degrees 09 minutes West a distance of 139.39 ft. to the iron pin marking the point of beginning of the tract of land herein described and containing 0.5254 Acres, more or less.

Parcel No. 070-003579
Known as 3230 Northwest Blvd.

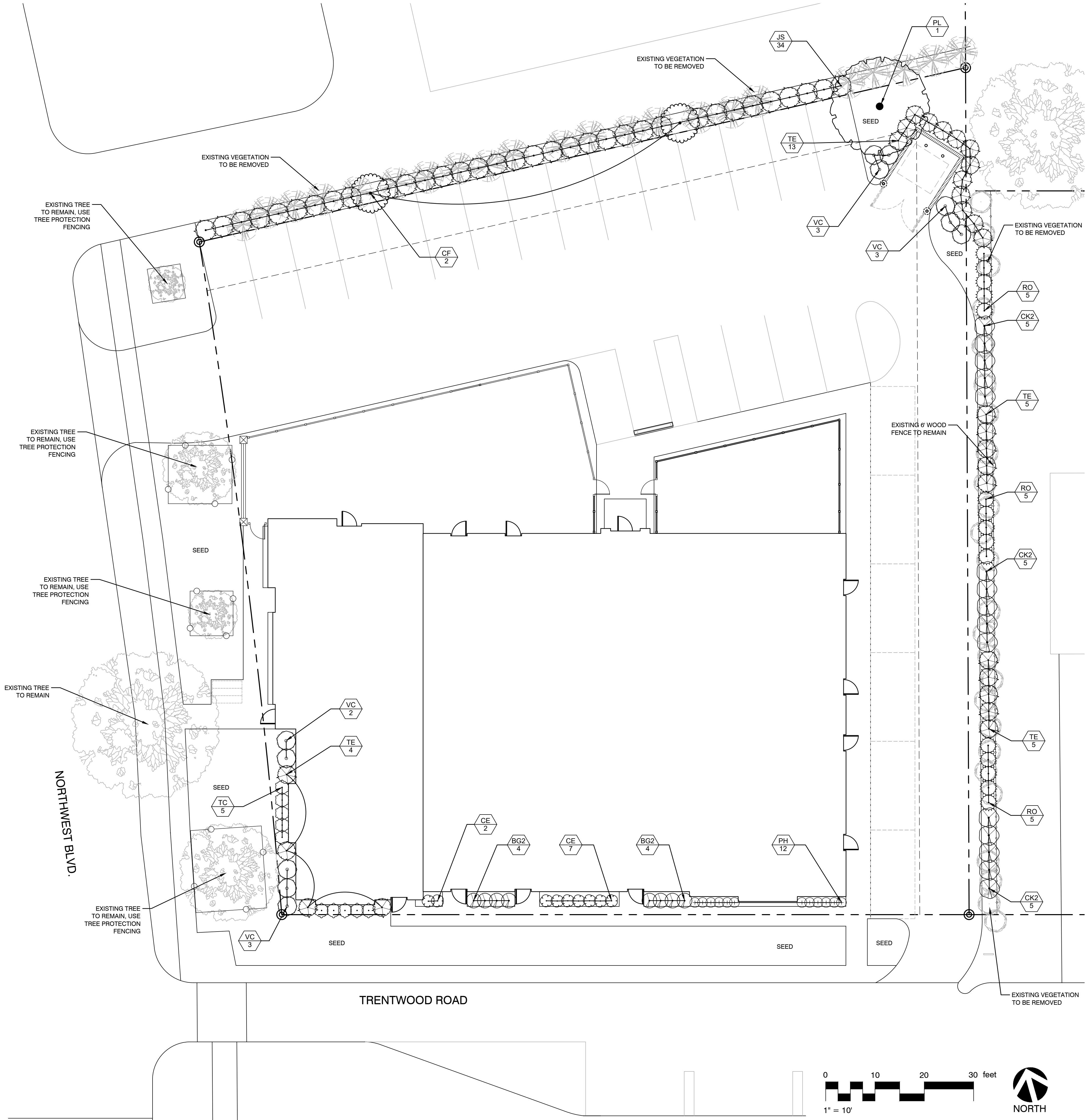


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003579

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GENERAL PLANTING NOTESa

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



SHEET INFORMATION

DRAWN BY
BAK

REVISIONS

SHEET TITLE
Landscape Plan

SCALE
AS NOTED

SHEET NO.

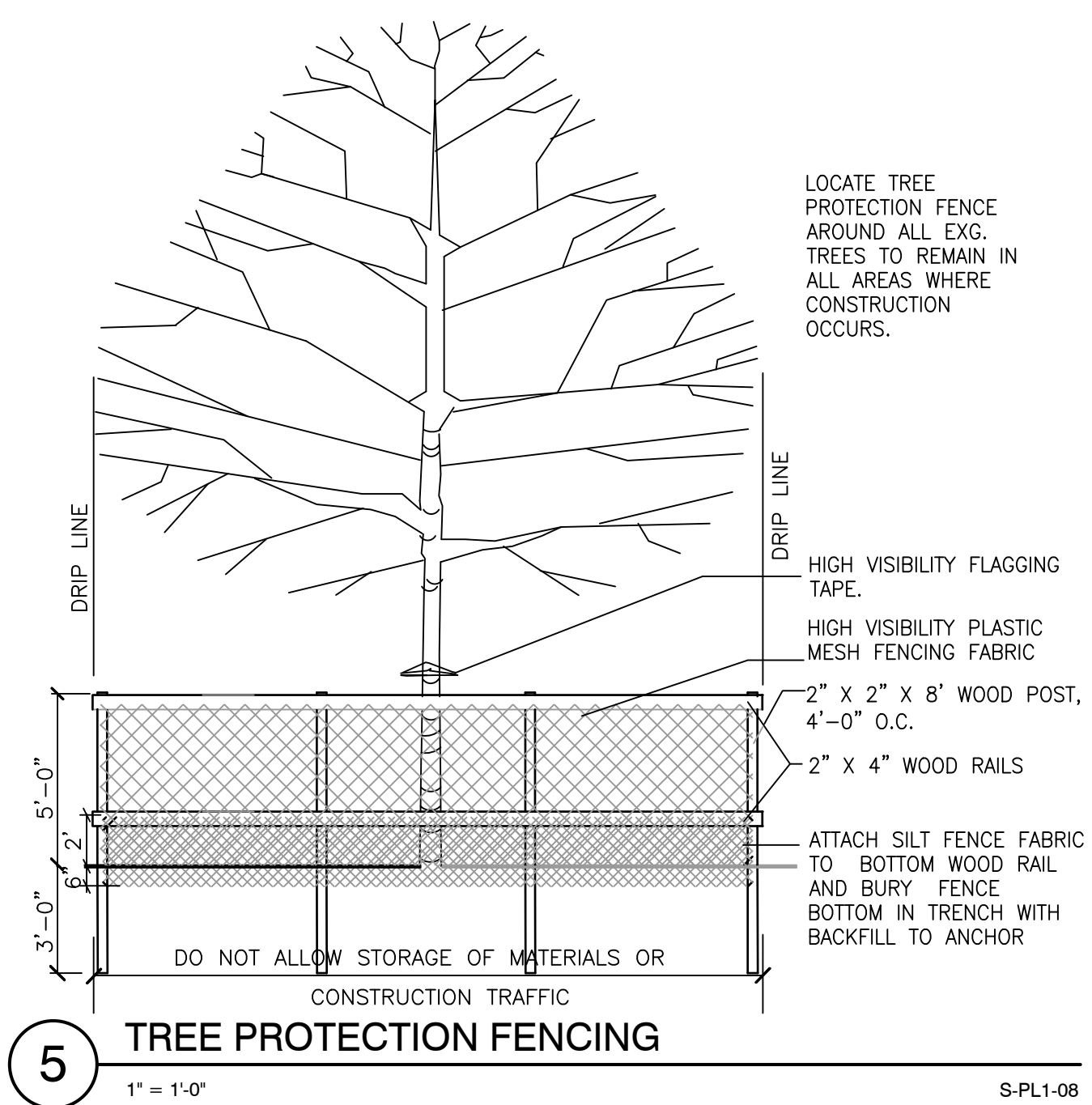
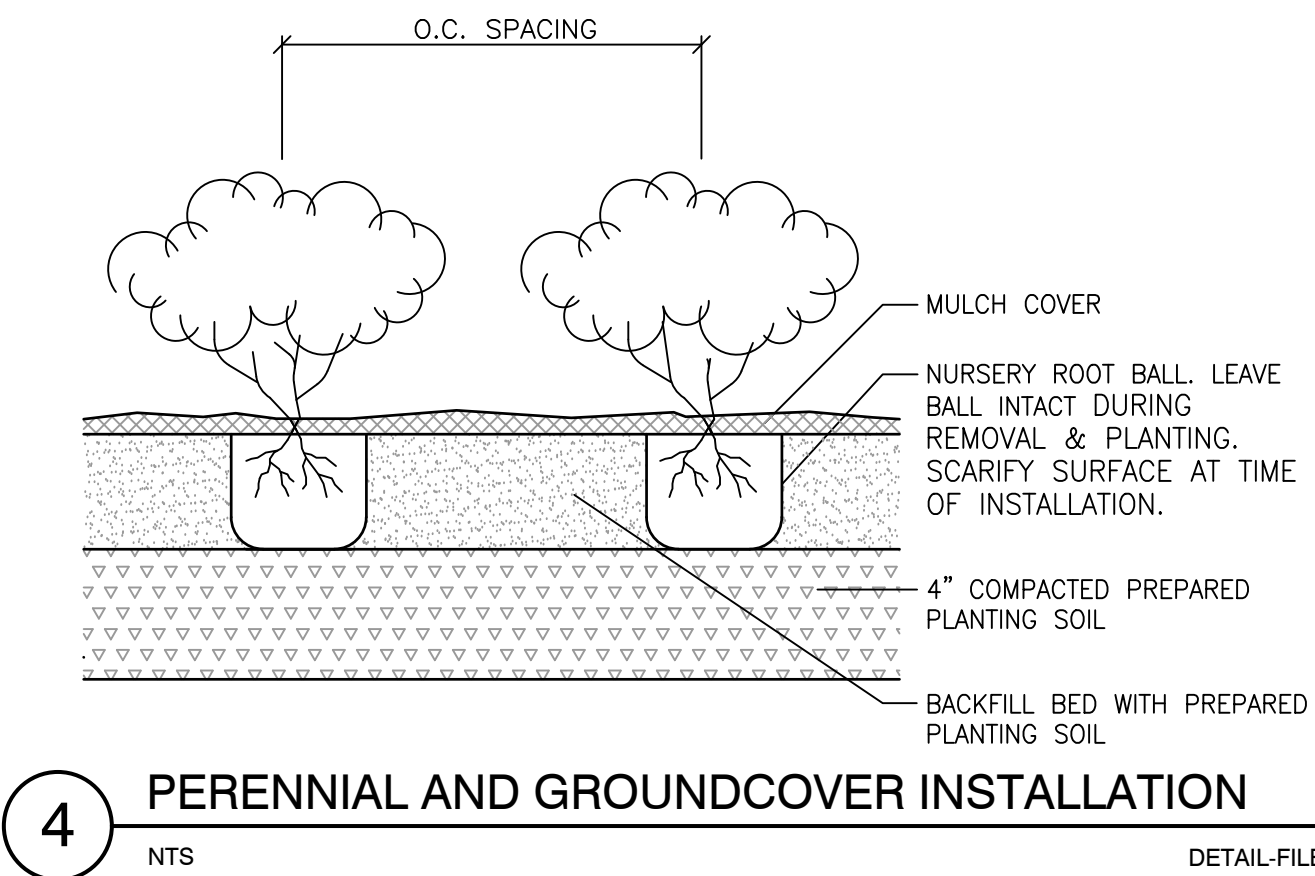
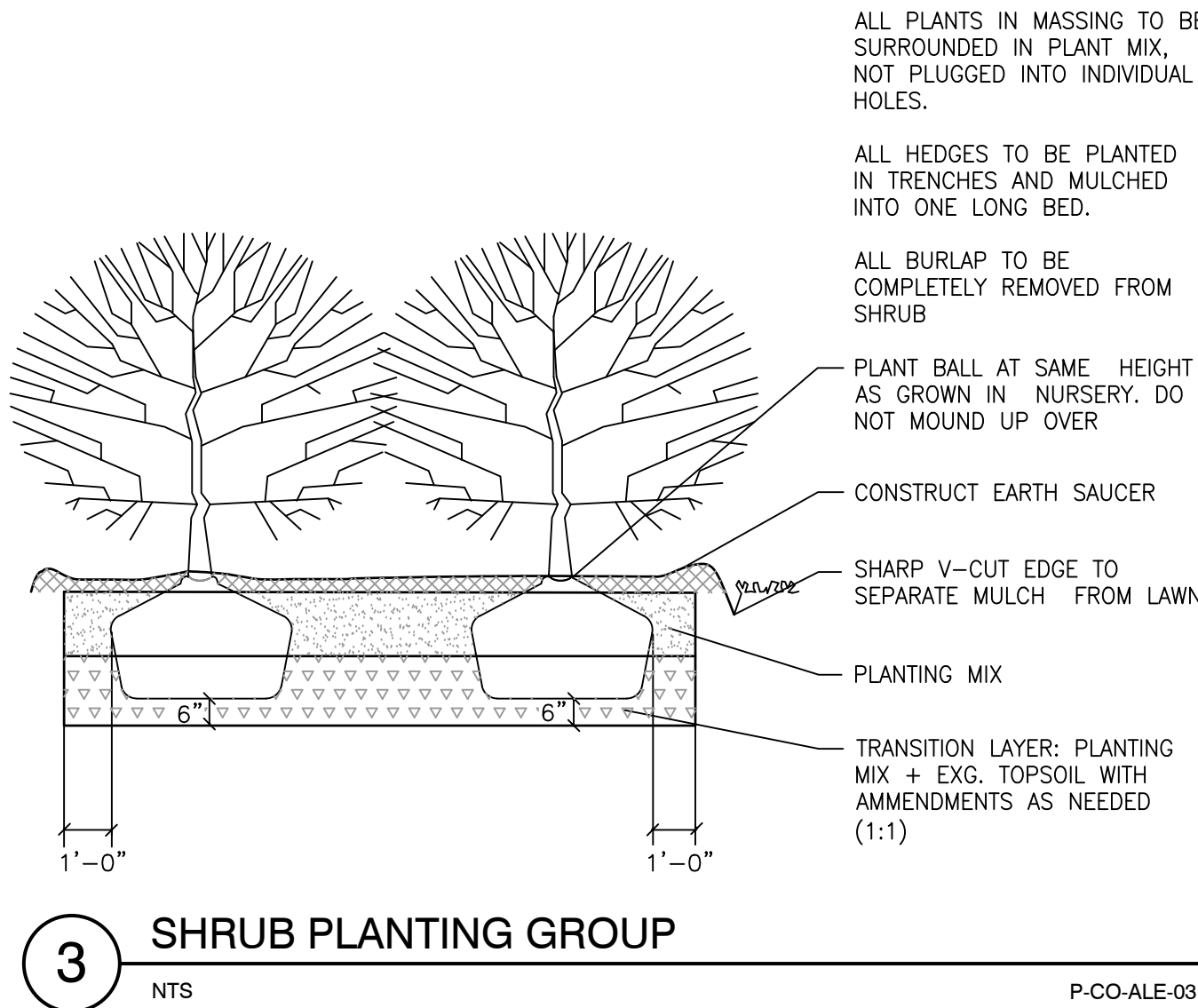
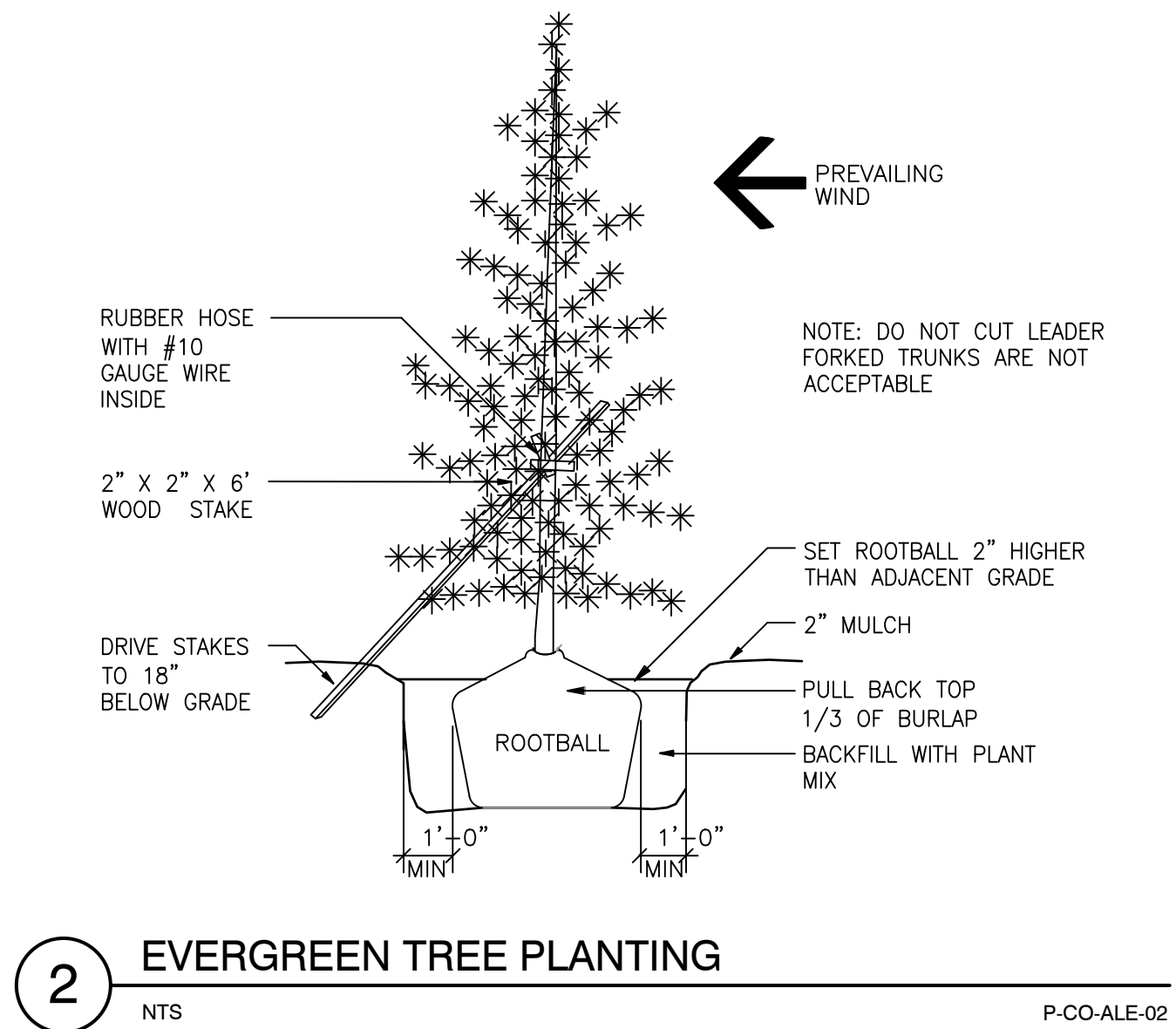
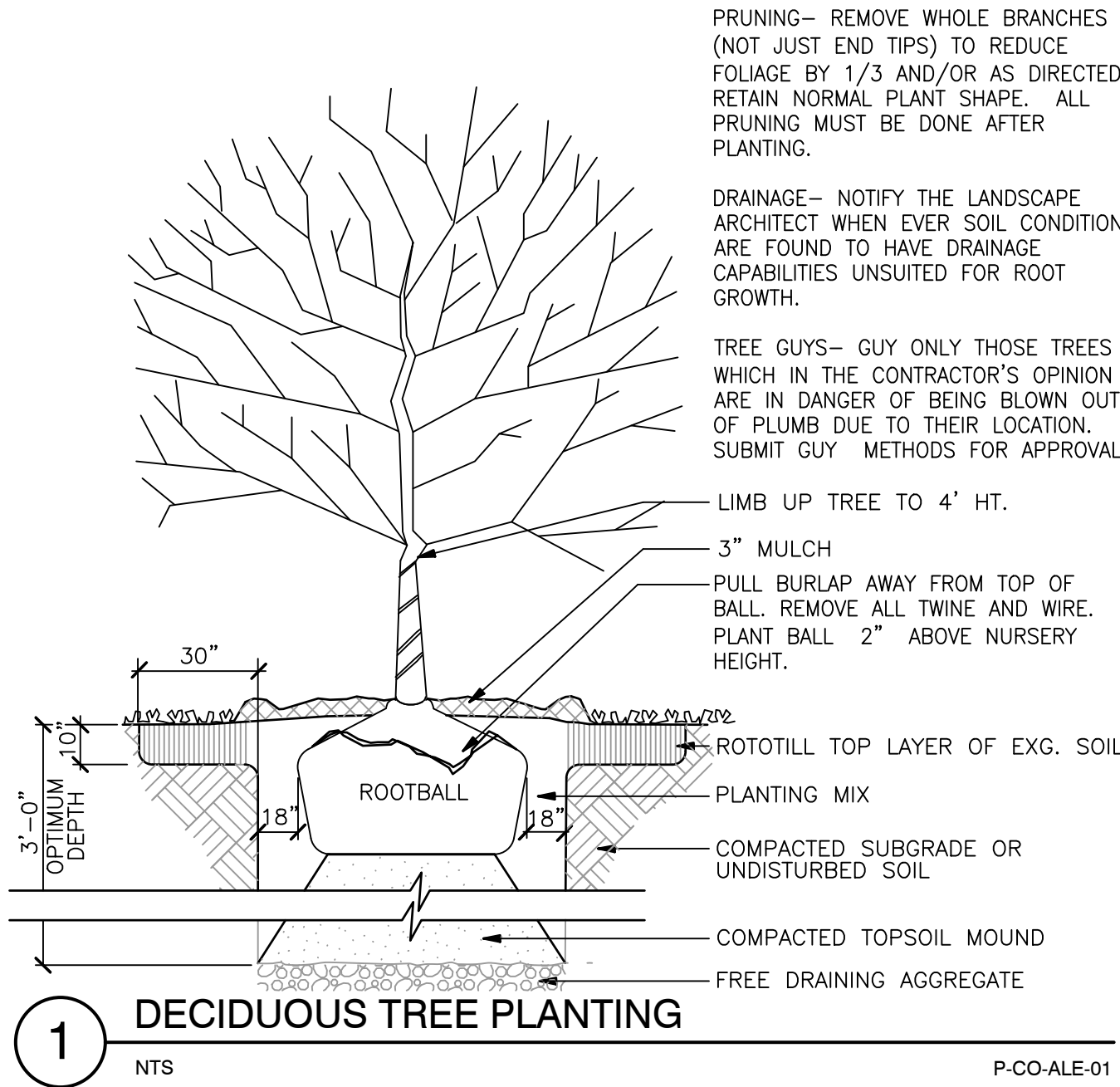
L-1

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PLANT SCHEDULE

TREES		CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
		CF	2	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	3" Cal.	B&B	
		PL	1	Platanus x acerifolia 'Liberty'	London Plane Tree	3" Cal.	B&B	
SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
		BG2	8	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal	Cont.	
		CK2	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal	Cont.	
		CE	9	Chamaecyparis pisifera 'Lime Pie'	'Lime Pie' Sawara Cypress	3 gal	Cont.	
		JS	34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" HT MIN		USED FOR SCREENING
		PH	12	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	Cont.	
		RO	15	Physocarpus opulifolius	Summer Wine Nine Bark	3 gal	Cont.	
		TC	10	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	3 gal	Cont.	
		TE	27	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6' HT	B&B	
		VC	11	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	5 gal	Cont.	



Barrington School
3230 Northwest Blvd.
Upper Arlington, Ohio 43221

PROJECT #023-150

July 21, 2023

SHEET INFORMATION

DRAWN BY
BAK

REVISIONS

SHEET TITLE
Plant List and
Details

SCALE
AS NOTED

SHEET NO.

L-2

kla studios
8240 Robinhood Circle Westerville, Ohio 43082
614.530.5273 bak@kla-studios.com
www.kla-studios.com

NORTHWEST
BOULEVARD

NEW BUILDING

TRENTWOOD ROAD

SITE LIGHTING PLAN

SCALE: 1"=20'-0"

D-Series Size 1
Amber Series
Legacy LED Area
Luminaire

Specifications
Type: D-Series Size 1
Length: 24"
Width: 12"
Height: 12"
Weight: 11 lbs
Material: Aluminum

Introduction
The D-Series Size 1 is a wall-mounted luminaire designed for use in a variety of applications. It features a compact design and is available in a variety of finishes and colors. The luminaire is designed to provide a high level of performance and is suitable for use in a variety of environments.

Example: D-Series Size 1 with 100W LED

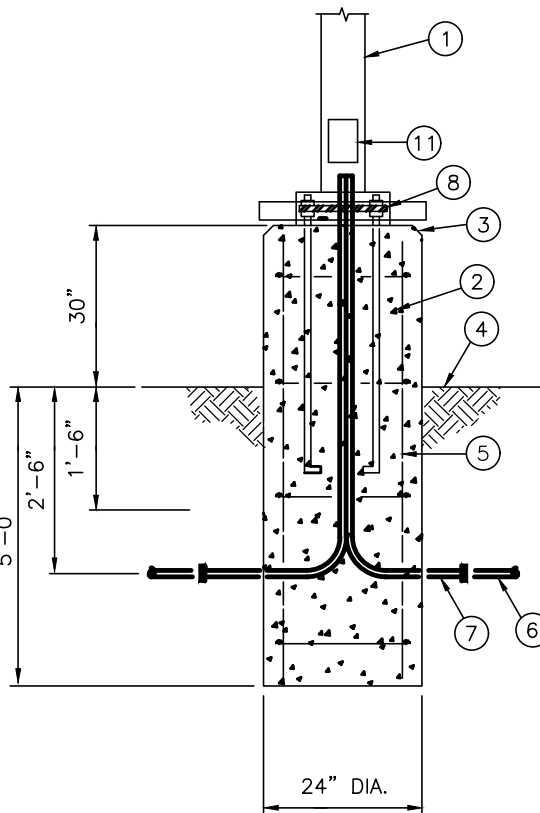
Item	Quantity	Unit	Price	Total
D-Series Size 1	1	Each	100.00	100.00
100W LED	1	Each	100.00	100.00
100W LED	1	Each	100.00	100.00
100W LED	1	Each	100.00	100.00
100W LED	1	Each	100.00	100.00

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lumens	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
W1			5	Ultronic Lighting	W101 LED P1 40K BOOR V6	W101 LED WITH P1 - PERFORMANCE PACKAGE 4000K, BOOR, VISUAL COMFORT WISE, 4000K	1	1228	1	10.0002	Plot: 927d
PL1			2	Ultronic Lighting	D201 LED P2 40K T2M W001 P5	D201 LED P2 40K T2M W001 P5 with housewired shield	1	7273	1	70	Plot: 927d
W2			2	Ultronic Lighting	ARC1 LED P1 40K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE 4000K	1	1454	1	10.8751	Plot: 949d

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
15 feet beyond the property line	+	0.6 fc	3.8 fc	0.1 fc	38.0:1	6.0:1
Parking Lot	+	1.1 fc	3.9 fc	0.0 fc	N/A	N/A

POLE BASE



- SEE FIXTURE SCHEDULE FOR POLE AND FIXTURE ASSEMBLY.
- ANCHOR BOLTS BY POLE SUPPLIER, WELD TO REBARS
- CHAMFERED EDGE
- FINISH GRADE, COMPACT TO 95%.
- #4 REINFORCING BARS VERTICALLY ON #3 STIRRUPS AT 18" O.C.
- PVC CONDUIT, SCHEDULE 40.
- RIGID GALVANIZED STEEL CONDUIT.
- BASE PLATE, LEVELING NUTS, GROUT
- HANDHOLE

SCALE: NONE

SITE LIGHTING NOTES

- LIGHT POLES SHALL BE BLACK IN COLOR. CONFIRM FINAL SELECTION WITH ARCHITECT AND OWNER.
- TOTAL HEIGHT OF POLE LIGHT PL1 SHALL BE 20'-0" ABOVE FINISH GRADE.
- TOTAL HEIGHT OF WALL MOUNTED LIGHTS W1 AND W2 SHALL BE 8'-0" ABOVE FINISHED GRADE.

ARC1 LED
Architectural Wall Luminaire

Specifications
Type: ARC1 LED
Length: 12"
Width: 6"
Height: 6"
Weight: 11 lbs
Material: Aluminum

Introduction
The ARC1 LED is a wall-mounted luminaire designed for use in a variety of applications. It features a compact design and is available in a variety of finishes and colors. The luminaire is designed to provide a high level of performance and is suitable for use in a variety of environments.

Example: ARC1 LED P2 40K BOOR V6

Item	Quantity	Unit	Price	Total
ARC1 LED	1	Each	100.00	100.00
40K BOOR V6	1	Each	100.00	100.00
40K BOOR V6	1	Each	100.00	100.00
40K BOOR V6	1	Each	100.00	100.00
40K BOOR V6	1	Each	100.00	100.00

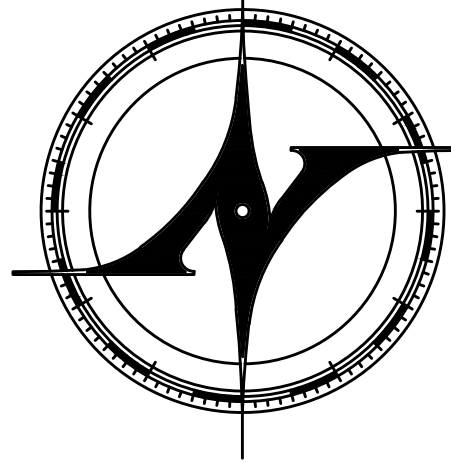
W001 LED
Architectural Wall Luminaire

Specifications
Type: W001 LED
Length: 12"
Width: 6"
Height: 6"
Weight: 11 lbs
Material: Aluminum

Introduction
The W001 LED is a wall-mounted luminaire designed for use in a variety of applications. It features a compact design and is available in a variety of finishes and colors. The luminaire is designed to provide a high level of performance and is suitable for use in a variety of environments.

Example: W001 LED P2 40K BOOR V6

Item	Quantity	Unit	Price	Total
W001 LED	1	Each	100.00	100.00
40K BOOR V6	1	Each	100.00	100.00
40K BOOR V6	1	Each	100.00	100.00
40K BOOR V6	1	Each	100.00	100.00
40K BOOR V6	1	Each	100.00	100.00



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architects • engineers

www.new-avenue.net

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

614 . 884 . 8888

FORMAL BZAP REVIEW SET

01/24/2023

INFORMAL BZAP REVIEW SET

06/28/2023

Barrington School
of Kingsdale

3230 Northwest Boulevard
Upper Arlington, Ohio 43221



BARRINGTON
SCHOOL

WHERE LEARNING BEGINS

MEP ENGINEER:

VMP
ENGINEERING INC.

6225 Emerald Parkway
Dublin, Ohio 43016

Phone: 614.408.3862
www.VMPEngineering.com

Project No. 23-0098

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE LIGHTING PLAN

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ES1.1



TECHNICAL DATA SHEET

Project Name

Catalog #

Comments

Date

42W Wall-Mounted LED Barn Light

Benefits

- Over 50,000+ Hours L70 Rated, Save on maintenance, and Electricity Cost
- Easy installation, Comes with a Secure Wall-Mounting Plate, 54in. Wire
- Instant-On, No Humming, No Flickering
- Rated Operating Temperature -40°F + 122°F
- ETL/cETL & Energy Star Rated
- May Order With or Without Photocell
- Suitable for Outdoor and Wet Locations
- 5 Year HTM Lighting Solutions Warranty



Specifications

SKU	HTM-BS14-GN15-42W-30ZZ-BLK/BZ
Power	42W
Voltage Input	120VAC
Lumen Output	3800 lm
Color Temperature	3000K
CRI	>80
Operating Temperature	-40°F + 122°F
Warranty	5 Year Warranty
Lumen Maintenance (L70)	50,000+ Life Hours Rated
Product Dimensions	15.70" x 14.20" x 13.20" (LxWxH)



Applications



► PHOTOCELL INCLUDED



3,800 LUMENS



CRI>80



42W AT 95LM/W



HTM Lighting Solutions
5046 W Linebaugh Ave
Tampa, FL 33624

sales@htm-lighting.com
Rev. V0723

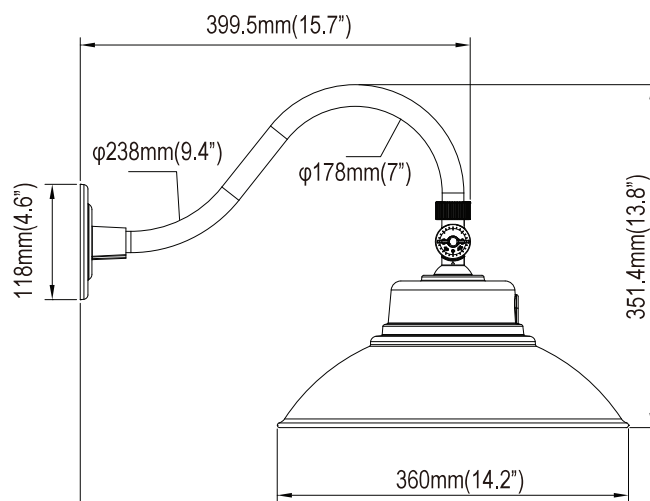
Tel: +1 (813) 649-8899
Fax: +1 (813) 425-9007
www.htm-lighting.com

TECHNICAL DATA SHEET

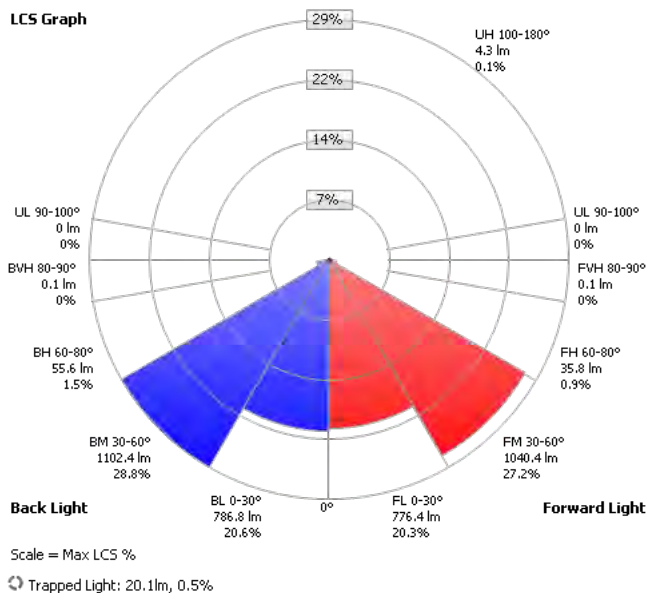
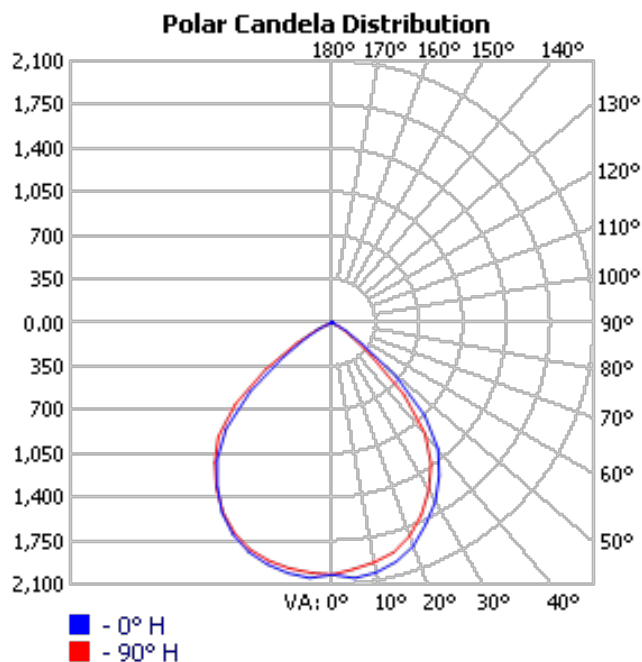
Project Name Catalog #
 Comments Date

42W Wall-Mounted LED Barn Light

Dimensions



Photometries



Barrington School of Kingsdale – Parking Projection

Year1/Year2 Ramp up			
	Parents	Teachers	Total
7:00 AM	2	2	4
8:00 AM	7	10	17
9:00 AM	7	10	17
10:00 AM	2	10	12
4:00 PM	7	10	17
5:00 PM	7	10	17
6:00 PM	2	2	4

Fully Capacity at Year3			
	Parents	Teachers	Total
7:00 AM	5	5	10
8:00 AM	10	15	25
9:00 AM	5	20	25
10:00 AM	2	20	22
4:00 PM	5	20	25
5:00 PM	10	15	25
6:00 PM	5	5	10

Notes:

- Site Plan includes 26 onsite parking spaces which are sufficient for the full capacity, peak hour projection
- It will take at least two years to reach full enrollment capacity. During the first two years, we will have unused parking spaces
- Parents drop off/pick up takes an average of about five minutes
- At any given time, there is no more than ten parents at the same time
- 8am-9am is the peak drop off time; 5pm-6pm is the peak pick up time
- Barrington Bethel Road and Barrington Grandview are similar sized centers. Operationally, they are OK with 20 parking spots considering full capacity at peak hours. See exhibits in the subsequent pages

Barrington School of Columbus – Bethel Road – 13 Parking Spots + 7 Leased



Barrington School of Grandview – 20 Parking Spots



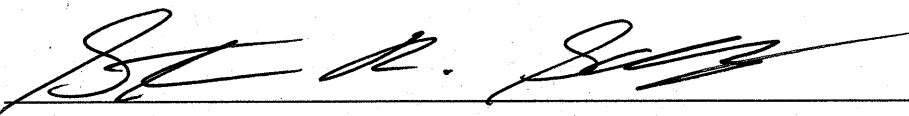
CITY OF UPPER ARLINGTON

2023 STREET MAINTENANCE PROGRAM

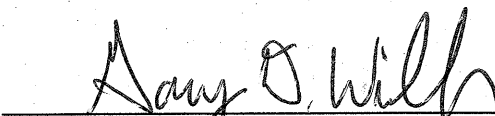
CITY OFFICIALS

BRENDAN KING	PRESIDENT OF COUNCIL
BRIAN C. CLOSE	VICE PRESIDENT OF COUNCIL
KATHY ADAMS	MEMBER OF COUNCIL
MICHAELA BURRISS	MEMBER OF COUNCIL
UKEME AWAKESSIEN JETER	MEMBER OF COUNCIL
JOHN KULEWICZ	MEMBER OF COUNCIL
JIM LYNCH	MEMBER OF COUNCIL

APPROVED BY:


CITY MANAGER
UPPER ARLINGTON

2/28/23
DATE

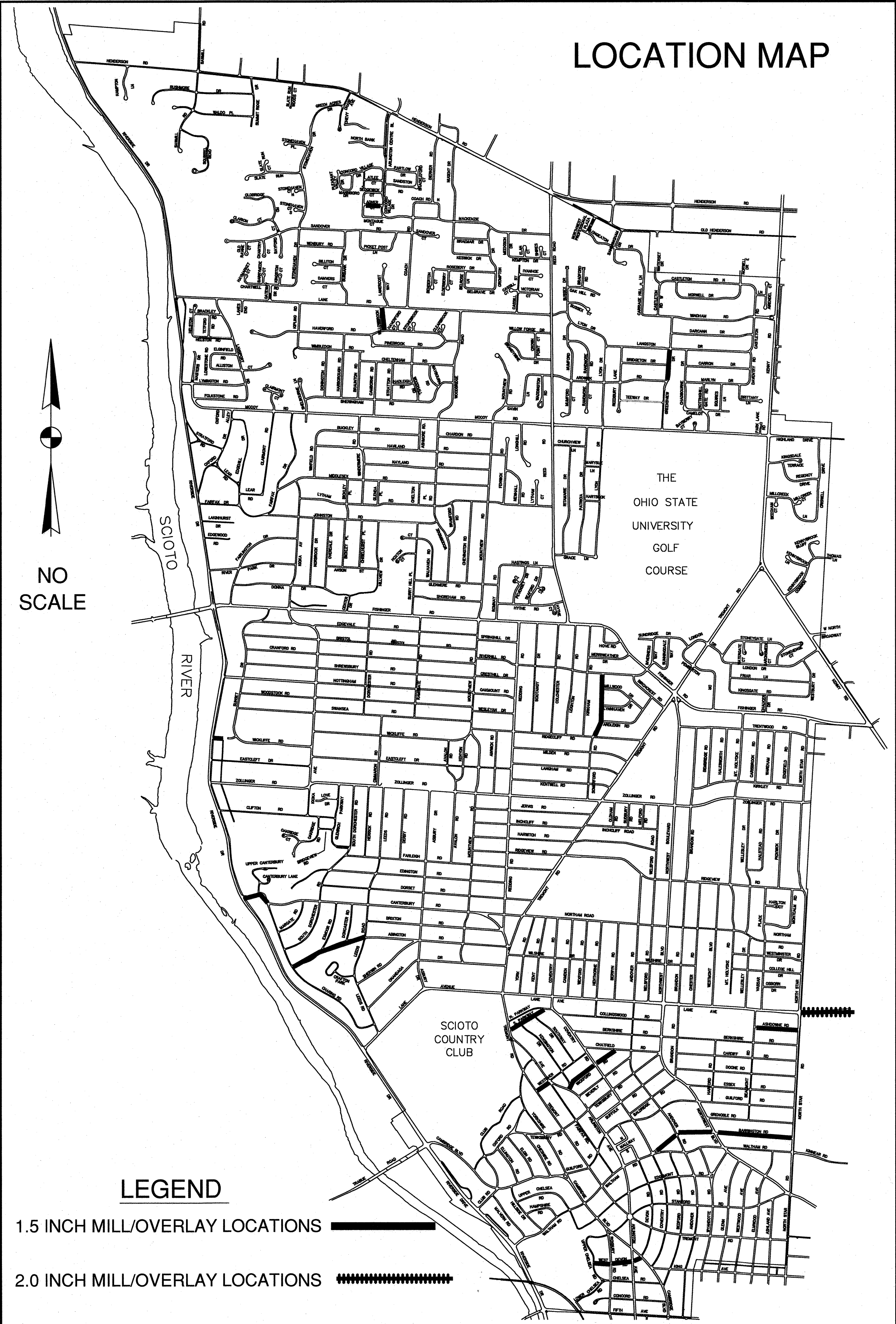

PUBLIC SERVICE DIRECTOR
UPPER ARLINGTON PUBLIC SERVICE DEPARTMENT

2-24-23
DATE


CITY ENGINEER
UPPER ARLINGTON PUBLIC SERVICE DEPARTMENT

2/24/2023
DATE

APPROVALS: SIGNATURES ABOVE SIGNIFY THAT THE PLANS ARE READY FOR ADVERTISEMENT OF BIDS. ALL TECHNICAL DETAILS SHOWN REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.



CITY ADMINISTRATORS

STEVEN SCHOENY	CITY MANAGER
JACOLYN THIEL, P.E.	ASSISTANT CITY MANAGER

2018 SPECIFICATIONS

THE CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE CITY OF COLUMBUS, DATED 2018, SHALL GOVERN THIS PROJECT, EXCEPT AS NOTED AND MODIFIED BY THE CITY OF UPPER ARLINGTON.

UNDERGROUND UTILITIES

TWO WORKING DAYS
BEFORE YOU DIG

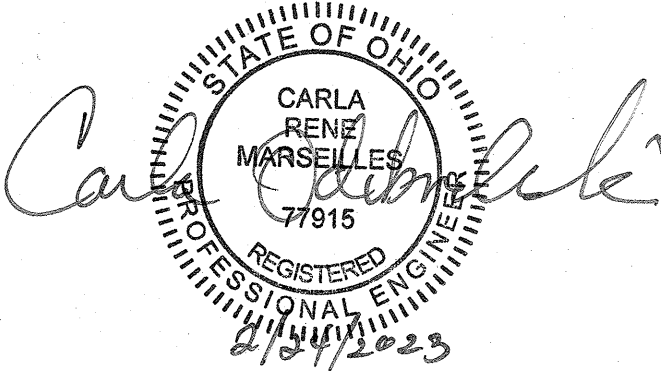
CALL 800-362-2764 (TOLL FREE)

OHIO UTILITIES
PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

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CITY OF UPPER ARLINGTON
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING AND CONSTRUCTION



REGISTERED ENGINEER NO. - 77915

2023 Street Maintenance Program																	
	Street From To		Abington Rd Charing Rd Leeds Rd	Adner Ct Sedgwick Dr Concord Village	Barrington Rd Waltham Rd North Star Rd	Canterbury Rd Charing Rd Riverside Dr	Greensview Dr Ardwick Rd Langston Dr	Somerford Rd Riverhill Rd Ridgecliff Rd	South Parkway Tremont Rd North Parkway	Westover Rd Tremont Rd Arlington Ave	West Devon Rd Cambridge Blvd Upper Chelsea	Wickford Rd Kensington Dr Chatfield Rd	Wickliffe Rd Riverside Dr Wickliffe Woods Ct	Willowbrook Rd Haverford Rd Lane Rd	Zollinger Rd (Striping) NW Blvd Tremont Rd	Wakefield Traffic Calming Trentwood, Northwest Blvd Mt. Holyoke, Brandon	Totals
Item #	Description	Unit															
202	Clearing and Grubbing	L.S.	---	---	---	---	---	---	---	---	---	---	---	---	---	1	LS
202	Pavement Removed	S.Y.	---	---	---	---	---	---	---	---	---	---	---	---	---	393	393
202	Curb and Gutter Removed	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	162	162
202	Walk Removed	S.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	1122	1122
203	Excavation (for Soft Subgrade Undercut)	C.Y.	---	---	---	---	---	---	---	---	---	---	---	---	---	2	50
203	Embankment (304 for Undercut)	C.Y.	---	---	---	---	---	---	---	---	---	---	---	---	---	108	140
207	Erosion Control	L.S.	---	---	---	---	---	---	---	---	---	---	---	---	---	1	LS
254	Pavement Planing (1.5 inch)	S.Y.	3760	1290	7687	1965	2070	4119	1389	660	1982	2427	359	1700	---	---	29408
259	Spot Driveway Pavement Replacement, Type III B (MS Concrete)	S.Y.	---	---	---	---	---	---	---	---	---	---	---	---	---	---	25
448	Asphalt Leveling Course (PG 64-22) contingency	Tons	---	---	---	---	---	---	---	---	---	---	---	---	---	---	175
448	Asphalt Surface Course (PG 64-22)	Tons	370	130	750	195	205	405	140	65	195	240	40	170	---	---	2905
603	Pipe Roof Drains	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	---	400
604	Manhole/Water Valves Adjusted to Grade	Each	---	---	---	---	---	---	---	---	---	---	---	---	---	---	30
604	Inlets Adjusted to Grade	Each	---	---	---	---	---	---	---	---	---	---	---	---	---	---	5
608	Curb Ramps w/ Detectable Warning	Each	---	---	---	---	---	---	---	---	---	---	---	---	---	---	9
608	Spot 4 inch Concrete Walk- (Class S Concrete)	S.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	822	1022
608	Spot 6 inch Concrete Walk- (MS Concrete)	S.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	---	200
609	Spot Curb & Gutter Replacement (Class S)	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	185	3000
609	Curb Straight 18"	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	460	460
614	Maintenance of Traffic	L.S.	---	---	---	---	---	---	---	---	---	---	---	---	---	1	LS
623	Construction Stake Layout	L.S.	---	---	---	---	---	---	---	---	---	---	---	---	---	1	LS
624	Mobilization	L.S.	---	---	---	---	---	---	---	---	---	---	---	---	---	1	LS
630	Ground Mounted Support, No. 2 Post	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	208	208
630	Ground Mounted Support, No. 4 Post Type S	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	65	65
630	Sign, Flat Sheet	S.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	73	73
630	Removal of Ground Mounted Sign and Reerection	Each	---	---	---	---	---	---	---	---	---	---	---	---	---	4	4
630	Removal of Ground Mounted Sign and Disposal	Each	---	---	---	---	---	---	---	---	---	---	---	---	---	2	2
632	Radar Detection	Each	---	---	2	---	---	---	---	---	---	---	---	---	---	---	2
642	Removal of Pavement Markings	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	136	136
644	Stop Line 24"	L.F.	22	28	64	14	13	14	9	20	60	42	11	28	60	48	433
644	Crosswalk Line 12"	L.F.	---	---	247	---	120	355	40	115	220	80	---	130	375	112	1794
644	Yield Lines	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	38	38
644	2-Direction, No Passing Double Yellow Center Line	Miles	---	---	0.06	0.06	---	---	---	---	---	---	---	---	0.27	---	0.39
644	Lane Lines	Miles	---	---	0.07	---	---	---	---	---	---	---	---	---	0.50	---	0.57
644	Lane Arrows	Each	---	---	---	---	---	---	---	---	---	---	---	---	5	---	5
644	Channelizing Line 12"	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	160	---	160
644	Edge Line 4"	Miles	---	---	0.08	---	---	---	---	---	---	---	---	---	0.02	---	0.1
644	Transverse Lines-White/Yellow	L.F.	---	---	---	---	---	---	---	---	---	---	---	---	340	---	340
644	Word "Only" on pavement	Each	---	---	---	---	---	---	---	---	---	---	---	---	1	---	1
644	Word "School" on pavement	Each	---	---	2	---	1	---	---	---	---	---	---	---	---	---	3
644	Ladder Lines	L.F.	---	---	260	---	---	---	---	---	---	---	---	120	---	---	380
644	Parking Stalls	Each	---	---	---	---	---	---	---	---	---	---	---	---	24	---	24
653	Topsoil Furnished and Placed	C.Y.	---	---	---	---	---	---	---	---	---	---	---	---	34	66	100
661	Deciduous Tree, 2" Caliper	Each	---	---	---	---	---	---	---	---	---	---	---	---	---	16	16
Special	Trackless Tack	Gal	376	129	769	197	207	412	139	66	198	243	36	170	---	---	2942
Special	Asphalt Rejuvenator	S.Y.	3760	1290	7687	1965	2070	4119	1389	660	1982	2427	359	1700	---	---	29408
Special	RRFB Sign Assembly, ELTEC S891070	Each	---	---	---	---	---	---	---	---	---	---	---	---	---	2	2
Special	Brick Pavers	S.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	500	500
Special	Paver Base, As Per Plan	S.F.	---	---	---	---	---	---	---	---	---	---	---	---	---	500	500
Special	Landscaping Allowance	Contingency	---	---	---	---	---	---	---	---	---	---	---	---	---	---	Contingency
Special	Grass Allowance	Contingency	---	---	---	---	---	---	---	---	---	---	---	---	---	---	Contingency
Special	Flume Allowance	Contingency	---	---	---	---	---	---	---	---	---	---	---	---	---	---	Contingency

NO.	REVISIONS	DATE	BY	CHK.

WAKEFIELD FOREST TRAFFIC CALMING IMPROVEMENTS

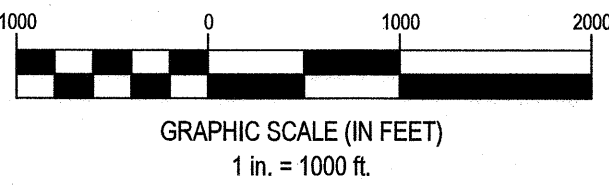
CITY OF UPPER ARLINGTON, OHIO

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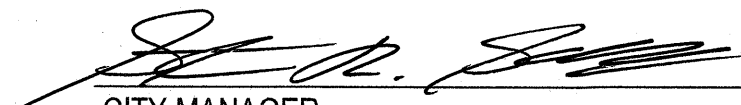
LOCATION MAP

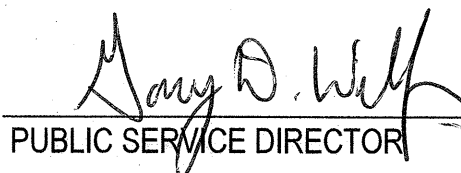


2018 SPECIFICATIONS

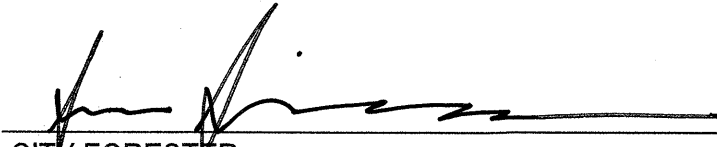
THE CITY OF COLUMBUS CONSTRUCTION AND MATERIALS SPECIFICATIONS (CMSC), 2018 EDITION, INCLUDING ALL REVISIONS AND SUPPLEMENTS IN EFFECT AT THE TIME OF SIGNATURE BY THE DIRECTOR OF PUBLIC SERVICE, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN UNLESS NOTED OTHERWISE.

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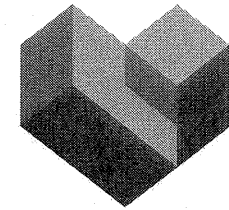
 2-28-23
CITY MANAGER DATE

 2-24-23
PUBLIC SERVICE DIRECTOR DATE

 2/24/2023
CITY ENGINEER DATE

 2/27/23
CITY FORESTER DATE

PLAN PREPARED BY:

CESO 
WWW.CESOINC.COM
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43231
PH (614)942-3030 | FAX (937)435-3307

ENGINEER'S STAMP											
SIGNED: _____ DATE: _____	STANDARD CONSTRUCTION DRAWINGS (CITY OF COLUMBUS)					SUPPLEMENTAL SPECIFICATIONS		REVISIONS			
	1500	9/15/15	4253	5/1/14				BY	DATE	DESCRIPTION	
	1510	9/15/15				1524	5/8/14				
	2000	3/30/18									
	2010	7/1/21									
	2300	7/1/21									
	2319	7/1/22									
	2331	7/1/22									
	4120	10/1/18									
	4160	10/1/18									
	4230	10/1/18									


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1-800-362-2764 *Call Before You Dig*

DATE
FEB 2023

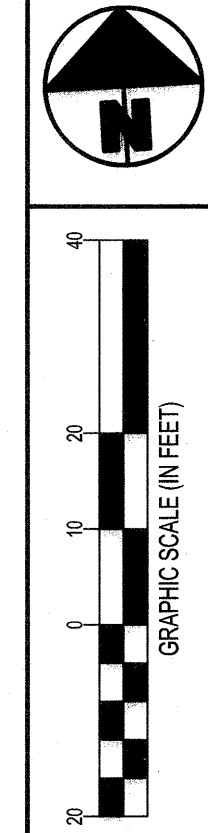
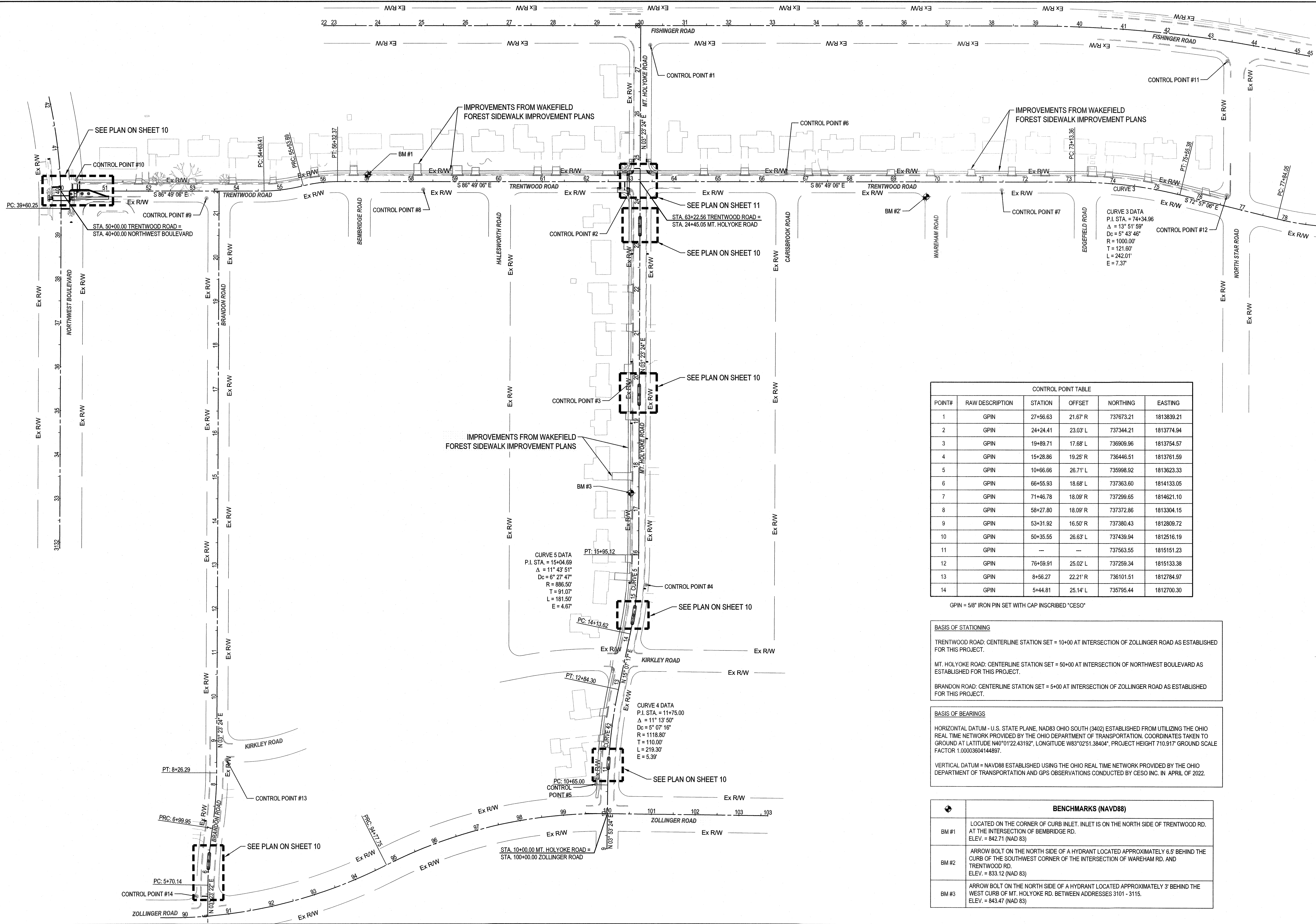
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NES

TITLE SHEET

WAKEFIELD FOREST TRAFFIC
CALMING IMPROVEMENTS

1
14



CALCULATED
BLS
CHECKED
NES

SCHEMATIC PLAN

WAKEFIELD FOREST TRAFFIC CALMING IMPROVEMENTS

CONTROL POINT TABLE					
POINT#	RAW DESCRIPTION	STATION	OFFSET	NORTHING	EASTING
1	GPIN	27+56.63	21.67' R	737673.21	1813839.21
2	GPIN	24+24.41	23.03' L	737344.21	1813774.94
3	GPIN	19+89.71	17.68' L	736909.96	1813754.57
4	GPIN	15+28.86	19.25' R	736446.51	1813761.59
5	GPIN	10+66.66	26.71' L	735998.92	1813623.33
6	GPIN	66+55.93	18.68' L	737363.60	1814133.05
7	GPIN	71+46.78	18.09' R	737299.65	1814621.10
8	GPIN	58+27.80	18.09' R	737372.86	1813304.15
9	GPIN	53+31.92	16.50' R	737380.43	1812809.72
10	GPIN	50+35.55	26.63' L	737439.94	1812516.19
11	GPIN	—	—	737563.55	1815151.23
12	GPIN	76+59.91	25.02' L	737259.34	1815133.38
13	GPIN	8+56.27	22.21' R	736101.51	1812784.97
14	GPIN	5+44.81	25.14' L	735795.44	1812700.30

GPIN = 5/8" IRON PIN SET WITH CAP INSCRIBED "CESO"

BASIS OF STATIONING

TRENTWOOD ROAD: CENTERLINE STATION SET = 10+00 AT INTERSECTION OF ZOLLINGER ROAD AS ESTABLISHED FOR THIS PROJECT.

MT. HOLYOKE ROAD: CENTERLINE STATION SET = 50+00 AT INTERSECTION OF NORTHWEST BOULEVARD AS ESTABLISHED FOR THIS PROJECT.

BRANDON ROAD: CENTERLINE STATION SET = 5+00 AT INTERSECTION OF ZOLLINGER ROAD AS ESTABLISHED FOR THIS PROJECT.

BASIS OF BEARINGS

HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE OHIO REAL TIME NETWORK PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N40°01'22.43192", LONGITUDE W83°02'51.38404", PROJECT HEIGHT 710.917' GROUND SCALE FACTOR 1.00003604144897.

VERTICAL DATUM = NAVD88 ESTABLISHED USING THE OHIO REAL TIME NETWORK PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION AND GPS OBSERVATIONS CONDUCTED BY CESO INC. IN APRIL OF 2022.

BENCHMARKS (NAVD88)	
BM #1	LOCATED ON THE CORNER OF CURB INLET. INLET IS ON THE NORTH SIDE OF TRENTWOOD RD. AT THE INTERSECTION OF BEMBRIDGE RD. ELEV. = 842.71 (NAD 83)
BM #2	ARROW BOLT ON THE NORTH SIDE OF A HYDRANT LOCATED APPROXIMATELY 6.5' BEHIND THE CURB OF THE SOUTHWEST CORNER OF THE INTERSECTION OF WAREHAM RD. AND TRENTWOOD RD. ELEV. = 833.12 (NAD 83)
BM #3	ARROW BOLT ON THE NORTH SIDE OF A HYDRANT LOCATED APPROXIMATELY 3' BEHIND THE WEST CURB OF MT. HOLYOKE RD. BETWEEN ADDRESSES 3101 - 3115. ELEV. = 843.47 (NAD 83)

GENERAL NOTES

REFERENCE SPECIFICATIONS-

THE CITY OF COLUMBUS CONSTRUCTION AND MATERIALS SPECIFICATIONS (CMSC), 2018 EDITION, INCLUDING ALL REVISIONS AND SUPPLEMENTS IN EFFECT AT THE TIME OF SIGNATURE BY THE UPPER ARLINGTON CITY ENGINEER, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN UNLESS NOTED OTHERWISE.

UTILITIES-

THE IDENTITY AND LOCATION OF EXISTING UNDERGROUND UTILITIES LOCATED IN AND AROUND THE CONSTRUCTION AREA HAVE BEEN SHOWN AND LABELED ON THE PLANS BY USING INFORMATION PROVIDED BY THE RESPECTIVE UTILITY OWNERS. THE CITY OF UPPER ARLINGTON OR THE CONSULTING ENGINEER WILL NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF LOCATION OR DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLAN.

SUPPORT AND PROTECTION OF ALL UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS FOR THE REPAIR AND RESTORATION OF EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL MAIN LINES AND SERVICE LATERAL AND LINES. COSTS ASSOCIATED WITH THE ABOVE WORK AND RESPONSIBILITIES SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS.

PRIOR TO EXCAVATION, THE CONTRACTOR SHALL GIVE A 48-HOUR NOTICE TO THE OHIO UTILITIES PROTECTION SERVICE (OUPS) BY CALLING (800) 362-2764. A 48-HOUR NOTICE SHALL BE GIVEN TO THE OWNERS OF UNDERGROUND UTILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE.

LISTED BELOW ARE UTILITY COMPANIES THAT HAVE FACILITIES LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT AND SUBSCRIBE TO OUPS.

AMERICAN ELECTRIC POWER 700 MORRISON ROAD GAHANNA, OH 43230 CONTACT: BRENT GATES PHONE: (614) 883-6802 EMAIL: bmgates@aep.com	COLUMBIA GAS OF OHIO 3650 JOHNNY APPELSEED COURT COLUMBUS, OH 43231 CONTACT: MARK CHRISTMAN PHONE: (614) 230-1600 CUSTOMER SERVICE: 1-800-344-4077 DAMAGE PREVENTION: 1-866-632-6243 EMAIL: mchristman@NiSource.com columbiagas_columbuseng@nisource.com	CITY OF UPPER ARLINGTON UTILITIES PUBLIC SERVICE DEPARTMENT 4100 ROBERTS ROAD, UPPER ARLINGTON, OH 43228 PHONE: (614) 583-5350
CENTURY LINK 250 W. OLD WILSON BRIDGE, SUITE 130 WORTHINGTON, OH 43085 EMAIL: CenturyLinkNationalOSPRelocations@centurylink.com		VERIZON BUSINESS (MCI) 120 RAVINE STREET AKRON, OH 44303 EMAIL: ory.roberts@verizonwireless.com robert.dillow@verizon.com asg.investigationsteam@asginc.us

EMERGENCY PROVISIONS-

THE CONTRACTOR SHALL PROVIDE TO THE CITY OF UPPER ARLINGTON CITY ENGINEER A LIST OF 24 HOUR EMERGENCY TELEPHONE NUMBERS (IN WRITING) PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION LIMITS-

THE CONSTRUCTION LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE OF THESE CONSTRUCTION LIMITS.

MISCELLANEOUS WORK ITEMS-

THE CONTRACTOR SHALL PERFORM ALL ITEMS OF WORK CALLED FOR ON THE PLANS, FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED. THE COST OF THESE ITEMS SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE PROJECT IMPROVEMENT.

SAW CUTTING IS INCLUDED-

THE COST OF SAW CUTTING FOR THE REMOVAL OF PAVEMENT, CURB, WALKS, ETC. SHALL BE INCLUDED IN THE CONTRACT PRICE FOR ITEM 202 WORK ITEMS. SAW CUTTING IS REQUIRED TO PROVIDE SMOOTH STRAIGHT EDGES FOR REMOVAL PURPOSES.

NEW CURB RADIUS-

INTERSECTION CORNERS OR HORIZONTAL CURVES SHALL MATCH THE EXISTING RADIUS UNLESS NOTED OTHERWISE.

GAS SERVICE VALVES ADJUSTED TO GRADE-

THE CONTRACTOR SHALL CONTACT COLUMBIA GAS (614) 460-2244 TO COORDINATE THE ADJUSTMENT OF GAS SERVICE VALVES.

COLUMBIA GAS DAMAGE PREVENTION CENTER-

FOR INFORMATION CONCERNING COLUMBIA GAS LINES OR EQUIPMENT, OR IF DAMAGE OCCURS TO GAS LINES OR EQUIPMENT, THE CONTRACTOR CAN CALL THE COLUMBIA GAS DAMAGE PREVENTION CENTER @ (614) 280-7372 OR TOLL FREE @ (866) 632-6243.

CONCRETE WALKS-

ALL EXISTING CONCRETE SIDEWALKS BEING REPLACED WITH NEW CONCRETE SIDEWALKS SHALL BE REMOVED AT AN EXISTING JOINT AND REPLACED PER STANDARD DRAWING 2300. INSTALL EXPANSION JOINT WHERE NEW CONCRETE ADJOINS EXISTING SIDEWALK.

ALL EXISTING CONCRETE SIDEWALKS NOT SCHEDULED FOR REPLACEMENT BUT BEING CROSSED BY THE INSTALLATION OF TRAFFIC ITEMS, ELECTRICAL CONDUIT, PIPING, ETC. SHALL BE FULLY REMOVED AT AN EXISTING JOINT AND REPLACED PER STANDARD DRAWING 2300 UNLESS NOTED OTHERWISE. PAYMENT SHALL BE INCLUDED IN THE PRICE BID FOR ITEM 608- CONCRETE WALK.

CONSTRUCTION NOISE-

ACTIVITIES AND LAND USE ADJACENT TO THIS PROJECT MAY BE AFFECTED BY CONSTRUCTION IN ORDER TO MINIMIZE ANY ADVERSE CONSTRUCTION NOISE IMPACTS, DO NOT OPERATE POWER-OPERATED CONSTRUCTION-TYPE DEVICES BETWEEN THE HOURS OF 7 P.M. AND 7 P.M. IN ADDITION, DO NOT OPERATE AT ANY TIME ANY DEVICE IN SUCH A MANNER THAT THE NOISE CREATED SUBSTANTIALLY EXCEEDS THE NOISE CUSTOMARILY AND NECESSARILY ATTENDANT TO THE REASONABLE AND EFFICIENT PERFORMANCE OF SUCH EQUIPMENT.

SEEDING AND MULCHING-

THE FOLLOWING QUANTITIES ARE PROVIDED TO PROMOTE GROWTH AND CARE OF PERMANENT SEEDED AREAS:

ITEM 653, TOPSOIL	500 CU. YD.
ITEM SPEC, GRASS ALLOWANCE	A CONTINGENCY ALLOWANCE IS INCLUDED IN THIS CONTRACT TO REIMBURSE THE CONTRACTOR FOR GRADING AND SEEDING COSTS RELATED TO CONSTRUCTION OF THIS PROJECT. THESE COSTS MAY INCLUDE GRADING AND SEEDING AND WATERING OPERATIONS DIRECTED BY THE CITY OF UPPER ARLINGTON GRADING AND SEEDING SPECIFICATION. THE CITY WILL REQUIRE THE CONTRACTOR TO SUBMIT THE NAME OF THE SUBCONTRACTOR PERFORMING THE GRADING AND SEEDING WORK ALONG WITH A COST ESTIMATE OF THE WORK TO BE PERFORMED. WRITTEN APPROVAL FROM THE CITY PRIOR TO INITIATION OF THE WORK IS REQUIRED.

APPLY SEEDING AND MULCHING TO ALL AREAS OF EXPOSED SOIL BETWEEN THE RIGHT-OF-WAY LINES AND WITHIN THE CONSTRUCTION LIMITS FOR AREAS OUTSIDE THE RIGHT-OF-WAY LINES COVERED BY WORK AGREEMENT OR SLOPE EASEMENT. QUANTITY CALCULATIONS FOR SEEDING AND MULCHING ARE BASED ON THESE LIMITS.

ITEM SPECIAL - PAVER BASE, AS PER PLAN

THIS WORK INCLUDES THE INSTALLATION OF PORTLAND CEMENT CONCRETE BASE, BITUMINOUS SETTING BED, AGGREGATE BASE, POLYMERIC SAND, AND ALL INCIDENTAL ITEMS AT LOCATIONS SPECIFIED IN THE PLAN.

ALL PAVER BASE CONSTRUCTION SHALL MEET OR EXCEED THE CITY OF COLUMBUS SUPPLEMENTAL SPECIFICATION 1524 ROADWAY PAVERS.

ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTAL REQUIRED FOR THE WORK LISTED ABOVE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR:

ITEM SPECIAL - PAVER BASE, AS PER PLAN	500 SQ. FT.
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ITEM SPECIAL - BRICK PAVERS

FOR BRICK PAVERS USED IN VEHICULAR TRAFFIC AREAS, SEE CITY OF COLUMBUS SUPPLEMENTAL SPECIFICATION 1524 ROADWAY PAVERS MAY 8, 2014.

ALL BRICK PAVER PAVEMENT REPLACEMENT WILL REQUIRE ALL NEW BRICK PAVERS, FURNISHED AND INSTALLED BY THE CONTRACTOR. NO SALVAGEABLE BRICKS ARE TO BE USED UNLESS OTHERWISE NOTED.

THE FOLLOWING MANUFACTURERS CAN PROVIDE THE NEW BRICKS (OR APPROVED EQUAL):

PINE HALL BRICK
2701 SHOREFAIR DRIVE
WINSTON-SALEM, NC 27105
(800) 334-8689
WWW.PINEHALLBRICK.COM

ITEM SPECIAL - BRICK PAVERS (CONT.)

BRICK SPECIFICATIONS ARE (OR APPROVED EQUAL)

MATERIAL: SOLID FIRECLAY BRICK
SIZE: 8" X 4" X 2 3/4" (HEAVY DUTY)
EDGE TREATMENT: ENGLISH EDGE
COLOR: AUTUMN BLEND

IN ALL CASES, A SAMPLE OF BRICK IS TO BE MADE AVAILABLE TO THE CITY ENGINEER FOR REVIEW OF COLOR AND TEXTURE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THE BRICK IS THE PROPER SIZE AND COMPOSITION.

ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTAL REQUIRED FOR THE WORK LISTED ABOVE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR:

ITEM SPECIAL - BRICK PAVERS	500 SQ. FT.
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ITEM 614 - MAINTAINING TRAFFIC

LENGTH AND DURATION OF LANE CLOSURES AND RESTRICTIONS SHALL BE AT THE APPROVAL OF THE CITY ENGINEER. IT IS THE INTENT TO MINIMIZE THE IMPACT TO THE TRAVELING PUBLIC. LANE CLOSURES OR RESTRICTIONS OVER SEGMENTS OF THE PROJECT IN WHICH NO WORK IS ANTICIPATED WITHIN A REASONABLE TIME FRAME, AS DETERMINED BY THE CITY ENGINEER, SHALL NOT BE PERMITTED. THE LEVEL OF UTILIZATION OF MAINTENANCE OF TRAFFIC DEVICES SHALL BE COMMENSURATE WITH THE WORK IN PROGRESS.

ALLOWED WORK HOURS ARE FROM 7:30 AM TO 7 PM, EXCLUDING SUNDAYS.

NO WORK SHALL BE PERFORMED AND ALL LANES SHALL BE OPEN TO TRAFFIC DURING THE FOLLOWING DESIGNATED HOLIDAYS AND EVENTS:

MEMORIAL DAY WEEKEND, INDEPENDENCE DAY WEEKEND, THANKSGIVING DAY WEEKEND (THURSDAY THROUGH SUNDAY), CHRISTMAS DAY AND THE DAY AFTER CHRISTMAS, AND NEW YEARS DAY.

ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH CMSC 614 AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS, AS WELL AS THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAYMENT FOR ALL LABOR, EQUIPMENT AND MATERIALS SHALL BE INCLUDED IN THE LUMP SUM CONTRACT PRICE FOR ITEM 614, MAINTAINING TRAFFIC, UNLESS SEPARATELY ITEMIZED IN THE PLAN.

SPECIAL - LANDSCAPING ALLOWANCE

A CONTINGENCY ALLOWANCE IS INCLUDED IN THIS CONTRACT TO BE USED ONLY AT THE DIRECTION OF THE CITY ENGINEER, TO REIMBURSE THE CONTRACTOR FOR MISCELLANEOUS LANDSCAPING COSTS RELATED TO THE CONSTRUCTION OF THIS PROJECT. THESE COSTS MAY INCLUDE TREE TRIMMING, TREE INSTALLATION, TREE AND STUMP REMOVAL, TREE ROOT GRINDING, LANDSCAPING WALLS, SPRINKLER SYSTEM REPAIRS OR OTHER MISCELLANEOUS ITEMS RELATED TO THE RESTORATION OF THE CITY RIGHT-OF-WAY. WRITTEN APPROVAL FROM THE CITY FOR REIMBURSEMENT OF THESE EXPENSES IS REQUIRED PRIOR TO INITIATION OF THE WORK.

MULCH MEDIAN BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. AVERAGE APPLIED THICKNESS SHALL BE 3". ALL COSTS FOR MATERIALS AND LABOR FOR THIS WORK SHALL BE INCLUDED IN THE PRICE BID.

ITEM 653 - TOPSOIL FURNISHED AND PLACED, AS PER PLAN

THIS WORK CONSISTS OF FURNISHING AND PLACING TOPSOIL PER SPEC ITEM 653 WITH THE ADDITION OF 6 IN. OF COMTIL (OR APPROVED COMPOST MATERIAL) MIXED INTO THE TOP 18 IN. WITH A BACKHOE AND/OR TILLER.

ITEM 630 - RRFB SIGN ASSEMBLY, ELTEC S891070

THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING A SOLAR POWERED RECTANGULAR RAPID FLASHING BEACON (RRFB) SIGN ASSEMBLY, THE FLASHING UNIT SHALL BE SOLAR POWERED, PEDESTRIAN ACTIVATED, AND 2-SIDED WITH TWO LED ARRAY BASED YELLOW INDICATIONS ON EACH SIDE. MULTIPLE UNITS SHALL BE WIRELESSLY CONTROLLED AND SYNCHRONIZED. THE UNIT SHALL BE MANUFACTURED BY ELTEC AND ADHERE TO ELTEC CONFIGURATION S891070. THE UNIT SHALL BE COMPLIANT WITH THE MOST CURRENT OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD) AND FHWA INTERIM APPROVAL FOR RRFBs (IA-21).

GENERAL REQUIREMENTS-

EACH RRFB SHALL CONSIST OF TWO RAPIDLY FLASHING RECTANGULAR-SHAPED YELLOW INDICATIONS HAVING LED ARRAY BASED LIGHT SOURCE.

EACH RRFB SHALL BE A COMPLETE ASSEMBLY, CONSISTING OF BUT NOT LIMITED TO, SIGNAGE, SIGN MOUNTING HARDWARE, INDICATIONS AND ELECTRICAL COMPONENTS (WIRING, SOLID-STATE CIRCUIT BOARDS, ETC.)

EACH RRFB SHALL CONTAIN A PEDESTRIAN INDICATION LIGHT VISIBLE BY THE PEDESTRIAN IN THE DIRECTION OF TRAVEL.

FUNCTIONAL REQUIREMENTS -

EACH RRFB SHALL UTILIZE SOLAR POWER.

EACH RRFB SHALL BE ACTIVATED BY ADA COMPLIANT PUSHBUTTONS.

THE RRFB SHALL BE NORMALLY DARK, SHALL INITIATE OPERATION ONLY UPON PEDESTRIAN ACTUATION, AND SHALL CEASE OPERATION AFTER A PREDETERMINED TIME LIMIT (BASED ON OMUTCD PROCEDURES).

EACH REMOTE RRFB SHALL BE WIRELESSLY ACTIVATED.

ALL RRFB LIGHT INDICATIONS SHALL BE WIRELESSLY SYNCHRONIZED (ALL LIGHTS WILL TURN ON WITHIN 120 MSEC AND REMAIN SYNCHRONIZED THROUGHOUT THE DURATION OF THE FLASHING CYCLE).

THE UNIT SHALL BE CAPABLE OF RUNNING 14 DAYS WITHOUT SUNLIGHT.

MATERIALS -

FURNISH A COMPLETE ASSEMBLY, CONSISTING OF BUT NOT LIMITED TO, SIGNAGE, SIGN MOUNTING HARDWARE, INDICATIONS, AND ELECTRICAL COMPONENTS (WIRING, SOLID-STATE CIRCUIT BOARDS, ETC.). THE RRFB ASSEMBLY INCLUDES THE FOLLOWING ITEMS:

- RRFB INDICATIONS
 - EACH RRFB INDICATION LENS SHALL BE A MINIMUM SIZE OF APPROXIMATELY 5" WIDE X 2" HIGH.
 - THE RRFB INDICATIONS SHALL BE ALIGNED HORIZONTALLY, WITH THE LONGER DIMENSION OF THE INDICATION HORIZONTAL. THERE SHALL BE TWO INDICATIONS ON THE FRONT AND TWO INDICATIONS ON THE BACK.
 - EACH RRFB SHALL BE SUPPLIED WITH ALL REQUIRED HARDWARE TO INSTALL ASSEMBLY. ALL EXPOSED HARDWARE SHALL BE ANTI-VANDAL.
 - EACH RRFB SHALL BE LOCATED BETWEEN THE BOTTOM OF THE CROSSING WARNING SIGN AND THE TOP OF THE SUPPLEMENTAL DOWNWARD DIAGONAL ARROW PLAQUE.
 - THE LIGHT INTENSITY OF THE YELLOW INDICATIONS SHALL MEET THE MINIMUM CLASS 1 SPECIFICATIONS OF SOCIETY OF AUTOMOTIVE ENGINEERS (SAE) STANDARD J695 (DIRECTIONAL FLASHING OPTICAL WARNING DEVICES FOR AUTHORIZED EMERGENCY, MAINTENANCE, AND SERVICE VEHICLES) DATED JANUARY, 2005.
 - TO MINIMIZE EXCESSIVE GLARE DURING NIGHTTIME CONDITIONS, AN AUTOMATIC SIGNAL DIMMING DEVICE SHALL BE USED TO REDUCE THE BRILLIANCE OF THE RRFB INDICATIONS.
 - A SMALL LED CONFIRMATION LIGHT DIRECTED AT AND VISIBLE TO PEDESTRIANS IN THE CROSSWALK SHALL BE INSTALLED INTEGRAL TO THE RRFB OR PUSHBUTTON TO GIVE CONFIRMATION THAT THE RRFB IS IN OPERATION.
 - THE PEDESTRIAN CONFIRMATION LIGHT SHALL BE NO SMALLER THAN 2" IN DIAMETER AND CONTAIN A MINIMUM ILLUMINANCE OF 100 LUX MEASURED AT 30 CM.
- SIGNS
 - ALL SIGN ASSEMBLIES SHALL USE ANTI-VANDAL FASTENERS TO MOUNT COMPONENTS TO SIGN AND SIGN TO FIXTURE.
 - PEDESTRIAN PUSHBUTTONS SIGNS SHALL BE PROVIDED AND INCLUDE THE LEGEND "PUSH BUTTON TO TURN ON WARNING LIGHTS". SIGNS SHOULD BE MOUNTED ADJACENT TO OR INTEGRAL WITH EACH PEDESTRIAN PUSHBUTTON.
 - TWO SETS OF SIGNS SHALL BE REQUIRED PER UNIT FOR VIEW FROM EACH APPROACH.
 - ASSURE SIGN MEETS THE REQUIREMENTS OF CMSC 630.
- CONTROL CIRCUIT
 - THE CONTROL CIRCUIT SHALL HAVE THE CAPABILITY OF INDEPENDENTLY FLASHING UP TO TWO INDEPENDENT OUTPUTS. THE LED LIGHT OUTPUTS AND FLASH PATTERN SHALL BE COMPLETELY PROGRAMMABLE.
 - THE CONTROL CIRCUIT SHALL BE SEALED WATERTIGHT TO ELIMINATE DIRT CONTAMINATION AND ALLOW FOR SAFE HANDLING IN ALL WEATHER CONDITIONS.
 - THE LEADS SHALL BE SEALED AGAINST DUST AND MOISTURE INTRUSION AS PER THE REQUIREMENTS OF NEMA STANDARD 250-1991 FOR TYPE 4 ENCLOSURE AND TO PROTECT ALL INTERNAL LED AND ELECTRICAL COMPONENTS.
- BATTERY AND SOLAR PANELS
 - BATTERY UNIT SHALL BE A 12VDC, 35 AHR MINIMUM, SEALED GEL OR AGM LEAD ACID BATTERY. BATTERIES SHALL HAVE A WRITTEN TWO YEAR FULL REPLACEMENT WARRANTY.
 - THE SOLAR PANEL SHALL PROVIDE A MINIMUM OF 40 WATTS PEAK TOTAL OUTPUT.
 - THE SOLAR PANEL SHALL BE MOUNTED TO AN ALUMINUM PLATE AND BRACKET AT AN ANGLE OF 45 DEGREES- 60 DEGREES TO PROVIDE MAXIMUM OUTPUT.

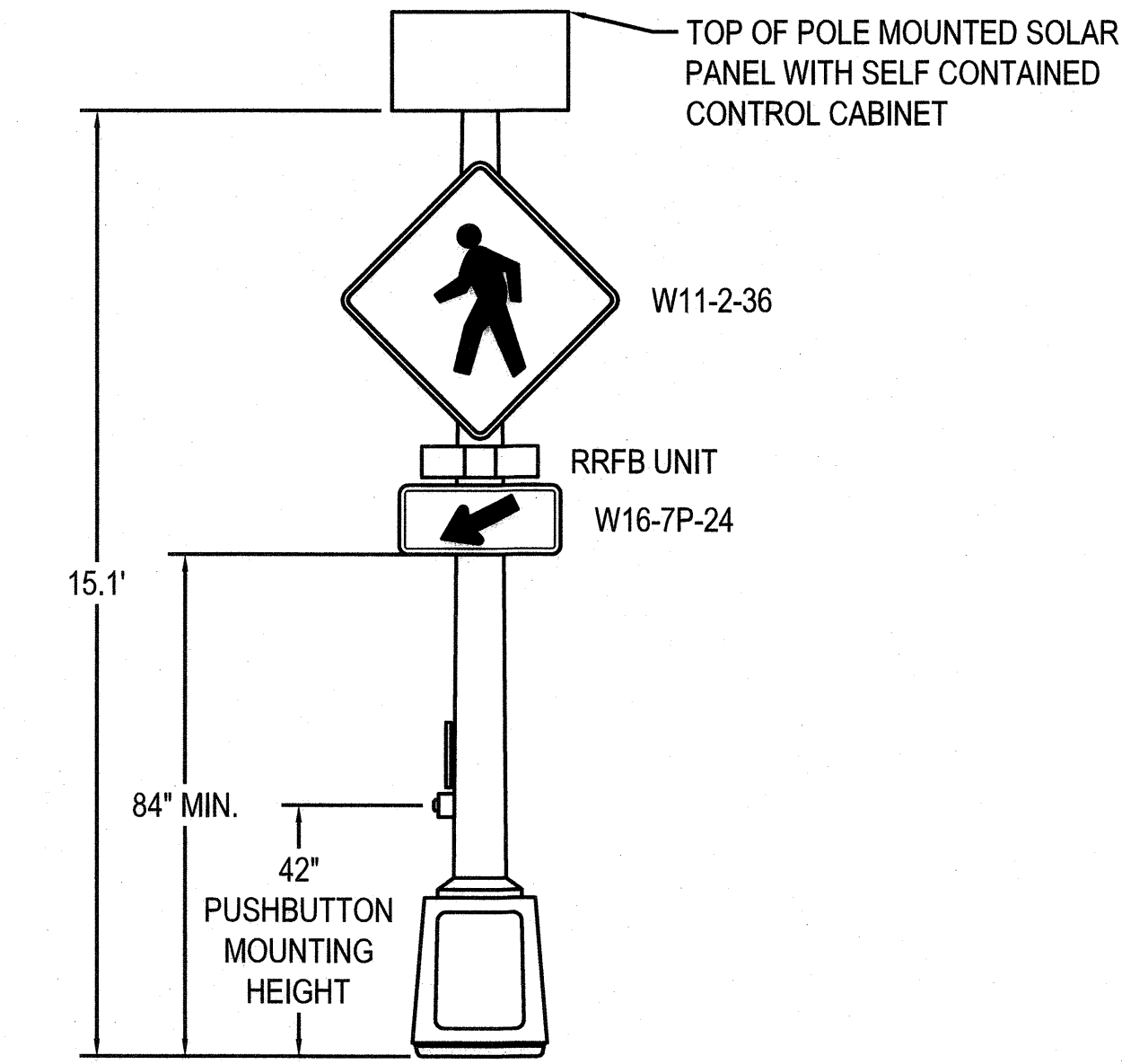
- ALL FASTENERS USED SHALL BE ANTI-VANDAL.
- WIRELESS RADIO
 - RADIO CONTROL SHALL OPERATE ON A 900 MHZ FREQUENCY HOPPING SPREAD SPECTRUM NETWORK, WI-FI OR APPROVED EQUAL.
 - RADIO SHALL INTEGRATE COMMUNICATION OF RRFB CONTROL CIRCUIT TO ACTIVATE SIGN FROM PUSHBUTTON INPUT.
 - THE RADIO SHALL BE SYNCHRONIZED SO ALL OF THE REMOTE RRFB LIGHT INDICATIONS WILL TURN ON WITHIN 120 MSEC OF EACH OTHER AND REMAIN SYNCHRONIZED THROUGH-OUT THE DURATION OF THE FLASHING CYCLE.
 - PUSHBUTTON
 - THE PUSHBUTTON SHALL BE CAPABLE OF CONTINUOUS OPERATION OVER A TEMPERATURE RANGE OF -30 DEGREES F TO +165 DEGREES F.
 - PUSHBUTTON SHALL BE ADA COMPLIANT.
 - PEDESTAL SHAFT AND BASE - MOUNT ON A STANDARD 4.5-INCH OD ALUMINUM PEDESTAL POLE WITH BREAKAWAY BASE. A 14 FOOT POLE SHALL BE PROVIDED AND FIELD ADJUSTED AND CAPPED TO MAINTAIN THE PROPER SIGN MOUNTING HEIGHTS, UNLESS SPECIFIED OTHERWISE IN THE PLANS. POLE AND BASE MANUFACTURER SHALL BE LISTED ON ODOT'S QUALIFIED PRODUCTS LIST.
 - PEDESTAL FOUNDATION - ASSEMBLY SHALL BE INSTALLED WITH PEDESTAL FOUNDATION PER ODOT SCD TC-83.20. PAYMENT FOR FOUNDATION SHALL BE AT THE CONTRACT UNIT PRICE PER EACH FOR ITEM 632 - PEDESTAL FOUNDATION.

CONSTRUCTION -
THE RRFB SHALL BE ASSEMBLED AND CONSTRUCTED BY THE CONTRACTOR AS SHOWN AND SPECIFIED ON THE PLANS.

WARRANTY -
WARRANTY SHALL BE TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE.

MEASUREMENT -
THE CITY WILL MEASURE THE ITEM COMPLETE IN PLACE, INCLUDING ALL MATERIALS, TESTING, LABOR AND SOFTWARE FOR A FULLY FUNCTIONAL UNIT.

PAYMENT -
PAYMENT WILL BE AT THE CONTRACT UNIT PRICE PER EACH FOR ITEM 630 - RRFB SIGN ASSEMBLY, ELTEC S891070.



ITEM 630 - RRFB SIGN ASSEMBLY, ELTEC S891070:
SOLAR POWERED RECTANGULAR RAPID
FLASHING BEACON (RRFB) PEDESTRIAN WARNING SIGN ASSEMBLY
NOT TO SCALE

GENERAL NOTES

WAKEFIELD FOREST TRAFFIC
CALMING IMPROVEMENTS

MAINTENANCE OF TRAFFIC NOTES

1. ALL TEMPORARY TRAFFIC CONTROL (TTC) DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (CURRENT EDITION). COPIES ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, OFFICE OF CONTRACTS, 1980 WEST BROAD STREET, COLUMBUS, OHIO 43223. NOTE: ALL DEVICES SHALL COMPLY, FOR CONDITION AND LOCATION, WITH THE CURRENT EDITION OF THE NCHRP 350 AND MASH CRASH TESTING GUIDELINES.
2. CONSTRUCTION OPERATIONS SHALL NOT BEGIN UNTIL ALL TRAFFIC CONTROL IS IN PLACE AND APPROVED BY THE CITY INSPECTOR. IF THE CONTRACTOR DOES NOT COMPLY WITH THE STANDARDS, INCLUDING THE INSTALLATION OF TEMPORARY PAVEMENT MARKINGS AND THE REMOVAL OF CONFLICTING TRAFFIC CONTROLS, THEIR PERMIT SHALL BE REVOKED AND ALL WORK SHALL BE TERMINATED. TEMPORARY PAVEMENT MARKINGS TO INCLUDE, BUT NOT LIMITED TO, CHANNELIZING LINES, EDGE LINES, AND CENTERLINES SHALL BE INSTALLED AND MAINTAINED ON ALL CONSTRUCTION OPERATIONS LASTING A MINIMUM OF 14 CALENDAR DAYS OR AS DIRECTED BY THE CITY ENGINEER.
3. THE CONTRACTOR SHALL GIVE ADVANCE WRITTEN NOTIFICATION TO PAVING THE WAY AT PAVINGTHEWAY@MORPC.ORG OR VERBAL TO (614)233-4200, PROJECT ENGINEER, AND THE SENIOR SERVICE PLANNER OF COTA AT 614-308-4373 OR FAX 614-275-5933, INFORMING THEM OF ALL UPCOMING MAINTENANCE OF TRAFFIC CHANGES ON A WEEKLY BASIS. NOTIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, WHAT, WHERE, WHEN, AND HOW PEDESTRIAN AND VEHICULAR TRAFFIC WILL BE AFFECTED, AND THE TEMPORARY TRAFFIC CONTROL PROCEDURES THE CONTRACTOR IS PLANNING TO USE.

THE TYPE OF TRAFFIC CHANGE SHALL DETERMINE THE LENGTH OF ADVANCE NOTIFICATION REQUIRED:

TYPE OF CHANGE	ADVANCE NOTIFICATION NEEDED
DETOURS/ROAD CLOSURES	30-DAY NOTIFICATION PRIOR TO CLOSURE
LANE CLOSURES LASTING 2 WEEKS OR MORE	2-WEEKS
LANE CLOSURES OF LESS THAN 2 WEEKS	3-DAYS
LANE CLOSURES OF 2 DAYS OR LESS	1-DAY

THE COTA SENIOR SERVICE PLANNER SHALL BE CONTACTED 30 DAYS PRIOR TO ANY PLANNED CLOSURE ON ASSIGNED COTA ROUTES. ANY OTHER UNFORESEEN IMPACTS TO TRAFFIC SHALL BE IMMEDIATELY REPORTED AS THEY OCCUR.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENT SHALL BE AS PER CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWINGS, AND FIGURES 6H-28 (TA-28) AND 6H-29 (TA-29) OF PART VI OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. WHEN NOT SHOWN ON A SIGNED PLAN, ALL SIDEWALK DIVERSIONS AND TEMPORARY MID-BLOCK CROSSINGS SHALL BE PRE-APPROVED BY THE CITY ENGINEER. ACCESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
5. **MAINTAINING TRAFFIC DURING HOLIDAYS AND SPECIAL EVENTS**
NO WORK SHALL BE PERFORMED AND ALL EXISTING LANES SHALL BE OPEN TO TRAFFIC DURING DESIGNATED HOLIDAYS OR SPECIAL EVENTS. THE PERIOD OF TIME THAT THE LANES ARE TO BE OPEN DEPENDS ON THE DAY OF THE WEEK ON WHICH THE HOLIDAY OR EVENT FALLS. CONTACT THE CITY OF UPPER ARLINGTON PUBLIC SERVICE DEPARTMENT FOR EVENT DATES, LOCATIONS, AND SCHEDULE. HOLIDAYS WILL CONSIST OF CHRISTMAS, NEW YEARS, FOURTH OF JULY, MEMORIAL DAY, LABOR DAY, AND THANKSGIVING.
6. THE CONTRACTOR SHALL MAINTAIN ALL PERMANENT TRAFFIC CONTROLS NOT IN CONFLICT WITH THE TEMPORARY TRAFFIC CONTROLS THROUGHOUT THIS PROJECT. PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED OR COVERED, AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED, OR IMPROPERLY PLACED SIGNS.
7. ANY WORK DONE BY THE PUBLIC SERVICE DEPARTMENT, INCLUDING INSTALLATION, RELOCATION, REMOVAL AND/OR REPLACEMENT OF TEMPORARY TRAFFIC CONTROL DEVICES AS A RESULT OF WORK DONE BY THE CONTRACTOR OR AS A RESULT OF NEGLIGENCE OF THE CONTRACTOR, SHALL BE AT THE CONTRACTORS' EXPENSE.
8. THE ROADWAY SHALL NOT BE OPENED TO NON-CONSTRUCTION TRAFFIC UNTIL THE CRITICAL PERMANENT TRAFFIC CONTROLS ARE IN PLACE, OR UNTIL TEMPORARY TRAFFIC CONTROLS APPROVED BY THE CITY ENGINEER, ARE INSTALLED. THE CRITICAL PERMANENT TRAFFIC CONTROLS ARE STOP, YIELD, ONE - WAY, DO NOT ENTER, RESTRICTED TURN SIGNS AND ALL STREET NAME SIGNS. OTHER CRITICAL SIGNS MAY BE NOTED ON THE PLANS AS WELL. THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE PREMATURE REMOVAL OF TEMPORARY TRAFFIC CONTROLS.
9. **ITEM 614 - MAINTAINING TRAFFIC**
ALL COSTS THAT CONSIST OF MAINTAINING AND PROTECTING VEHICULAR AND PEDESTRIAN TRAFFIC ACCORDING TO THE LATEST EDITION OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (OMUTCD), AND PER THE REQUIREMENTS DESIGNATED IN THE PLAN INCLUDING ALL LAW ENFORCEMENT OFFICER (LEO) AND FLAGGER HOURS SHALL BE INCLUDED IN THE LUMP SUM ITEM 614.

IN ADDITION TO THE REQUIREMENTS HEREIN, AND THE LATEST EDITION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, A UNIFORMED LAW ENFORCEMENT OFFICER (LEO) SHALL BE PROVIDED FOR CONTROLLING TRAFFIC UNDER THE FOLLOWING CONDITIONS:

- WORK WITHIN A SIGNALIZED INTERSECTION, DEFINED AS THE AREA BOUNDED BY THE REAR X-WALK LINES
- WHEN FLAGGING WITHIN THE INTERSECTION OF TWO ARTERIAL ROADWAYS
- WHEN SPECIFIED IN THE MAINTENANCE OF TRAFFIC PLAN OR AS WHEN DIRECTED BY THE CITY ENGINEER
- WHEN SHIFTING TRAFFIC LEFT OF CENTER, THROUGH A SIGNALIZED INTERSECTION, WITHOUT SHIFTING SIGNAL HEADS

A FLAGGER SHALL BE UTILIZED TO ASSIST IN CONTROLLING TRAFFIC WHILE EQUIPMENT IS ENTERING OR EXITING AN INTERSECTION OR WORK ZONE. THE CONTRACTOR MAY UTILIZE HIS OWN FLAGGER OR LEO UNDER PAY ITEM 614 MAINTAINING TRAFFIC, LUMP SUM.

FLAGGERS AND LEO'S SHALL BE EQUIPPED ACCORDING TO THE STANDARDS FOR FLAGGING TRAFFIC CONTAINED IN THE OMUTCD. FLAGGING OPERATIONS PERFORMED BY LEO'S OR DESIGNATED FLAGGERS SHALL ONLY BE PERMITTED AS LONG AS ALL TRAFFIC CONTROL IS IN PLACE ACCORDING TO FIGURE 6H-10 (TA-10) IN THE OHIO MANUAL. PATROL CARS SHALL NOT BE USED IN FLAGGING OPERATIONS.

IF THE CONTRACTOR WISHES TO UTILIZE LEO'S WITH OR WITHOUT PATROL CARS FOR TRAFFIC CONTROL OTHER THAN FOR THAT REQUIRED IN THE PLANS, THEY MAY DO SO AT THEIR OWN EXPENSE. THE CONTRACTOR SHALL MAKE ARRANGEMENT THROUGH THE UPPER ARLINGTON POLICE DIVISION AT (614) 583-5150.

LEO'S SHALL BE CONSIDERED TO BE EMPLOYED BY THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR ACTIONS. ALTHOUGH EMPLOYED BY THE CONTRACTOR, THE CITY ENGINEER SHALL HAVE CONTROL OVER THEIR PLACEMENT. LEO'S SHALL NOT HAVE THE AUTHORITY TO CHANGE, EDIT OR MODIFY ANY MAINTENANCE OF TRAFFIC SCHEME WITHOUT THE PERMISSION OF THE CITY ENGINEER UNLESS AN EMERGENCY DEVELOPS.

IF A SAFETY HAZARD DEVELOPS, A LEO MAY BE ASSIGNED BY THE UPPER ARLINGTON POLICE DIVISION AT THE CONTRACTOR'S EXPENSE.

10. PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS) SHALL BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO CLOSURE OF A ROADWAY. THE MESSAGE SHALL ADVISE THE MOTORIST OF THE DATES, TIMES, AND DURATION OF THE CLOSURE. THE PCMS SHALL REMAIN IN PLACE FOR 7 DAYS AFTER THE START OF THE CLOSURE.
11. TYPE C STEADY-BURN OR TYPE D 360-DEGREE STEADY-BURN WARNING LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
12. A FLASHING ARROW PANEL (48" X 96"-TYPE C) SHALL BE USED IN LANE CLOSURES AS PER THE OHIO MANUAL.
13. THE CONTRACTOR SHALL CONTACT OHIO UTILITY PROTECTION SERVICE (OUPS) TO LOCATE AND MARK ALL UNDERGROUND TRAFFIC CONTROL CABLES PRIOR TO THE BEGINNING OF ANY WORK WITHIN 450 FEET OF ANY SIGNALIZED INTERSECTION(S) OR WITHIN ANY POSTED AREA WHERE THE DEPARTMENT HAS UNDERGROUND CABLE.
14. ANY WORK DONE BY THE DEPARTMENT OF PUBLIC SERVICE, INCLUDING INSTALLATION, RELOCATION, REMOVAL AND/OR REPLACEMENT OF PERMANENT TRAFFIC CONTROL DEVICES AS A RESULT OF WORK DONE BY THE CONTRACTOR OR AS A RESULT OF NEGLIGENCE OF THE CONTRACTOR, SHALL BE AT THE CONTRACTORS' EXPENSE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTALLATION AND/OR REPLACEMENT OF ALL PERMANENT TRAFFIC CONTROL DEVICES DAMAGED OR REMOVED DURING CONSTRUCTION. PERMANENT TRAFFIC CONTROL NO LONGER IN CONFLICT WITH TEMPORARY TRAFFIC CONTROL SHALL BE REPLACED IMMEDIATELY.
16. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKINGS, INCLUDING RAISED PAVEMENT MARKERS (RPM) SHOWN IN CONFLICT, REMOVED DUE TO CONSTRUCTION OR MAINTENANCE OF TRAFFIC SET UP, DESTROYED, OR RENDERED UNSERVICEABLE BY THE CITY ENGINEER OR THE PUBLIC SERVICE PAVEMENT MARKING MANAGER. ALL PAVEMENT MARKING MATERIALS SHALL BE REPLACED IN-LIKE KIND IF NOT SHOWN IN THE PLAN OR PERMIT INCLUDING RAISED PAVEMENT MARKERS. ALL PAVEMENT MARKINGS SHALL BE REPLACED IN FULL, NO PARTIAL LENGTH OR SECTIONS OF PAVEMENT MARKINGS SHALL BE REPLACED WITHOUT REMOVING THE ENTIRE MARKING BY USE OF THE WATER BLAST METHOD.

SEQUENCE OF TRAFFIC

NOTE: ALL PHASES OF CONSTRUCTION SHALL COMPLY WITH THE COLUMBUS STANDARD DRAWING 1500, MAINTENANCE OF TRAFFIC GENERAL NOTES

NORTHWEST BOULEVARD & TRENTWOOD ROAD WORK

1. CLOSE WESTBOUND TRENTWOOD ROAD TO CONSTRUCT PROPOSED CROSSWALK, CURB, GUTTER, PAVEMENT, ETC.
2. SHIFT NORTHBOUND AND SOUTHBOUND NORTHWEST BOULEVARD LANES TO THE WEST, PER COLUMBUS STANDARD DRAWING 1510 (SHEET 4 OF 5), TO ALLOW FOR TWO LANES OF PROPOSED CROSSWALK TO BE CONSTRUCTED AT A TIME.
3. WHEN THE EAST HALF OF THE PROPOSED NORTHWEST BOULEVARD WORK IS COMPLETE, MIRROR THE COLUMBUS STANDARD DRAWING 1510 (SHEET 4) CONFIGURATION TO SHIFT NORTHWEST BOULEVARD LANES EAST.

MT. HOLYOKE ROAD WORK

1. MT. HOLYOKE ROAD SHALL BE CLOSED AND SIGNAGE INSTALLED PER PLAN SHEET 6

LANDSCAPING NOTES

PLANTING STOCK:

1. THE CONTRACTOR SHALL SUPPLY PLANTS THAT ARE FROM AREAS IN THE SAME USDA HARDINESS ZONES. WHEN REQUESTED, THE CONTRACTOR MUST IDENTIFY THE PLANT SOURCE.
2. SHADE AND ORNAMENTAL TREES SUPPLIED PER THE CONTRACT SHALL BE 2 INCH CALIPER
3. TREE SUPPLIED SHALL MEET THE LATEST VERSION OF THE ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS FOR TREE ROOT BALL SIZE OR CONTAINER SIZE. BURLAP COVERING THE ROOT BALL MUST BE NATURAL, BIODEGRADABLE BURLAP. WIRE BASKETS SHALL BE USED ONLY IF NECESSARY.
4. ALL TREES MUST BE NUMBER ONE GRADE PLANTS WITH GOOD FORM AND BRANCHING. TREE LEADERS SHALL NOT BE PRUNED.
5. TREES MUST BE FRESH. TREES SHALL NOT HAVE BEEN DUG AND BALLED DURING THE PREVIOUS GROWING SEASON.

PLANTING PREPARATION:

1. THE CONTRACTOR SHALL IDENTIFY ANY UNDERGROUND IMPEDIMENTS PRIOR TO BEGINNING PLANTING BY CONTACTING OUPS.
2. CONTRACTOR SHALL MAKE CERTAIN THAT TREES ARE PROPERLY MAINTAINED AND WATERED.
3. THE CITY/VILLAGE TREE COMMISSION/MAYOR/ADMINISTRATOR SHALL HAVE THE RIGHT TO REFUSE ANY PLANT FOLLOWING INSPECTION.
4. PLANTING SITES SHALL BE MARKED IN FIELD BY CITY FORESTRY STAFF

TREE PLANTING BALLED AND BURLAPPED:

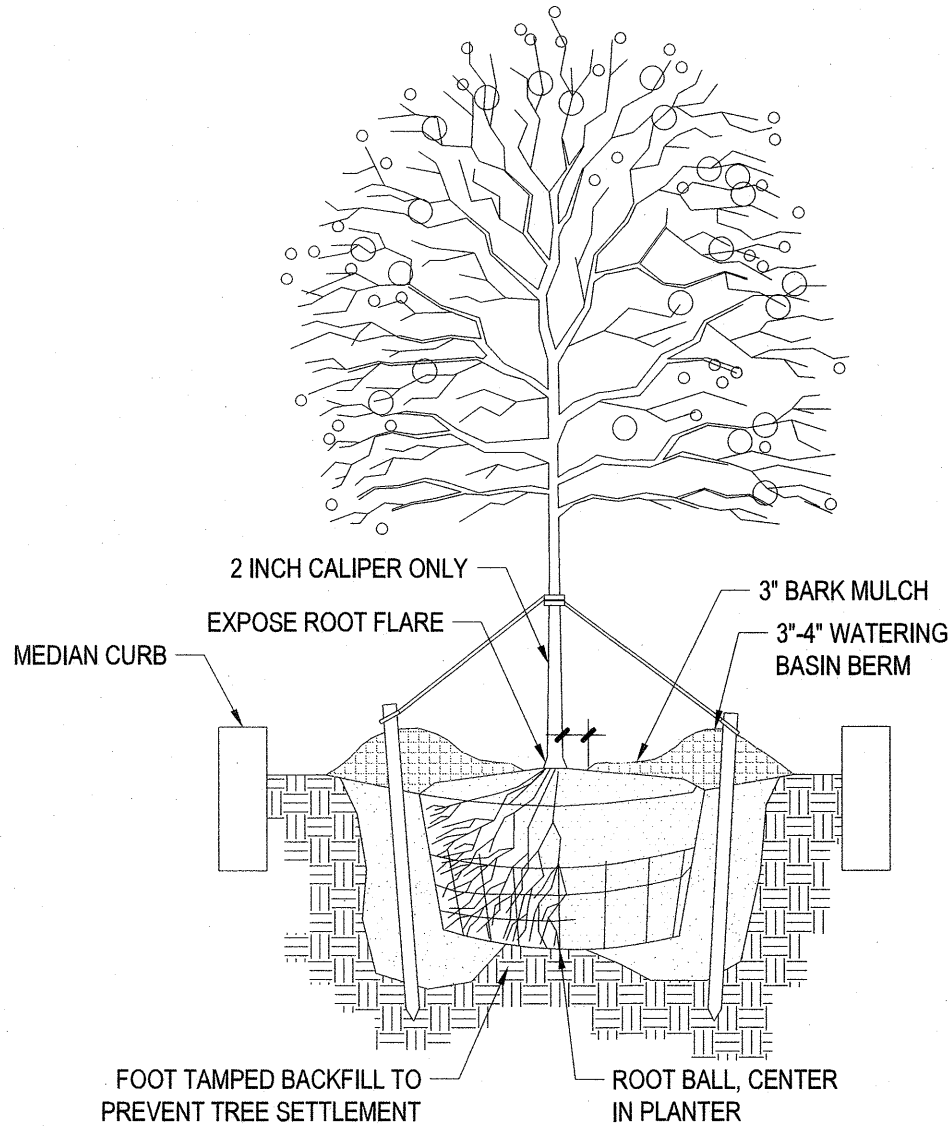
1. IF NOT READILY APPARENT, LOCATE TRUNK FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
2. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE ROOT BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED TRUNK FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
3. LIFTING ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF TRUNK FLARE IS LEVEL WITH THE SURROUNDING SOIL.
4. REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED. IDEALLY, ALL BURLAP AND WIRE BASKET SHOULD BE REMOVED FROM THE ROOT BALL.
5. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
6. BACKFILL PLANTING HOLE WITH EXISTING SOIL, AND THOROUGHLY WATER.
7. MULCH THE ENTIRE PLANTING SURFACE WITH COMPOSTED BARK APPLIED NO LESS THAN TWO INCHES (2") DEEP AND NO MORE THAN THREE INCHES (3") DEEP, LEAVING THREE INCHES (3") ADJACENT TO THE TREE TRUNK FREE OF MULCH.
8. CONTINUED AT PLANTING AND CARE

PLANTING AND CARE

1. AFTER THE SOIL AROUND THE ROOT BALL HAS BEEN TAMPED INTO PLACE, ALL EXCESS SOIL SHALL BE REMOVED. TREE SHALL BE IMMEDIATELY WATERED AFTER PLANTING WITH A SLOW, SATURATING WATERING EQUAL TO ONE INCH.
2. THE ENTIRE PLANTING SURFACE SHALL BE MULCHED WITH HARDWOOD BARK MULCH APPLIED NO LESS THAN TWO INCHES (2") DEEP AND NO MORE THAN THREE INCHES (3") DEEP, LEAVING TWO INCHES (2") ADJACENT TO THE TREE TRUNK FREE OF MULCH.
3. DAMAGED OR BROKEN BRANCHES SHALL BE PRUNED OFF BY THE CONTRACTOR PER LATEST REVISION OF ANSI A300 PRUNING STANDARDS.
4. STAKING SHALL BE DONE PER ATTACHED DETAIL.
5. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SURROUNDING AREA, INCLUDING SEEDING OF GRASS AREAS.
6. ALL TAGS, TREE WRAP, ETC. SHALL BE REMOVED FROM THE TREES.

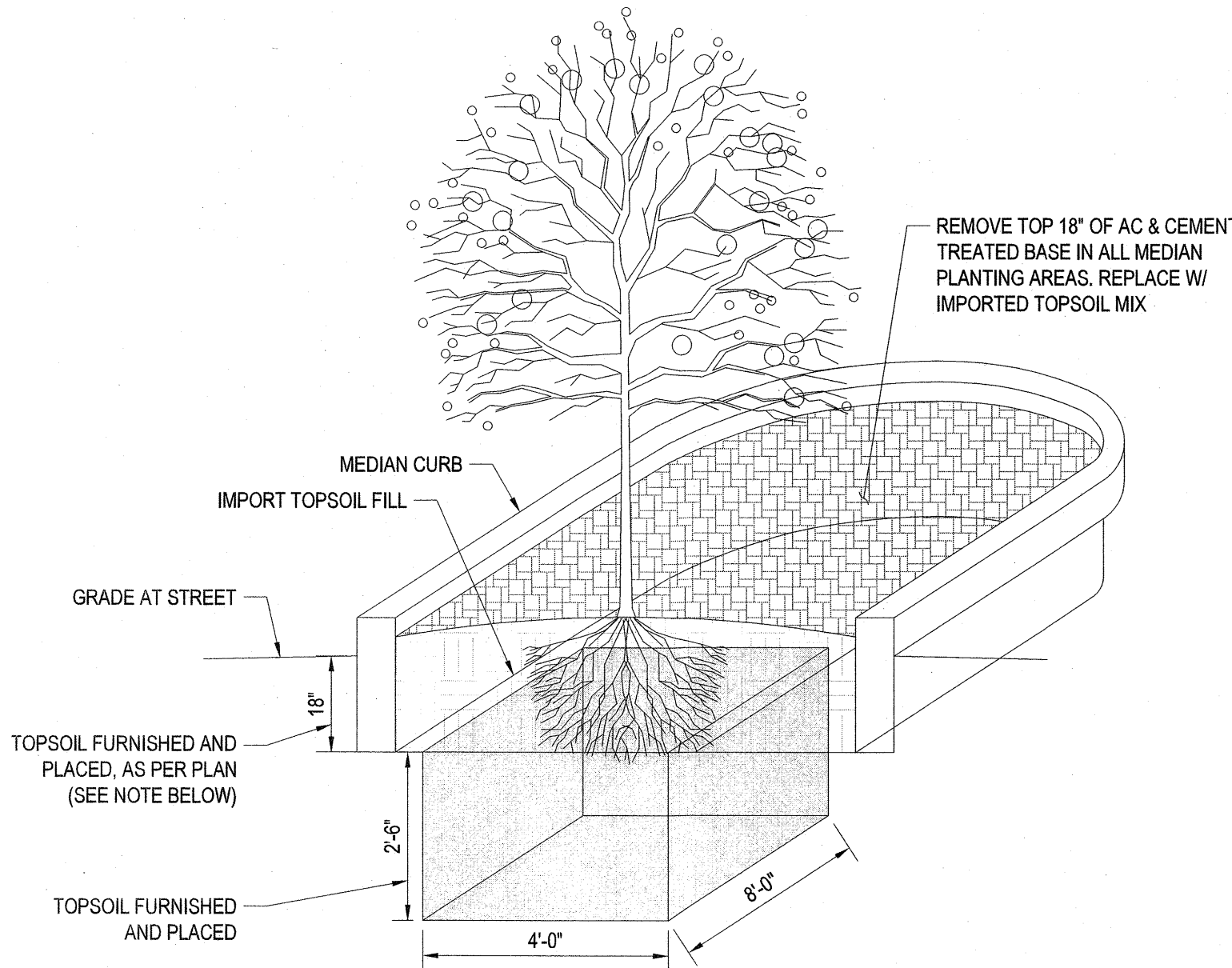
GUARANTEE:

1. THE CITY SHALL HAVE THE RIGHT TO FINAL INSPECTION OF THE PLANTINGS.
2. ALL TREES SUBJECT TO THIS CONTRACT SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF INSTALLATION. TREES WILL BE REPLACED ONCE AND REPLACEMENTS WILL NOT BE GUARANTEED.



- NOTES:
1. TREE STAKES TO BE LOCATED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF. ADJUST BRACING & TIES TO AVOID CONFLICT W/ LIMBS.
 2. FINISH GRADE OF MULCH SHALL BE 3'-4" BELOW TOP OF CURB.

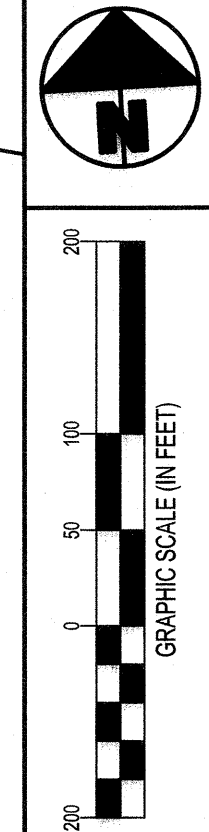
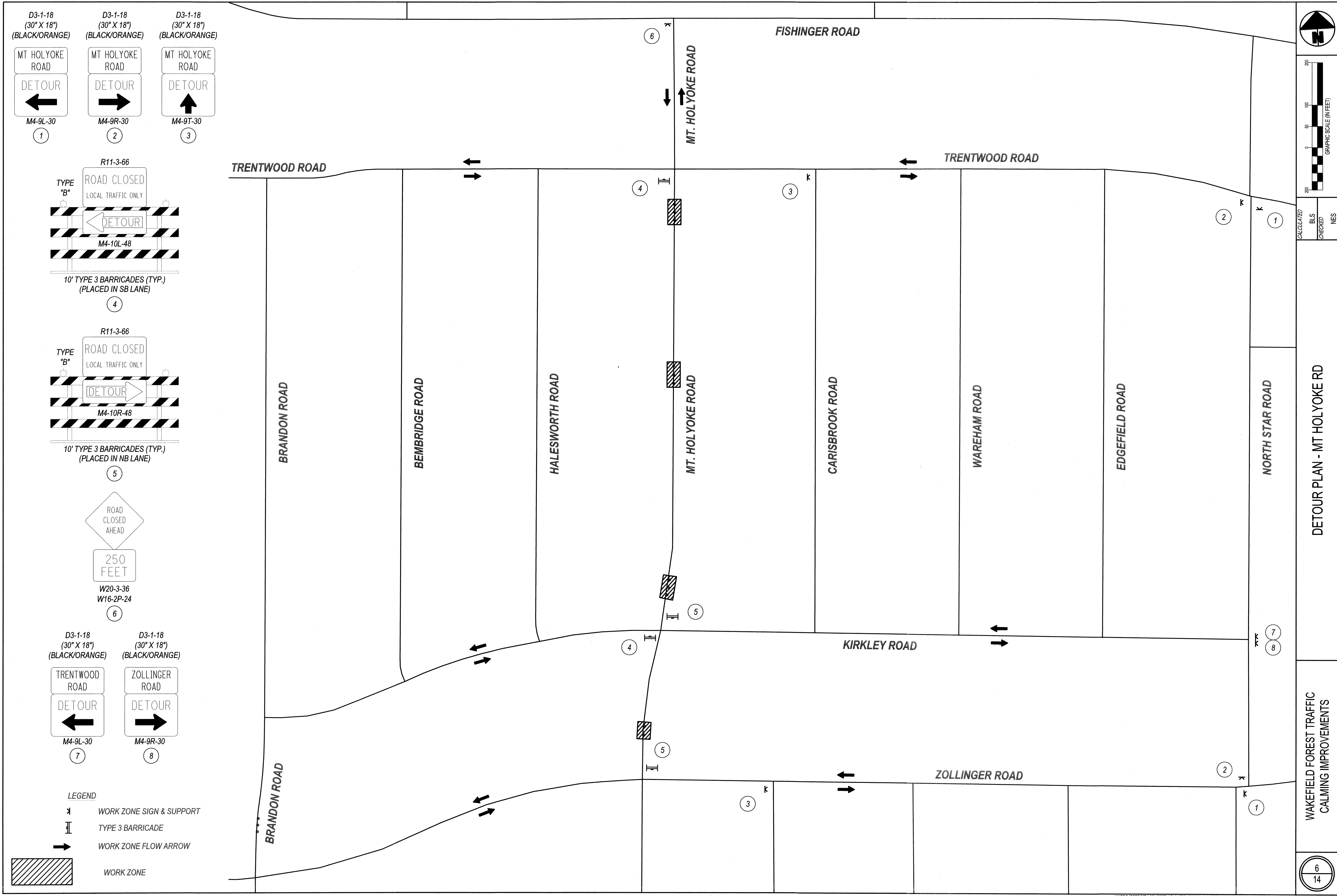
MEDIAN TREE PLANTING DETAIL
NTS



- NOTES:
1. EXCAVATE MEDIAN AREA. REMOVE TOP 6 INCHES OF SOIL. BACKFILL WITH 6 INCHES OF COMTIL MIX (OR APPROVED COMPOST MATERIAL). MIX COMTIL/COMPOST INTO TOP 18 INCHES WITH BACKHOE AND/OR TILLER.

TOP 18 INCHES OF SOIL IN MEDIANS MUST BE FREE OF SPOILS FROM EXCAVATION OR CONSTRUCTION.

EXCAVATION AT MEDIAN TREES DETAIL
NTS



CALCULATED	BLS	CHECKED	NES
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DETOUR PLAN - MT HOLYOKE RD

WAKEFIELD FOREST TRAFFIC CALMING IMPROVEMENTS

SPEC	ITEM	TOTAL	UNIT	DESCRIPTION
				ROADWAY
CMSC	201	1	LS	CLEARING AND GRUBBING
CMSC	202	393	SY	PAVEMENT REMOVED
CMSC	202	162	LF	CURB AND GUTTER REMOVED
CMSC	202	1122	SF	WALK REMOVED
CMSC	203	2	CY	EXCAVATION
CMSC	203	108	CY	EMBANKMENT
CMSC	608	822	SF	4" CONCRETE WALK
CMSC	608	7	EA	CURB RAMPS
CMSC	653	36	CY	TOPSOIL FURNISHED AND PLACED
CMSC	653	30	CY	TOPSOIL FURNISHED AND PLACED, AS PER PLAN
				EROSION CONTROL
CMSC	207	1	LS	EROSION CONTROL
				PAVEMENT
CMSC	609	460	LF	CURB, STRAIGHT 18"
CMSC	609	185	LF	COMBINATION CURB AND GUTTER, TYPE STANDARD
CMSC	SPEC	500	SF	BRICK PAVERS
CMSC	SPEC	500	SF	PAVER BASE, AS PER PLAN
				TRAFFIC CONTROL
CMSC	630	208	LF	GROUND MOUNTED SUPPORT, NO. 2 POST
CMSC	630	65	LF	GROUND MOUNTED SUPPORT, NO. 4 POST TYPE S
CMSC	630	73	SF	SIGN, FLAT SHEET
CMSC	630	4	EA	REMOVAL OF GROUND MOUNTED SIGN AND REERECTION
CMSC	630	2	EA	REMOVAL OF GROUND MOUNTED SIGN AND DISPOSAL
CMSC	642	136	LF	REMOVAL OF PAVEMENT MARKING
CMSC	644	48	LF	STOP LINE
CMSC	644	38	LF	YIELD LINE
CMSC	644	112	LF	CROSSWALK
CMSC	630	2	EA	RRFB SIGN ASSEMBLY, ELTEC S891070
				LANDSCAPING
CMSC	661	16	EA	DECIDUOUS TREE, 2" CALIPER
				INCIDENTALS
CMSC	614	1	LS	MAINTAINING TRAFFIC
CMSC	623	1	LS	CONSTRUCTION LAYOUT STAKES
CMSC	624	1	LS	MOBILIZATION
CMSC	SPEC	1	LS	GRASS ALLOWANCE
CMSC	SPEC	1	LS	LANDSCAPING ALLOWANCE

* CONTINGENCY ITEM

CALCULATED
BLS
CHECKED
NES

ESTIMATE OF QUANTITIES

WAKEFIELD FOREST TRAFFIC
CALMING IMPROVEMENTS

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

PLAN ENGINEERS: CESO, INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231
PHONE: (614) 942-3030
CONTACT: NEIL SCHWARTZ
EMAIL: NEIL.SCHWARTZ@CESOINC.COM

PROJECT DESCRIPTION:
THE PROPOSED PROJECT IS THE CONSTRUCTION OF TRAFFIC CALMING MEASURES ALONG TRENTWOOD ROAD, MT. HOLYOKE ROAD, AND BRANDON ROAD. THE TOTAL DISTURBED AREA IN THE RIGHT OF WAY IS 0.12 ACRES.

EXISTING SITE CONDITIONS:
THE EXISTING CONDITIONS CONSIST OF PAVEMENT, GRASS, AND LANDSCAPED AREAS. THE ROADWAY DRAINS TO EXISTING CURB AND GUTTER INLETS IN THE EXISTING STORM SEWER SYSTEM. OVERALL DRAINAGE PATTERNS SHALL BE MAINTAINED.

SITE DISTURBANCE: OVERALL PROJECT EARTH DISTURBANCE AREA IS 0.12 ACRES

RECEIVING STREAM: THE SITE DRAINS TO THE OLENTANGY RIVER.

ADJACENT AREAS: THE PROJECT CORRIDOR IS LOCATED WITHIN A RESIDENTIAL AREA.

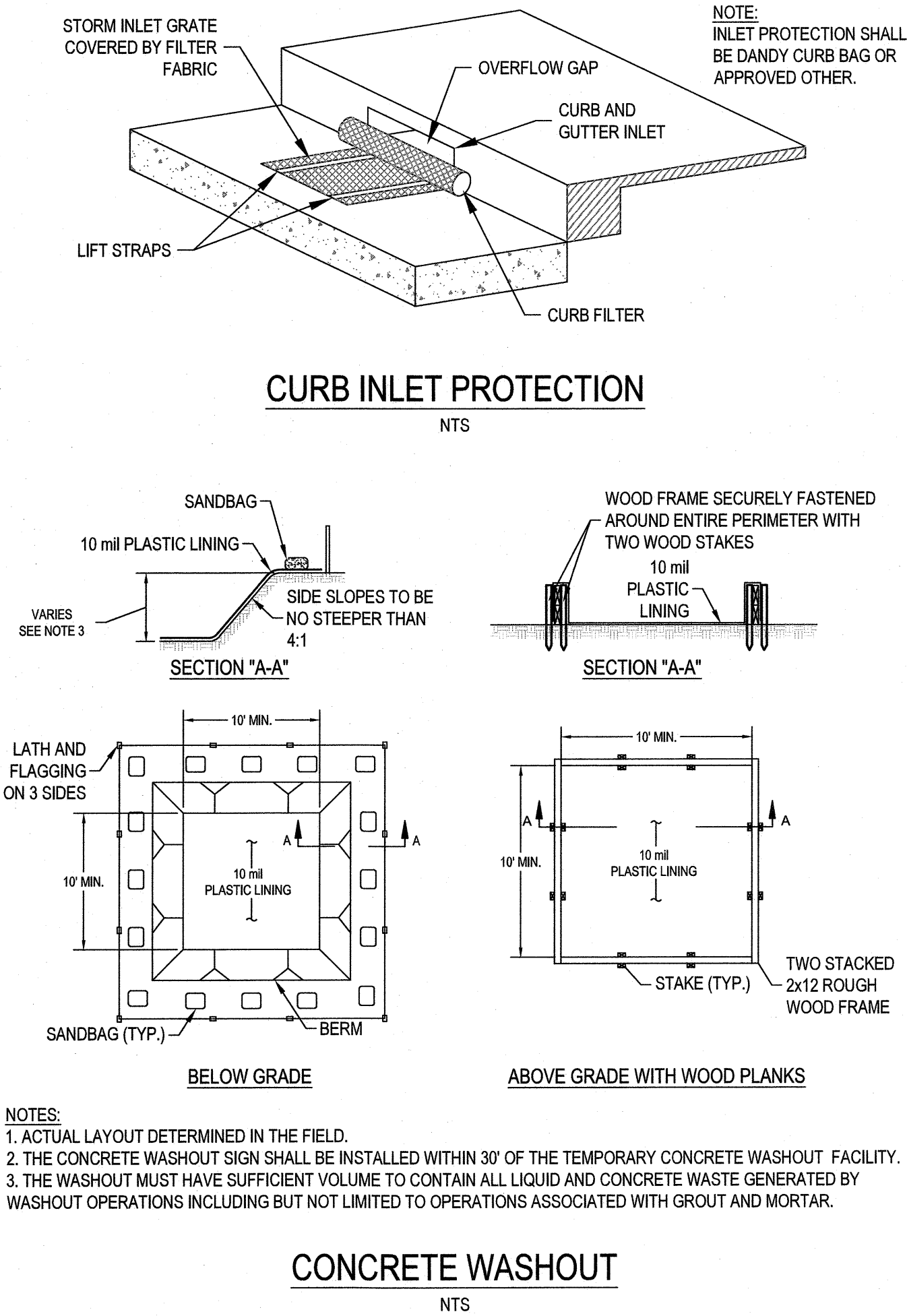
EROSION AND SEDIMENT CONTROL MEASURES:
EROSION AND SEDIMENT CONTROL WILL BE CONTROLLED BY THE USE OF INLET PROTECTION AT STORM SEWER INLETS AND THE USE OF CONSTRUCTION TECHNIQUES TO MINIMIZE THE DISTURBANCE ALONG THE EXISTING CHANNEL. TO THE EXTENT PRACTICAL, "CLEAN WATER" FROM THE UPSTREAM WATERSHED WILL BE DIVERTED AROUND THE IN-STREAM CONSTRUCTION ACTIVITIES AND SEDIMENT-LADEN WATER FROM THE CONSTRUCTION AREA WILL BE FILTERED PRIOR TO BEING RELEASED TO THE DOWNSTREAM CHANNEL.

PERMANENT STABILIZATION:
ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. GEOTEXTILE REINFORCEMENT OF EARTHEN EMBANKMENT IS SPECIFIED WHEN IN VICINITY OF CHANNEL BANKS. HARDENED, NON-ERODIBLE MATERIALS ARE ALSO SPECIFIED FOR CHANNEL BANK REINFORCEMENT.

MAINTENANCE:
ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED BY THE CONSTRUCTION SUPERINTENDENT DAILY AND AFTER RAINFALLS. ANY DAMAGED FACILITIES ARE TO BE REPLACED/REPAIRED IMMEDIATELY AS MAY BE NECESSARY.

SCHEDULE:
THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE CITY. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED AND MAINTAINED IN ACCORDANCE WITH THIS SCHEDULE

CONTRACTOR RESPONSIBILITIES
DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE OHIO EPA MANUAL "RAINWATER AND LAND DEVELOPMENT". THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.



PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE CITY ENGINEER.

THE CONTRACTOR SHALL PLACE INLET AND CHANNEL PROTECTION FOR EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE INLETS OR CHANNELS WHICH ARE NOT TRIBUTARY TO A SEDIMENT BASIN OR DAM.

THE LIMITS OF SEEDING AND MULCHING ARE AS SHOWN WITHIN THE PLANS. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

"TEMPORARY SEEDING" - NO AREA FOR WHICH GRADING HAS BEEN COMPLETED OR WHERE A DENUDED AREA WILL REMAIN IDLE FOR MORE THAN 21 DAYS SHALL BE LEFT UNSEEDED FOR LONGER THAN 7 DAYS. IF PERMANENT SEED IS NOT APPLIED AT THIS TIME, TEMPORARY SEEDING SHALL BE DONE AT THE FOLLOWING RATES:

MARCH 1 TO AUGUST 15	AUGUST 15 TO NOVEMBER 1	NOVEMBER 1 TO MARCH 1
SEED: OATS FERTILIZER: (12:12:12) MULCH: (STRAW OR HAY)	SEED: ANNUAL RYE FERTILIZER: (12:12:12) MULCH (STRAW OR HAY)	SEED: ANNUAL RYE FERTILIZER: (12:12:12) MULCH (ONLY): (STRAW OR HAY)
2 LBS/1,000 SQ FT 25 LBS/1,000 SQ FT 2 TONS/ACRE	2 LBS/1,000 SQ FT 25 LBS/1,000 SQ FT 2 TONS/ACRE	2 TONS/ACRE

"PERMANENT SEEDING" - SHALL BE DONE BETWEEN MARCH 15 AND SEPTEMBER 15. IF SEEDING IS DONE BETWEEN SEPTEMBER 15 AND MARCH 15, IT SHALL BE CLASSIFIED AS "TEMPORARY SEEDING". PERMANENT SEED SHALL BE 40% KENTUCKY BLUEGRASS, 40% CREEPING RED FESCUE, 20% ANNUAL RYEGRASS. PERMANENT SEEDING SHALL CONSIST OF FERTILIZING, WATERING AND SEEDING RATES INDICATED UNDER ITEM 659. SEEDING SHALL BE APPLIED WITHIN TWO (2) DAYS AFTER FINAL GRADING OR FOLLOWING SEED BED PREPARATION.

RATES OF APPLICATION OF ITEM 659:
SEED: 4 LBS/1,000 SQ FT FERTILIZER: (12:12:12) 20 LBS/1,000 SQ FT MULCH: STRAW (HAY) 2 TONS/ACRE (3 TONS/ACRE)

DEWATERING: DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS.

MAINTENANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED PERIODICALLY AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE CITY.

THE COST FOR TEMPORARY CHANNELS, SEDIMENT DAMS, SEDIMENT BASINS, AND OTHER APPURTENANT EARTHMOVING OPERATIONS SHALL BE INCLUDED IN THE PRICE. BID FOR EROSION AND SEDIMENTATION CONTROL QUANTITIES.

NOT ALL DETAILS SHOWN ON THIS SHEET MAY BE REQUIRED FOR THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS MINIMIZED. ALL SUCH OFF-SITE SEDIMENT SHALL BE CLEANED UP DAILY. CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCES ARE A PART OF THAT RESPONSIBILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO SOLID OR LIQUID WASTE IS DISCHARGED INTO STORMWATER RUNOFF. SEDIMENT-LADEN WATER SHALL BE FILTERED THROUGH THE USE OF SEDIMENT FILTERING FENCES OR SEDIMENTATION BASINS PRIOR TO DISCHARGE TO SURFACE WATERS. CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE INTO OR ALONGSIDE RIVERS, STREAMS, AND CREEKS OR INTO NATURAL OR MAN-MADE CHANNELS OR SWALES LEADING THERETO. CONCRETE TRUCK WASH WATER AND SURPLUS CONCRETE SHALL BE CONFINED TO AREAS APPROVED BY THE CITY ENGINEER; AFTER SOLIDIFYING, THESE WASTE MATERIALS SHALL BE REMOVED FROM THE SITE.

ALL EROSION & SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DIRECTION OF THE CITY OF UPPER ARLINGTON AND/OR OHIO EPA.

NOTE A: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ON-SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. NO SEPARATE PAYMENT SHALL BE MADE FOR MAINTAINING DRAINAGE.

- SEQUENCE OF CONSTRUCTION"
1. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING CONSTRUCTION ENTRANCE, FILTER SOCKS, CONCRETE WASHOUT.
 2. SITE CLEARING.
 3. CONSTRUCT SIDEWALK, CURBS, AND MEDIANS.
 4. ROUGH GRADING. PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
 5. FINE GRADING AND PAVEMENT SUBGRADE PREPARATION
 6. FINAL SEEDING.

*CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

- NOTES:
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

2. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
3. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
4. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
6. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
7. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

THIS SWP3 PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWP3 PLAN AND THE APPROVED OEPA STORM WATER PERMIT MUST BE KEPT ON-SITE AT ALL TIMES.

DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF UPPER ARLINGTON REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

PAVEMENT CUTTING, SAWING AND EXCAVATION OPERATIONS NOTE:
PERSUANT TO PHASE II REGULATIONS OF THE NPDES AMENDMENT TO THE CLEAN WATER ACT OF THE UNITED STATES OF AMERICA, ALL PUBLIC AGENCIES AND PRIVATE CONTRACTORS PERFORMING PAVEMENT-CUTTING OPERATIONS ON CITY OF UPPER ARLINGTON STREETS AND ROADWAYS SHALL PROTECT OUR ENVIRONMENT FROM THE DIMINUTIVE DISCHARGES CREATED BY THEIR PAVEMENT CUTTING OPERATIONS.

THIS REQUIREMENT INCLUDES BUT IS NOT LIMITED TO WET OR DRY SAW-CUTTING, JACK HAMMERING, EXCAVATION EQUIPMENT USE, ETC. THE PUBLIC AGENCY AND/OR PRIVATE CONTRACTOR WORK CREWS SHALL RECOVER AND DISPOSE OF PARTICLES, POLLUTED WATERS, OR OTHER SUCH SMALL DISCHARGES RESULTING FROM THEIR PAVEMENT CUTTING OPERATIONS AND PROTECT ALL STORM SEWER INLETS FROM RECEIVING RUNOFF OF SAID DIMINUTIVE DISCHARGES. THE AGENCY OR CONTRACTOR RESPONSIBLE FOR EACH PAVEMENT CUTTING ACTIVITY SHALL BE SOLELY LIABLE FOR NOTICE OF VIOLATIONS (NOV/S) AND FINES ISSUED BY CITY OF UPPER ARLINGTON AND/OR STATE OF OHIO AUTHORITIES.

EQUIPMENT, MATERIALS AND METHODS SHALL BE PROVIDED BY THE RESPONSIBLE PUBLIC AGENCY AND/OR PRIVATE CONTRACTOR TO WORK CREWS PERFORMING THE PAVEMENT CUTTING ACTIVITY AND MADE AVAILABLE TO WORK CREWS FOR USE IN CLEANING UP THE SMALL DISCHARGES RESULTING FROM SUCH CUTTING ACTIVITIES AND PREVENTING RUNOFF. ADDITIONALLY, WORK CREWS SHALL BE TRAINED TO EXERCISE AND EMPLOY EQUIPMENT, MATERIALS, AND ENVIRONMENTAL PROTECTIVE MEASURES, TO PREVENT DISCHARGES FROM ENTERING THE CITY OF COLUMBUS STORM SEWER SYSTEMS AND WATERCOURSES. ALL PAY AND WORK ITEMS WITH PAVEMENT CUTTING, SAWING, OR EXCAVATION SHALL ABIDE BY THIS NOTE.

MOREOVER, IF PROJECT PLANS, NOTES AND/OR DRAWINGS INCLUDE A STORMWATER POLLUTION PREVENTION PLAN (SWP3) OR A SPILL PREVENTION/REMEDIATION PLAN; SUCH PLANS SHALL BE ADHERED TO IN ADDITION TO THIS NOTE FOR ALL PAVEMENT CUTTING, SAWING, OR EXCAVATION OPERATIONS ON CITY OF UPPER ARLINGTON STREETS AND ROADWAYS.

SUGGESTED INLET PROTECTION IS PROVIDED IN THE PROJECT DOCUMENTS UNDER TYPICAL INLET PROTECTION DWG.1. THE CITY ENGINEER SHALL APPROVE ALTERNATIVE METHODS OF INLET PROTECTION.

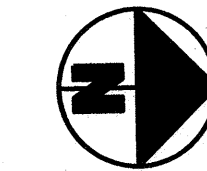
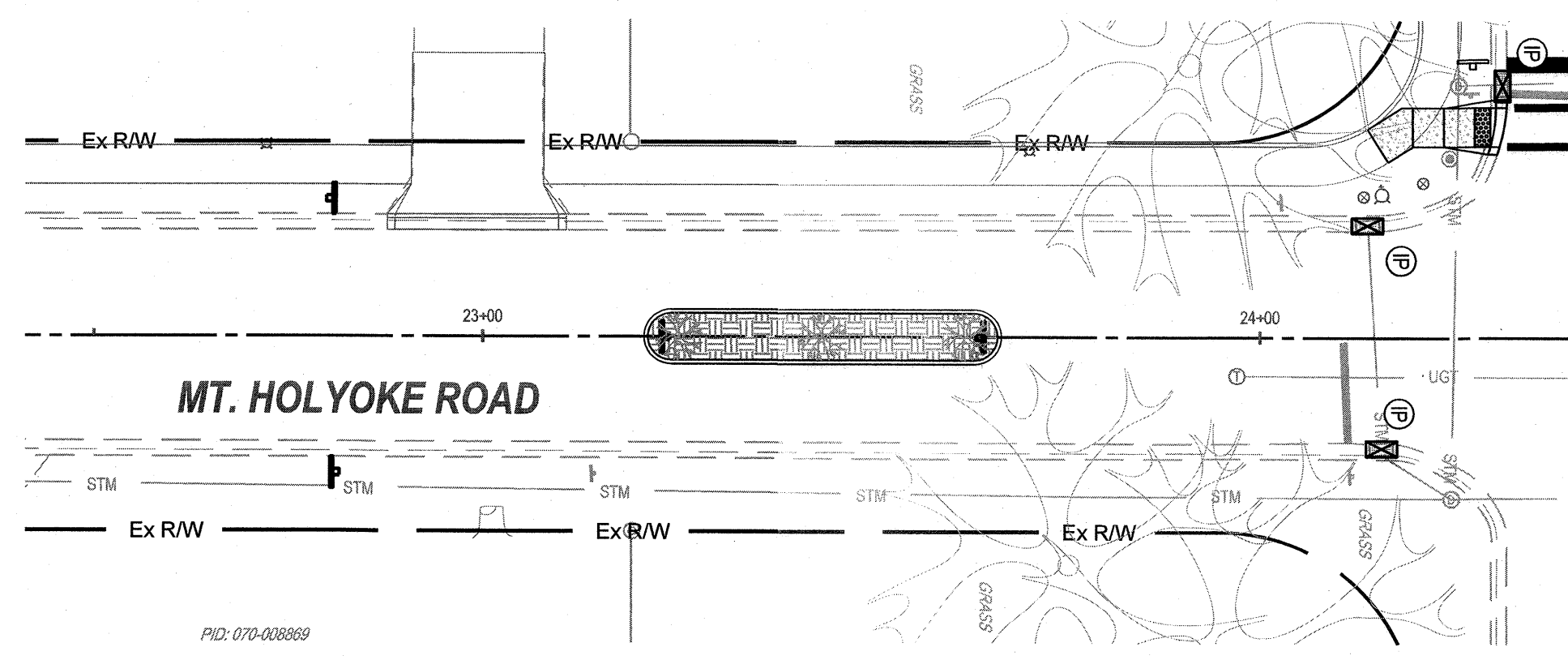
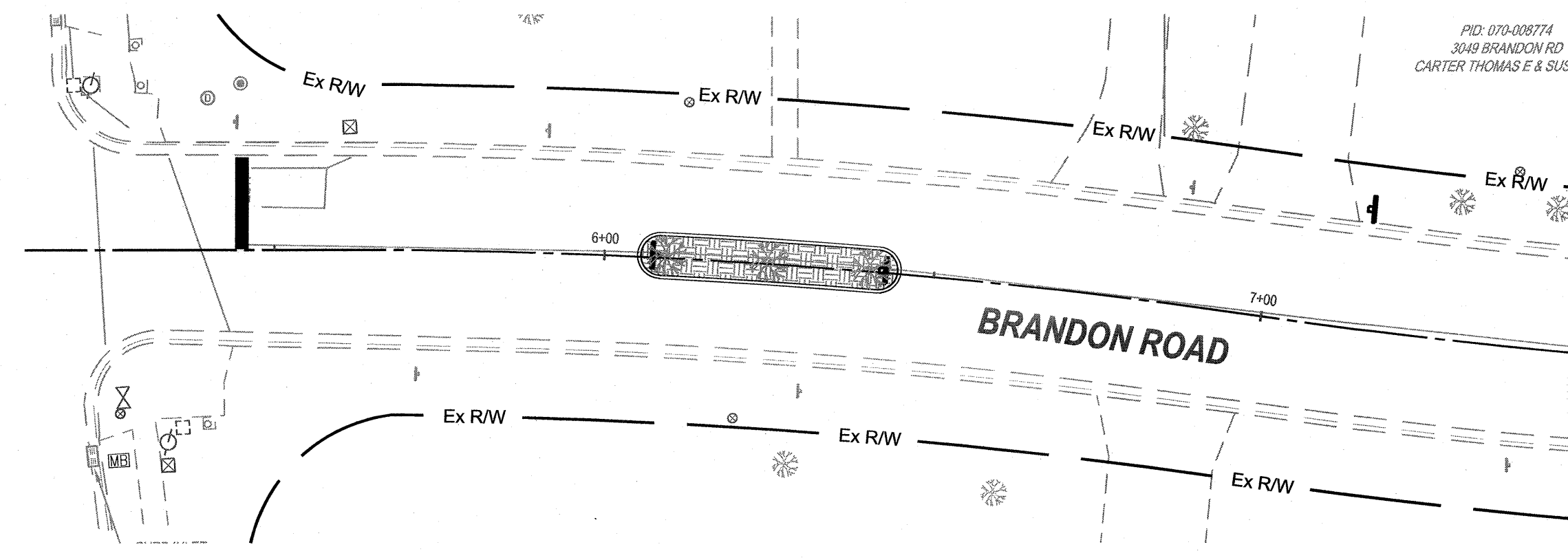
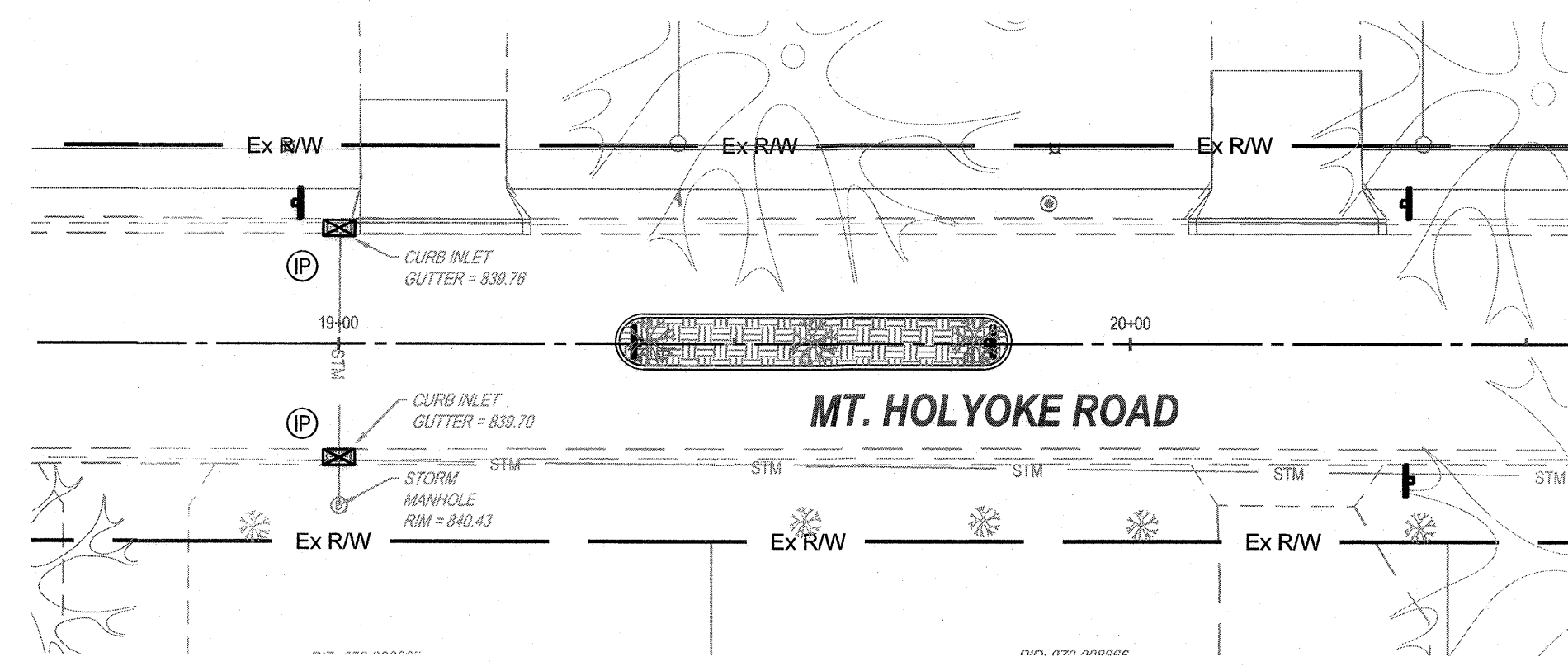
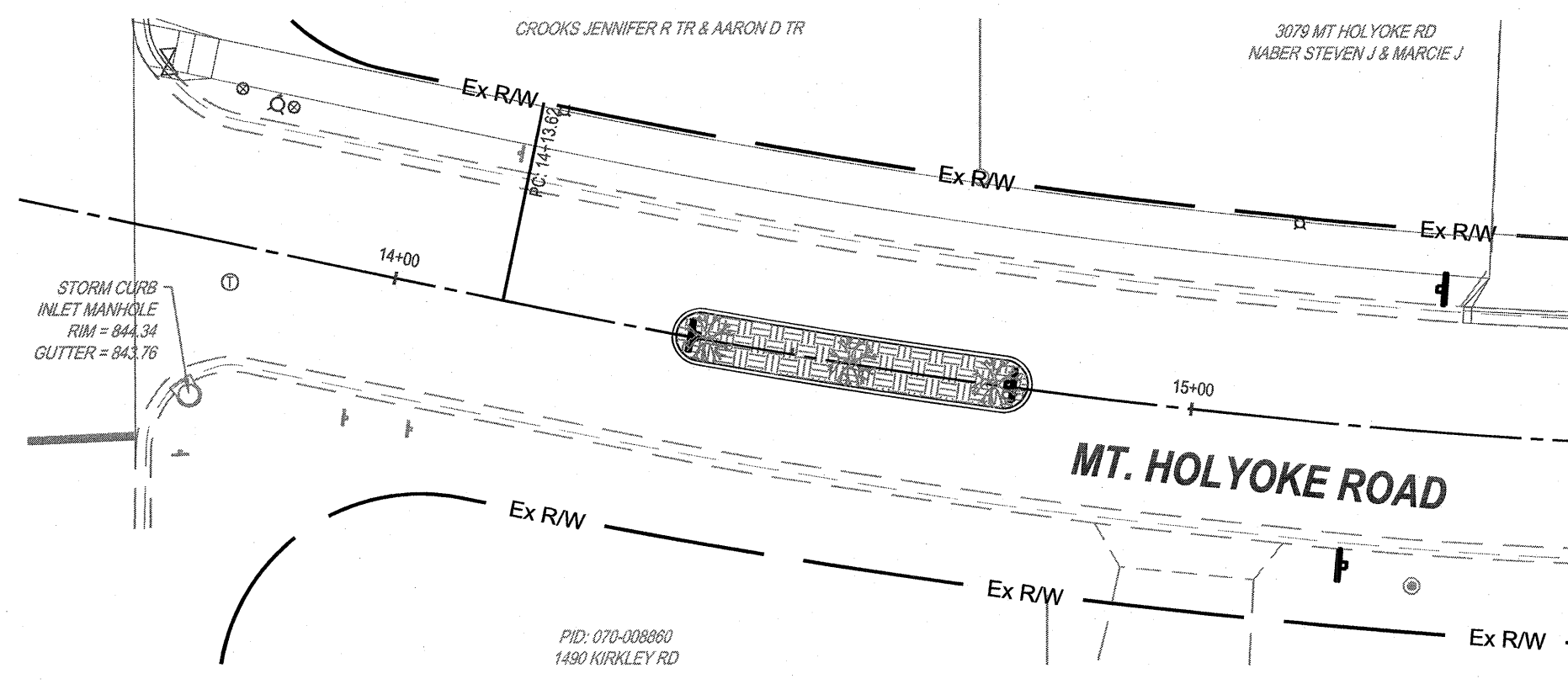
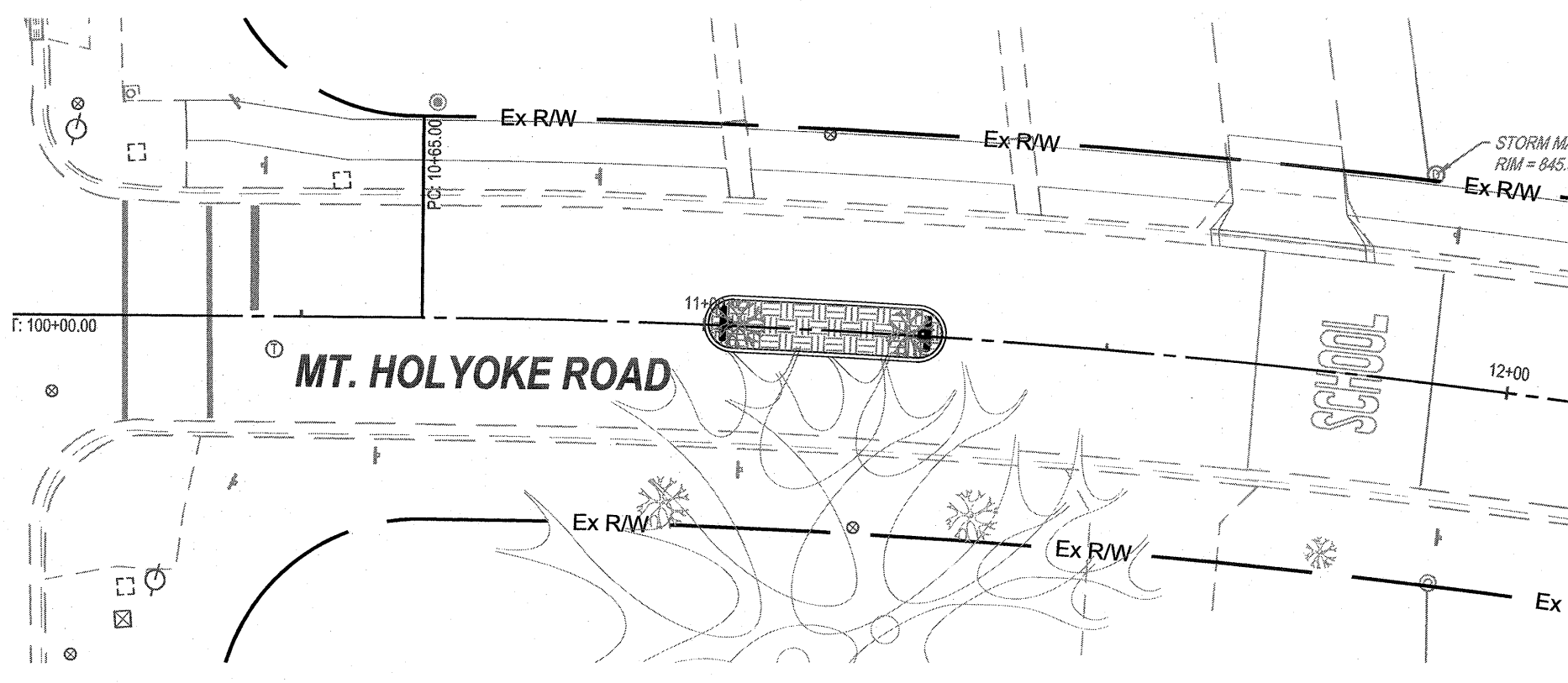
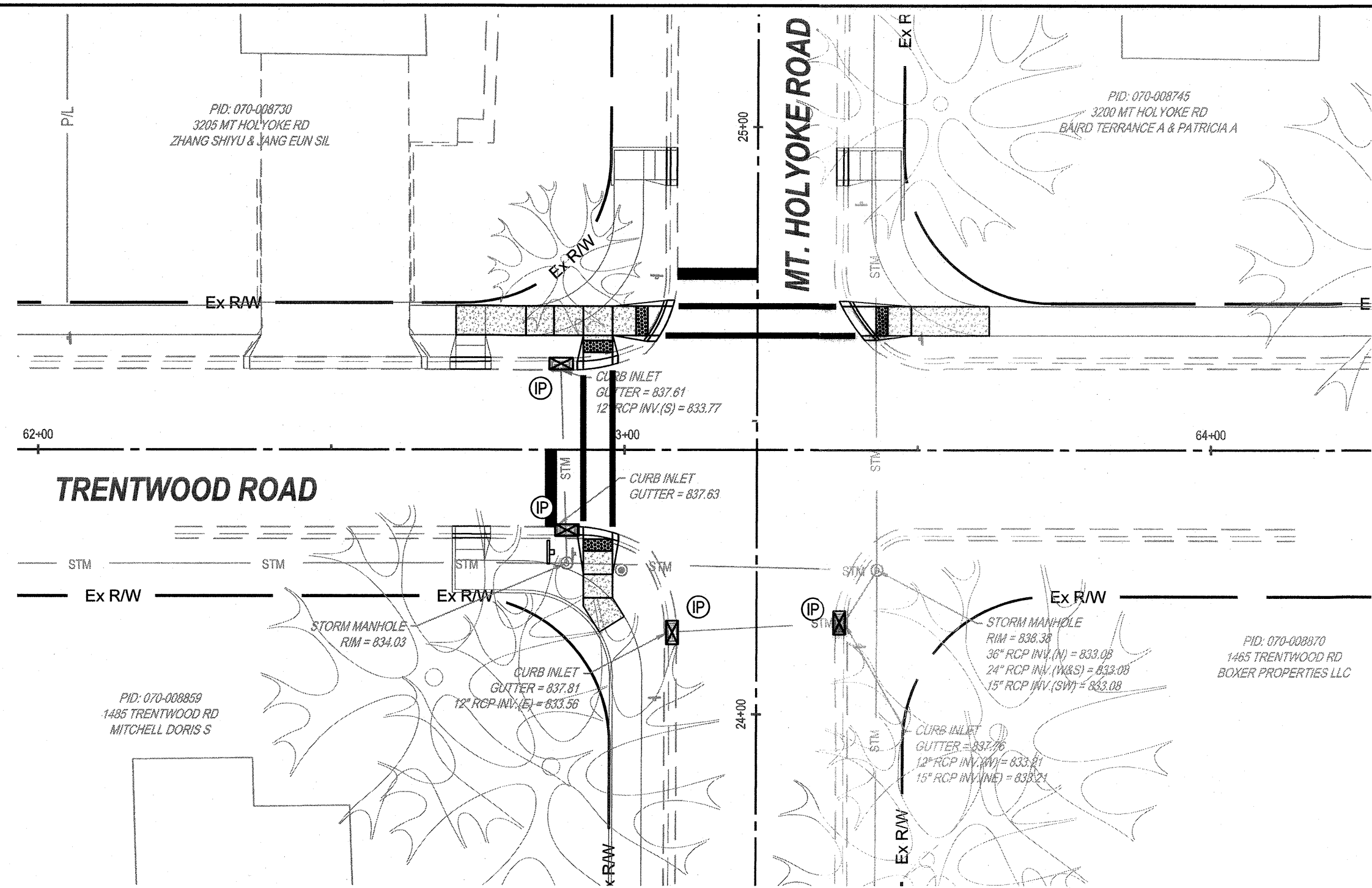
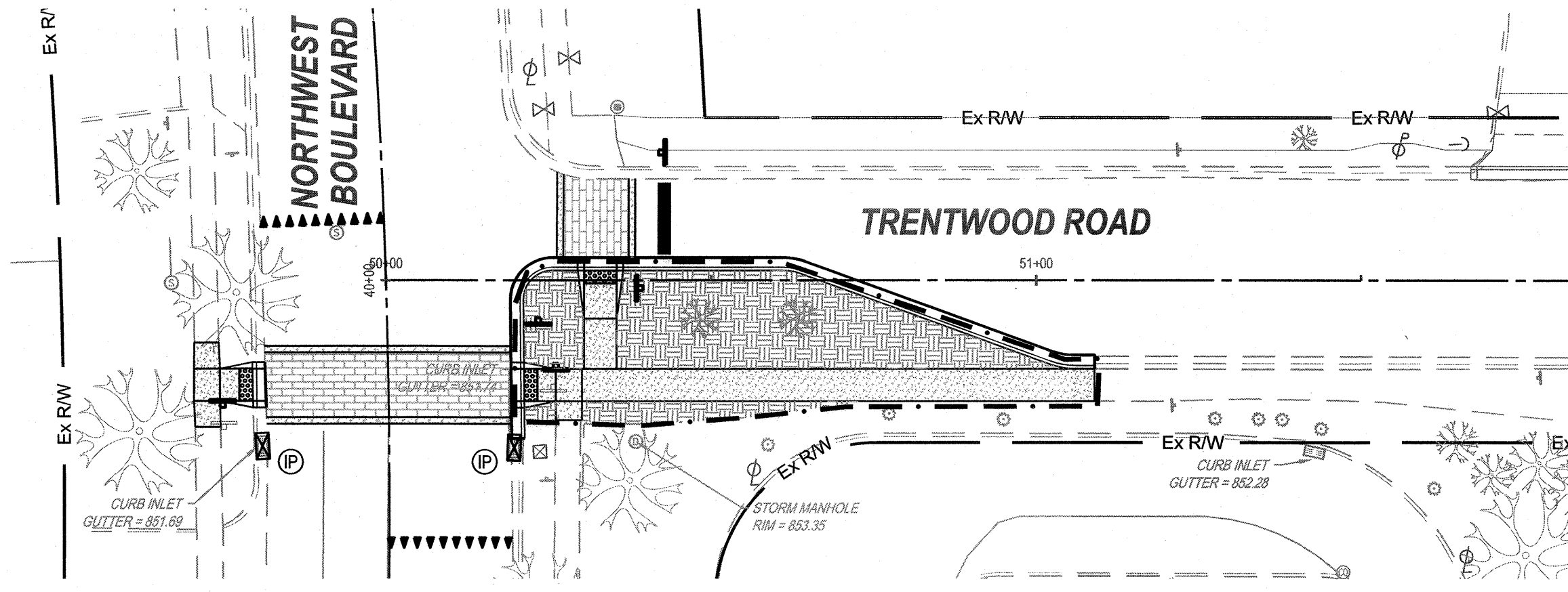
- NOTES:
1. STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.
 2. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DISCRETION OF THE CITY OF UPPER ARLINGTON AND/OR OHIO EPA.
 3. THE CITY OF UPPER ARLINGTON WILL ALLOW THE USE OF STRAW WATTLES IN PLACE OF SILT FENCE.
 4. UPPER BANK ABOVE NORMAL WATER ELEVATION SHOULD BE STABILIZED WITH STRAW BLANKETS, JUTTE MATTING, OR SIMILAR GEOTEXTILE.

PROHIBITED CONSTRUCTION ACTIVITIES:
THE CONTRACTOR SHALL NOT USE CONSTRUCTION PROCEEDINGS, ACTIVITIES, OR OPERATIONS THAT MAY UNNECESSARILY IMPACT THE NATURAL ENVIRONMENT OF THE PUBLIC HEALTH AND SAFETY, PROHIBITED CONSTRUCTION PROCEEDINGS, ACTIVITIES, OR OPERATIONS INCLUDE BUT ARE NOT LIMITED TO:

1. DISPOSING OF EXCESS OR UNSTABLE EXCAVATED MATERIAL IN WETLANDS OR FLOODPLAINS, EVEN WITH THE PERMISSION OF THE PROPERTY OWNER.
2. INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN AND STREAM CORRIDORS, ANY WETLANDS, ANY SURFACE WATERS, OR OUTSIDE THE EASEMENT LIMITS.
3. PUMPING OF SEDIMENT-LADEN WATER FROM TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATERS, ANY STREAM CORRIDORS, ANY WETLANDS OR STORM DRAINS.
4. DISCHARGE OF POLLUTANTS SUCH AS CHEMICAL, FUEL, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWERAGE, AND OTHER HARMFUL WASTE INTO OR ALONGSIDE OF RIVERS, STREAMS, IMPOUNDMENTS OR INTO NATURAL OR MAN-MADE CHANNELS LEADING THERETO.
5. PERMANENT OR UNSPECIFIED ALTERATIONS TO THE CONSTRUCTED AREA.
6. DAMAGE TO VEGETATION OUTSIDE OF THE CONSTRUCTION AREA.
7. DISPOSAL OF TREES, BRUSH AND OTHER DEBRIS IN ANY STREAM CORRIDORS, ANY WETLANDS, ANY SURFACE WATERS, OR AT UNSPECIFIED LOCATIONS.
8. OPEN BURNING OF PROJECT DEBRIS WITHOUT A PERMIT.
9. STORING CONSTRUCTION EQUIPMENT AND VEHICLES, AND/OR STOCKPILING CONSTRUCTION MATERIALS ON PROPERTY, PUBLIC OR PRIVATE, NOT PREVIOUSLY SPECIFIED BY THE CITY ENGINEER FOR SAID PURPOSES.

STORMWATER POLLUTION PREVENTION PLAN NARRATIVE AND DETAILS

WAKEFIELD FOREST TRAFFIC CALMING IMPROVEMENTS



ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

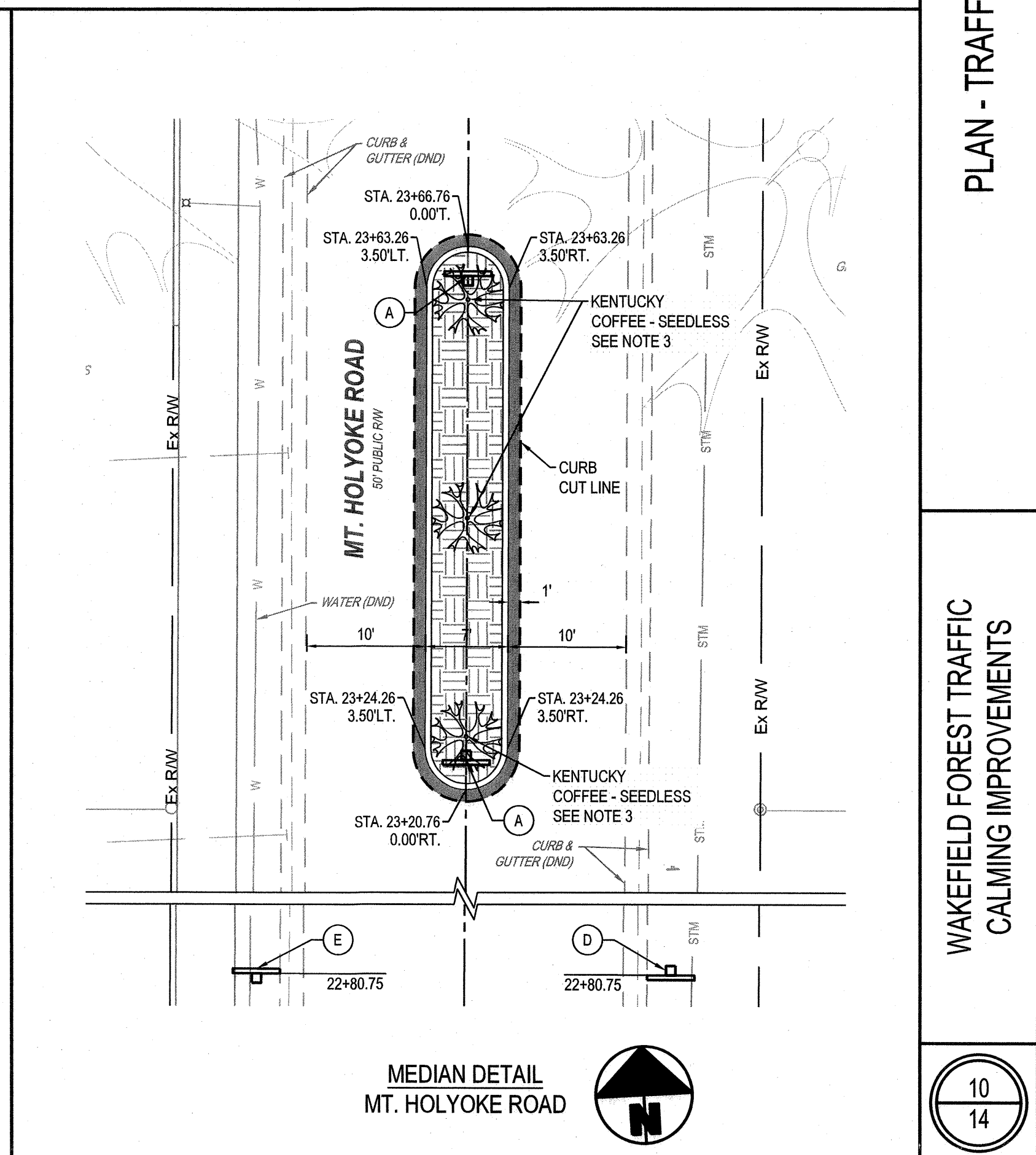
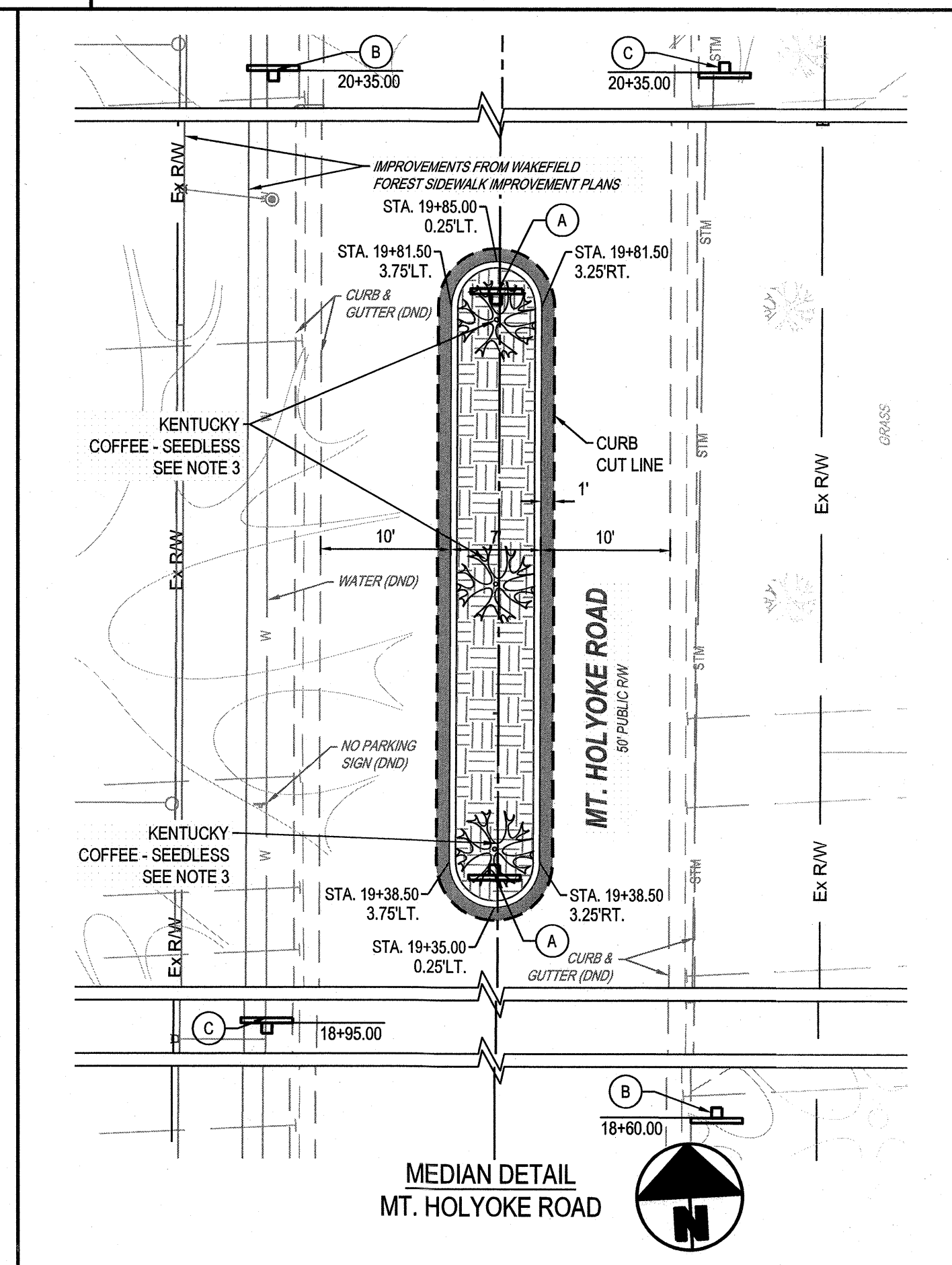
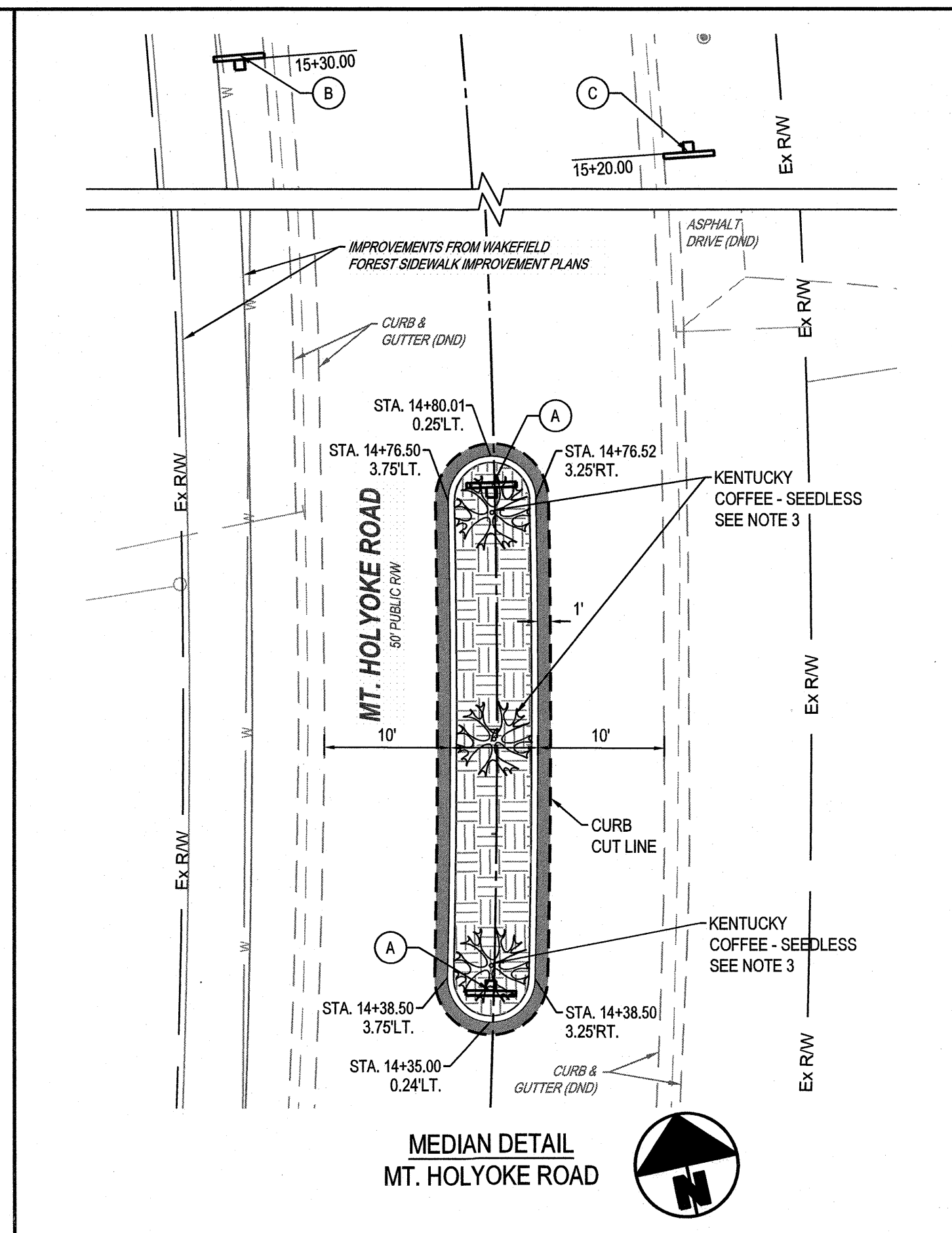
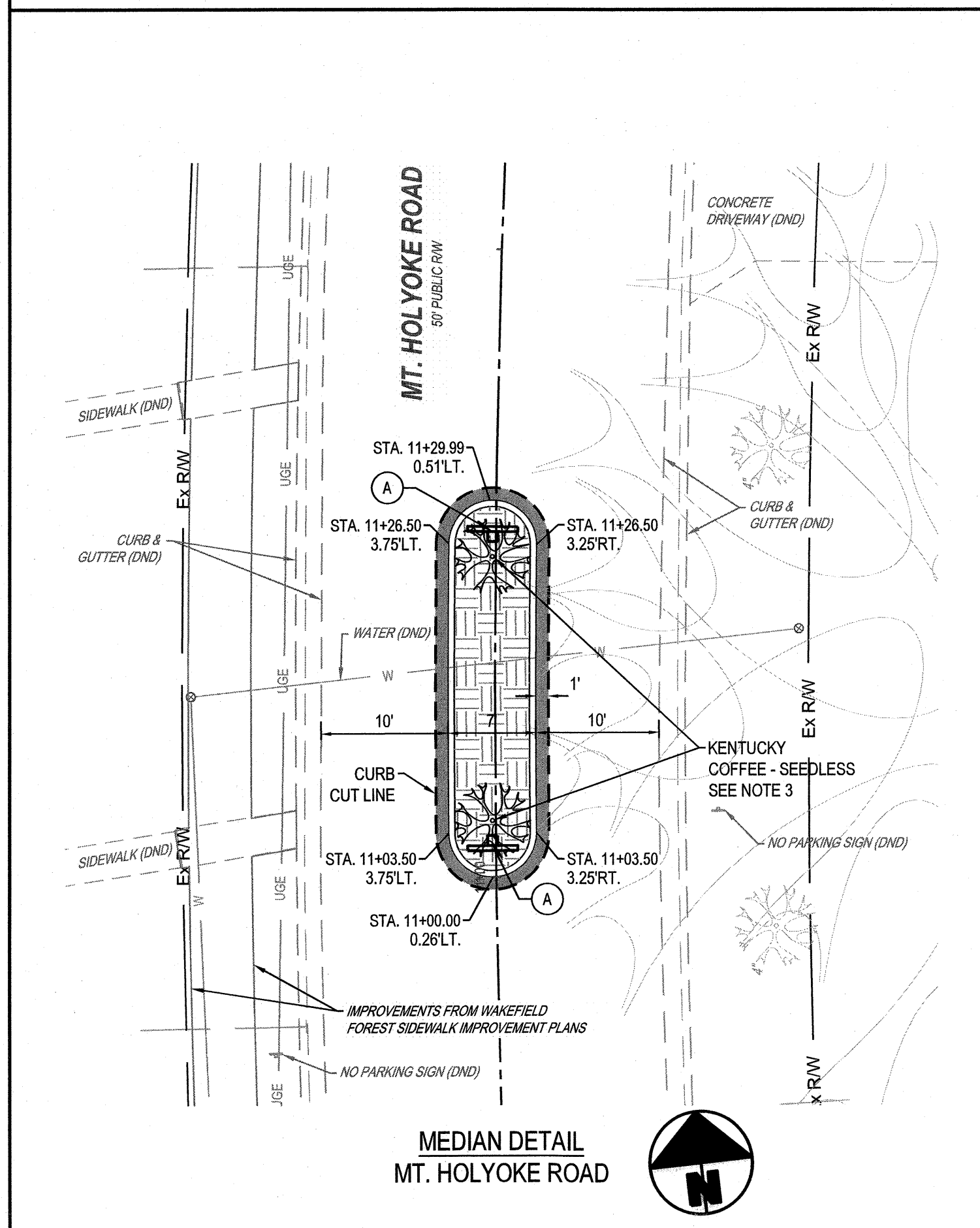
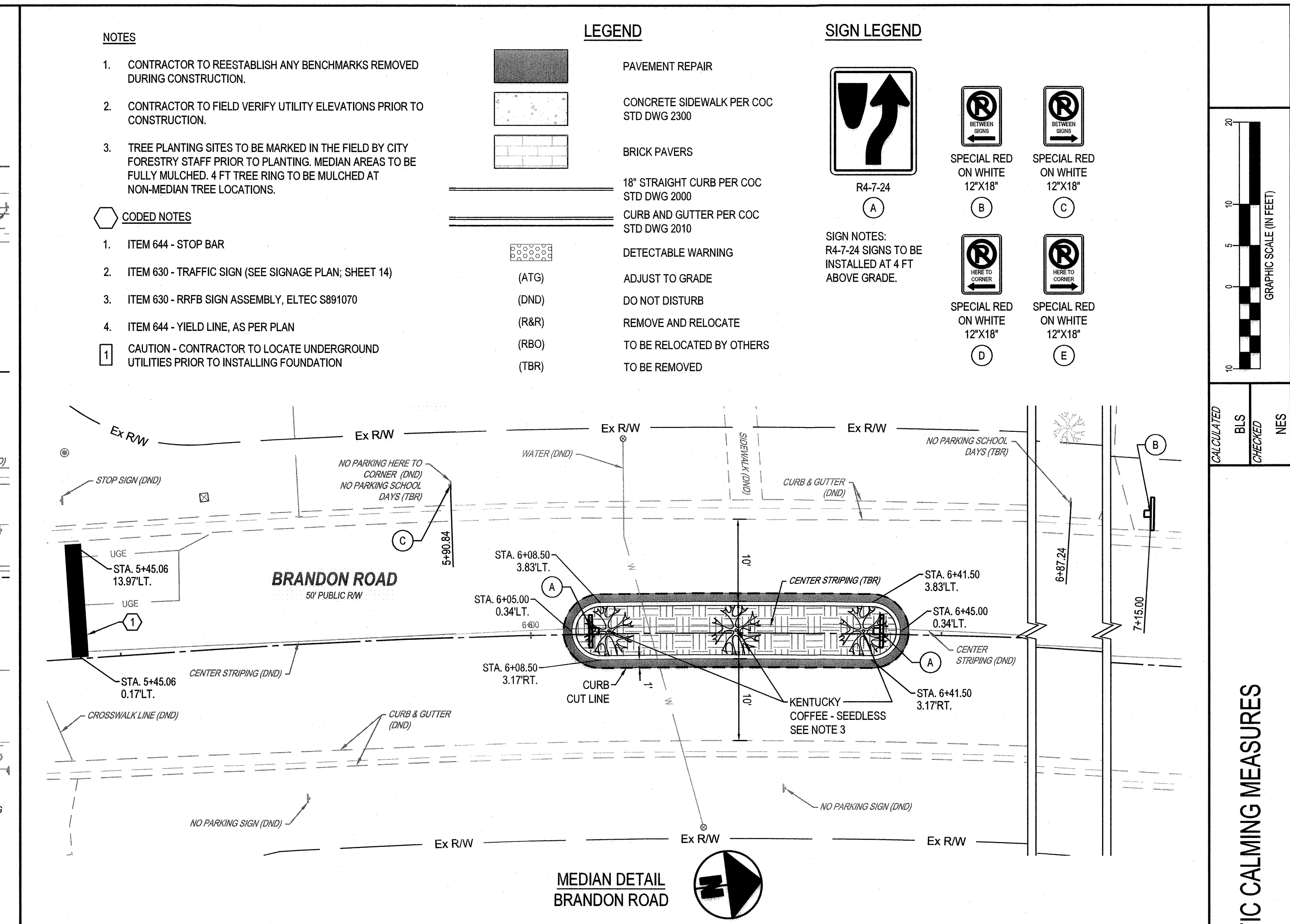
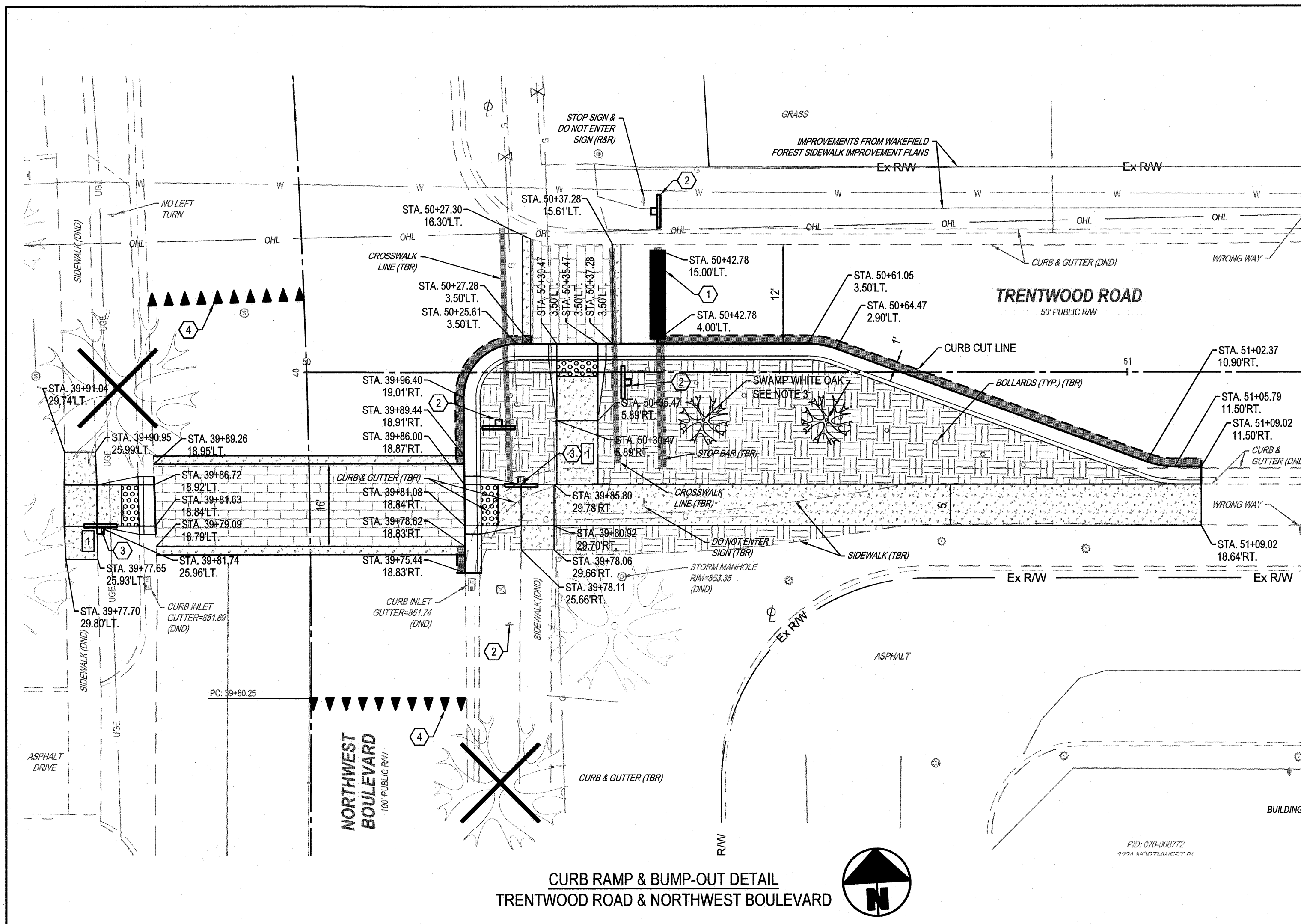
- SWPPP LEGEND**
- SF SILT FENCE
 - GRADING/SEEDING LIMITS
 - INLET PROTECTION



CALCULATED
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STORMWATER POLLUTION PREVENTION PLAN

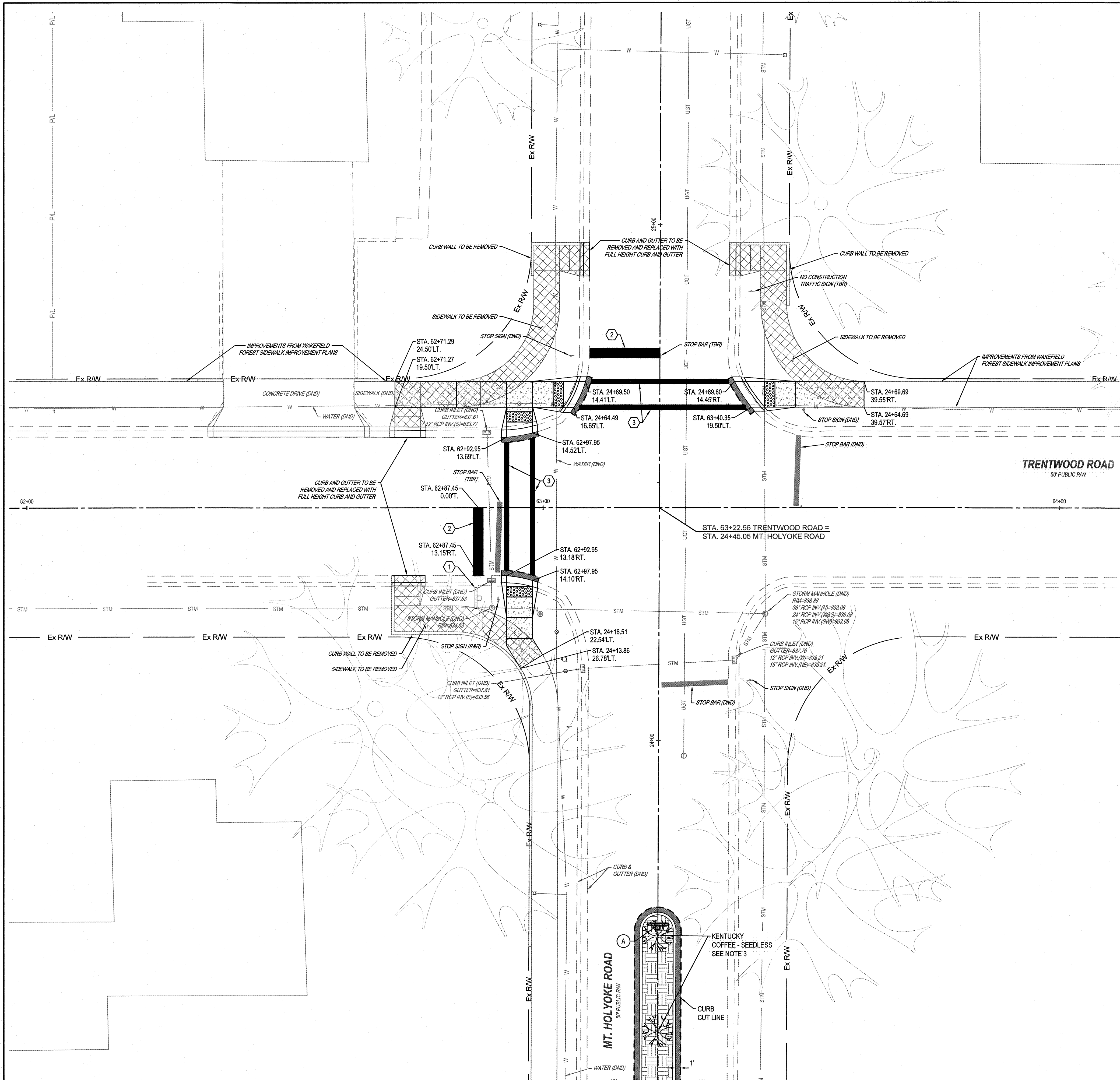
WAKEFIELD FOREST TRAFFIC CALMING IMPROVEMENTS



PLAN - TRAFFIC CALMING MEASURES

WAKEFIELD FOREST TRAFFIC CALMING IMPROVEMENTS

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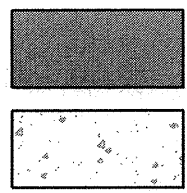
NOTES

1. CONTRACTOR TO REESTABLISH ANY BENCHMARKS REMOVED DURING CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY UTILITY ELEVATIONS PRIOR TO CONSTRUCTION.

CODED NOTES

1. ITEM 630 - STOP SIGN
2. ITEM 644 - STOP BAR
3. ITEM 644 - CROSSWALK LINE

LEGEND



- PAVEMENT REPAIR
- CONCRETE SIDEWALK PER COC STD DWG 2300
- CONCRETE CURB PER DETAIL A, SHEET 3
- ADJUST TO GRADE
- DO NOT DISTURB
- REMOVE AND RELOCATE
- TO BE RELOCATED BY OTHERS
- TO BE REMOVED

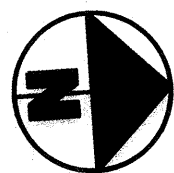
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(RBO)

(TBR)



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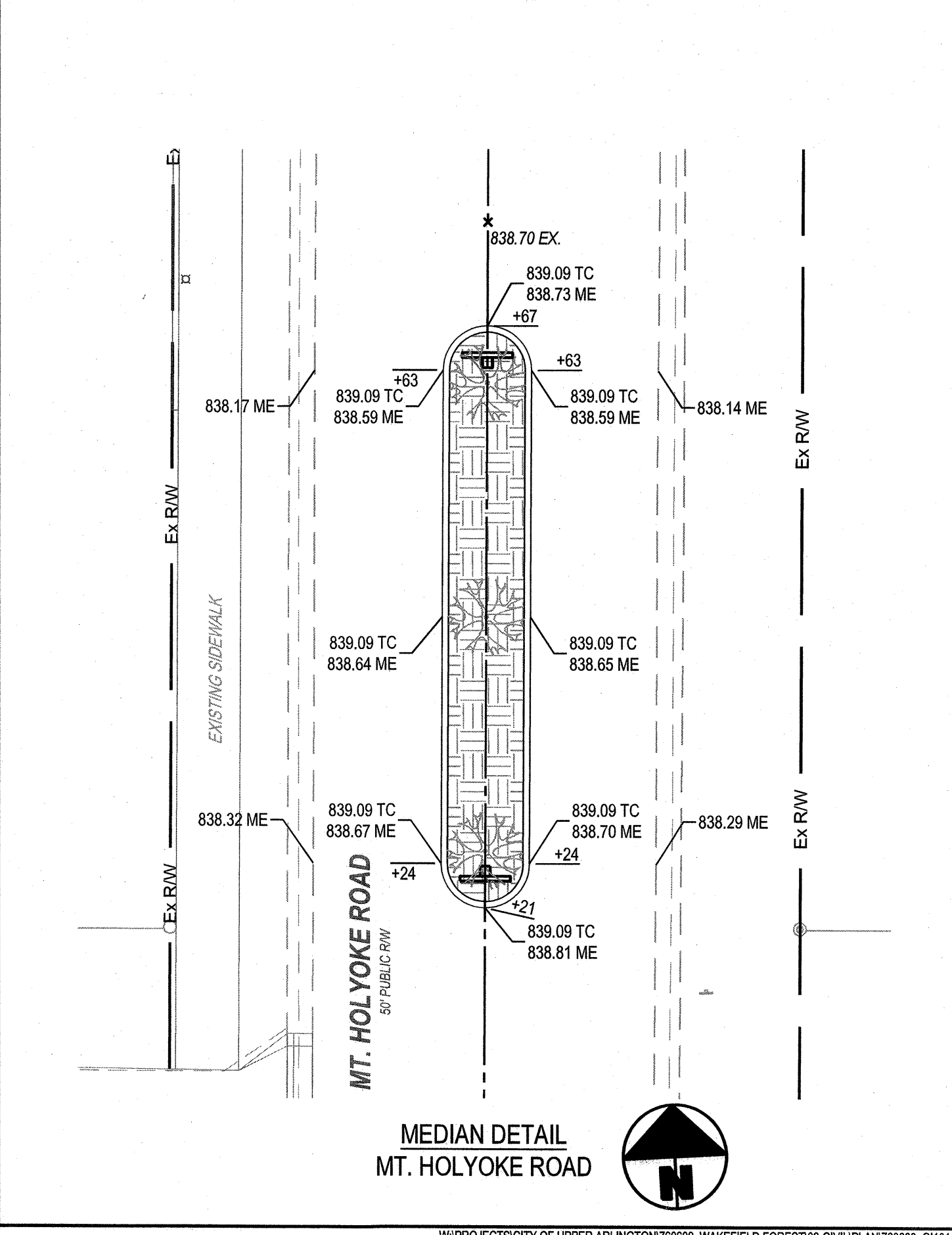
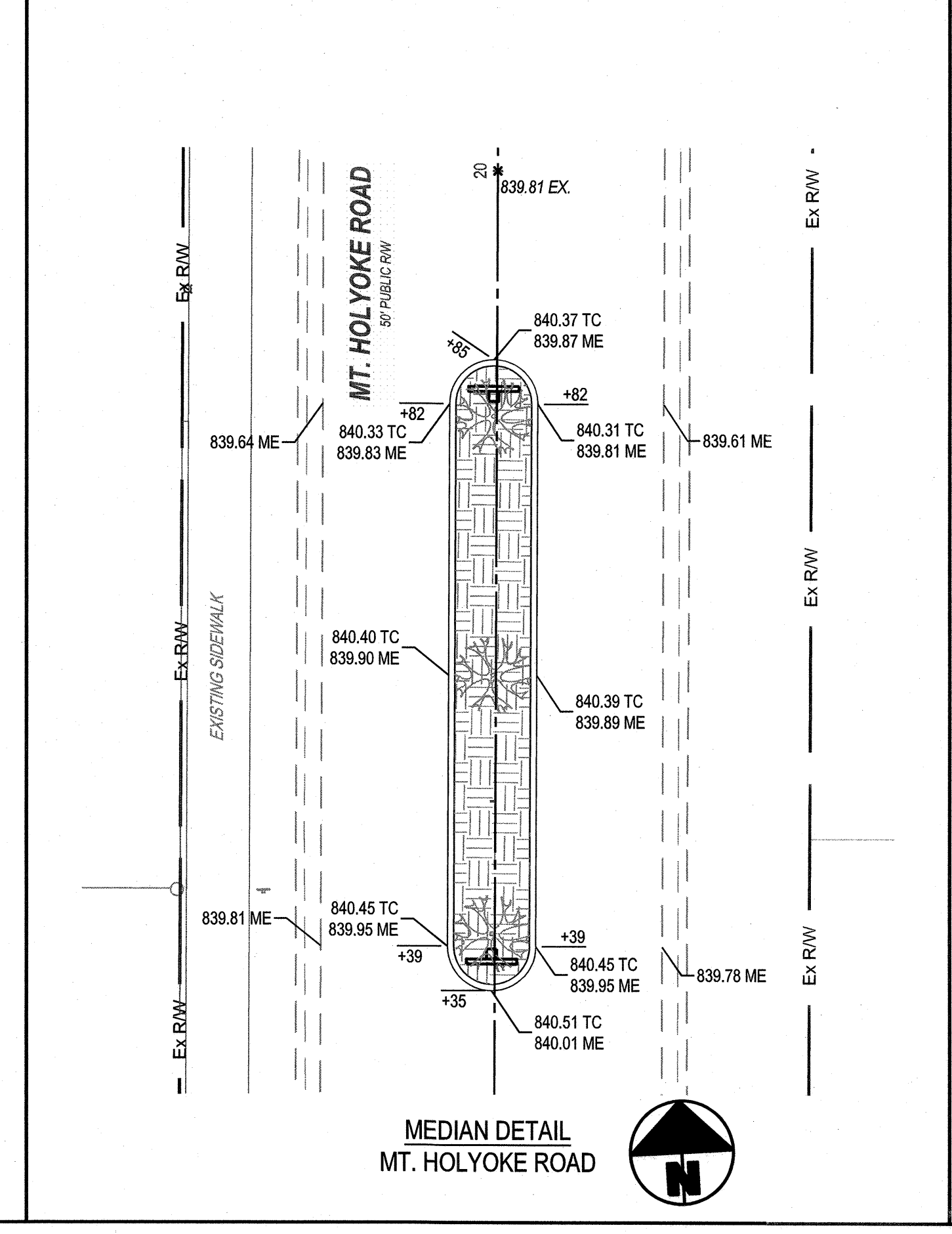
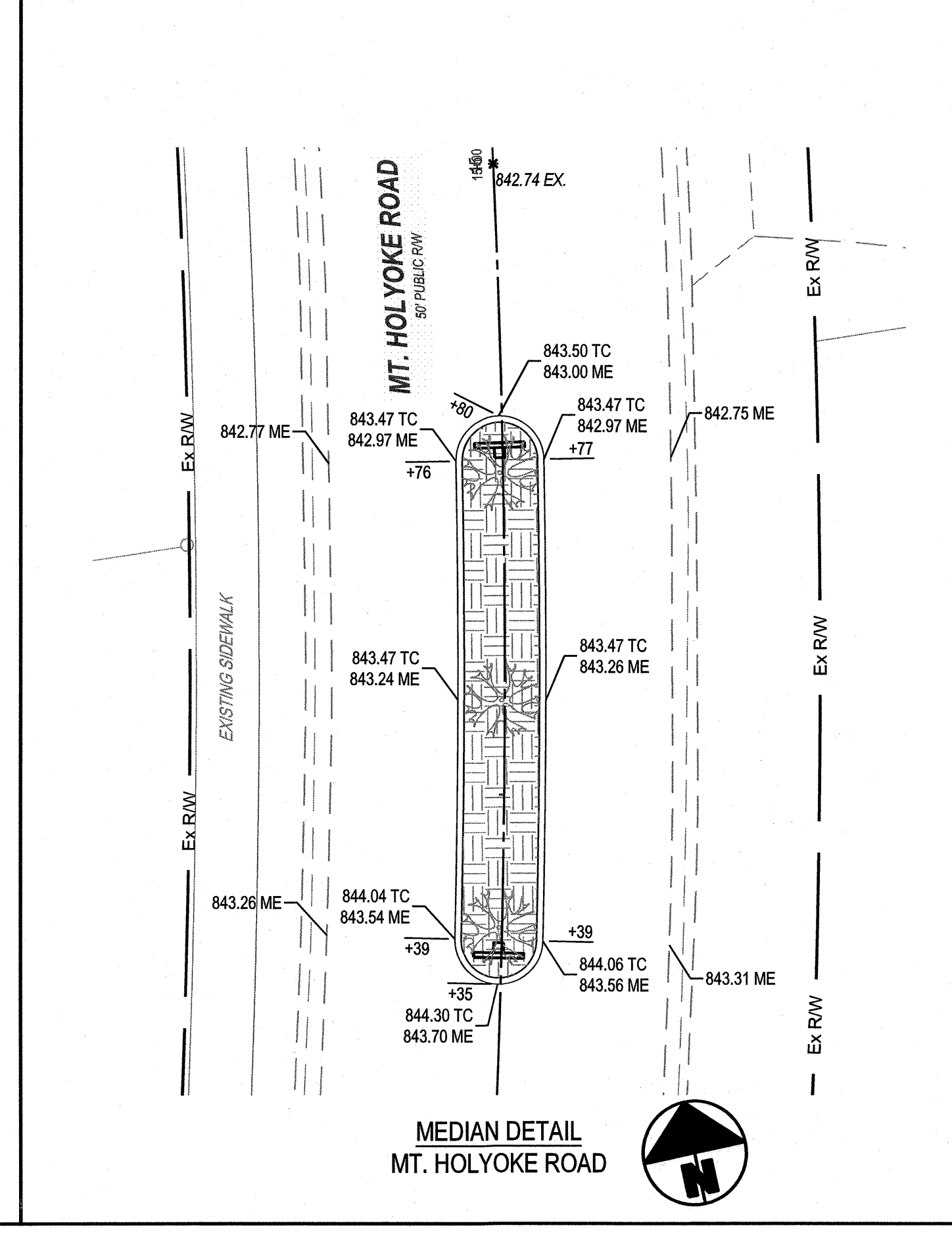
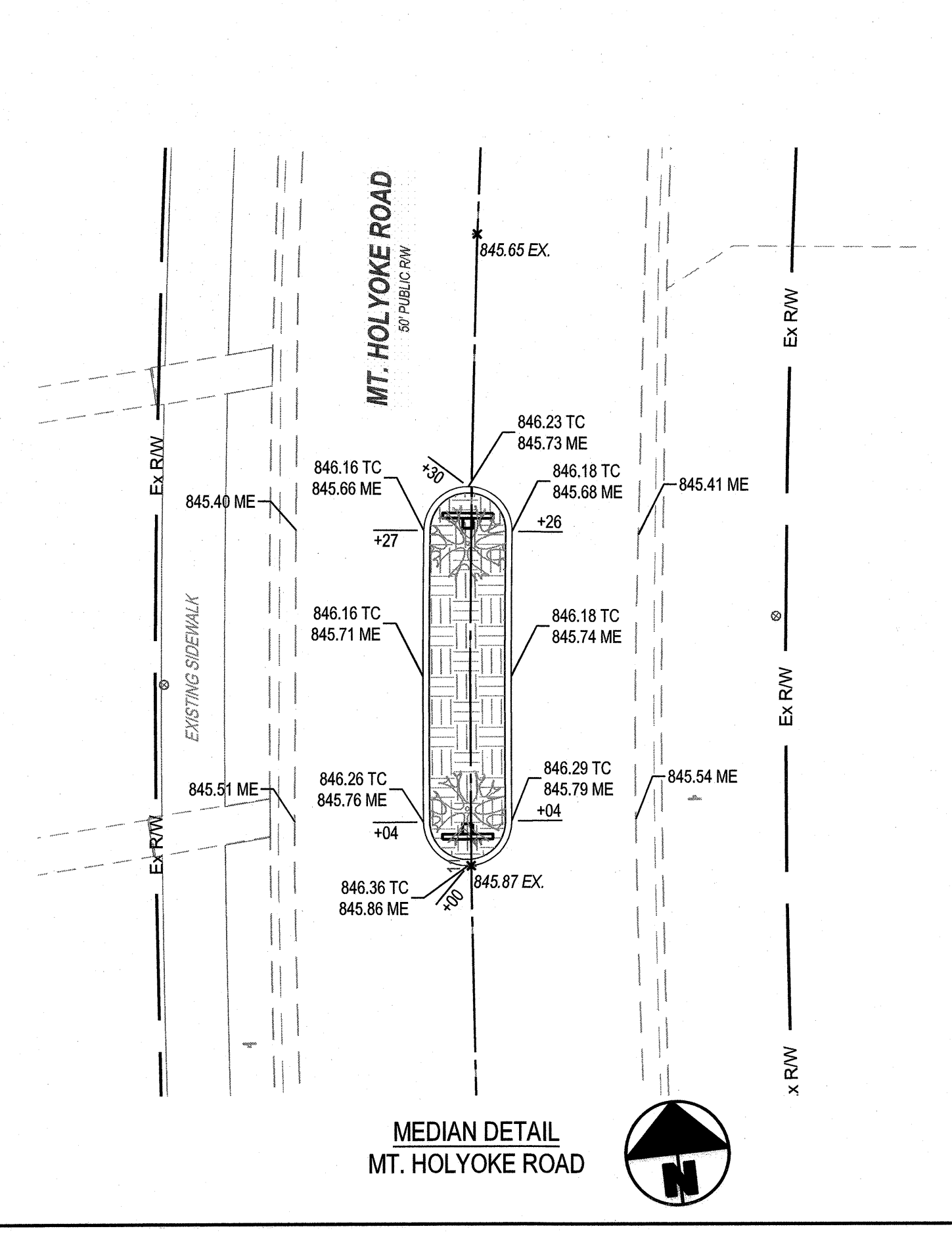
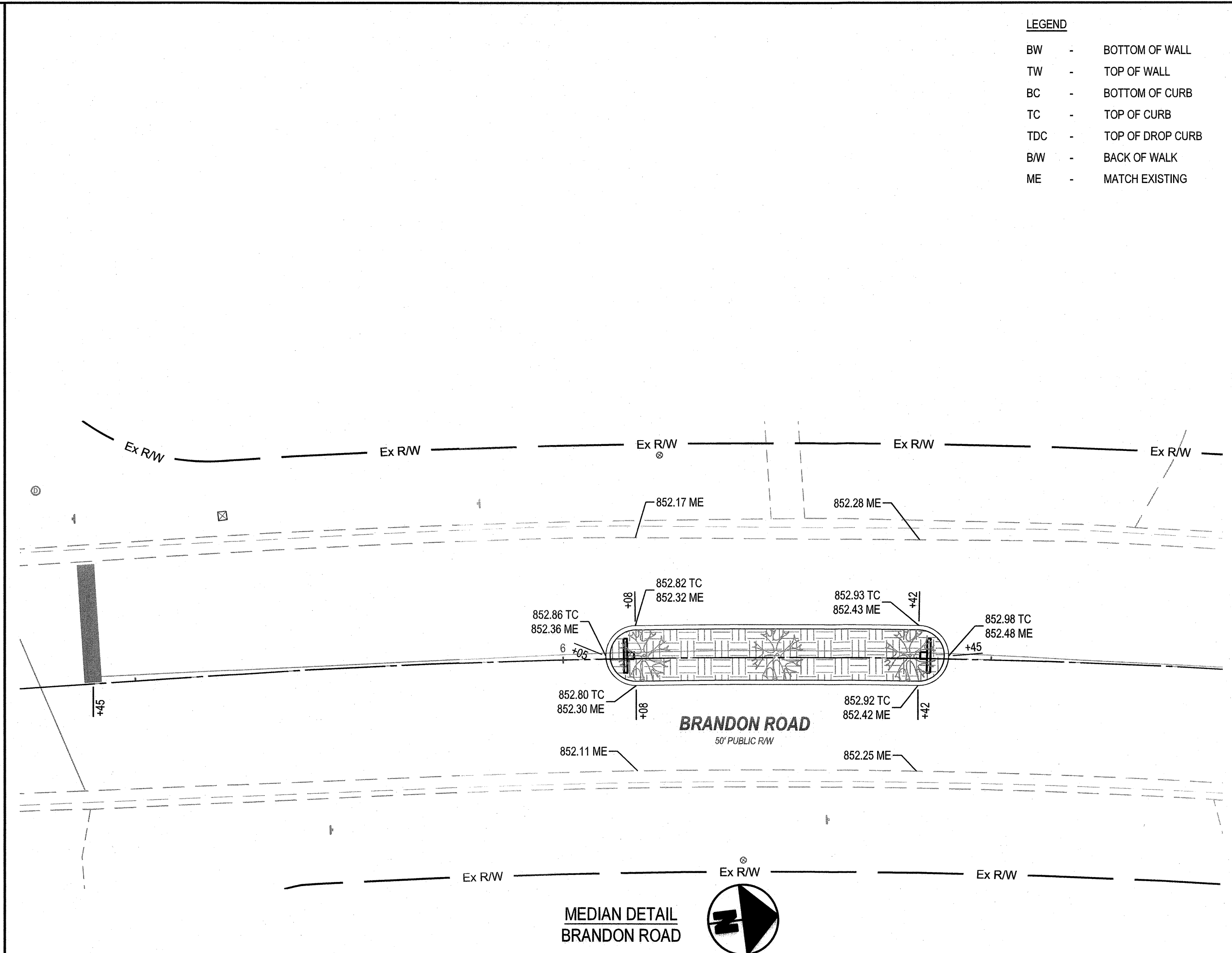
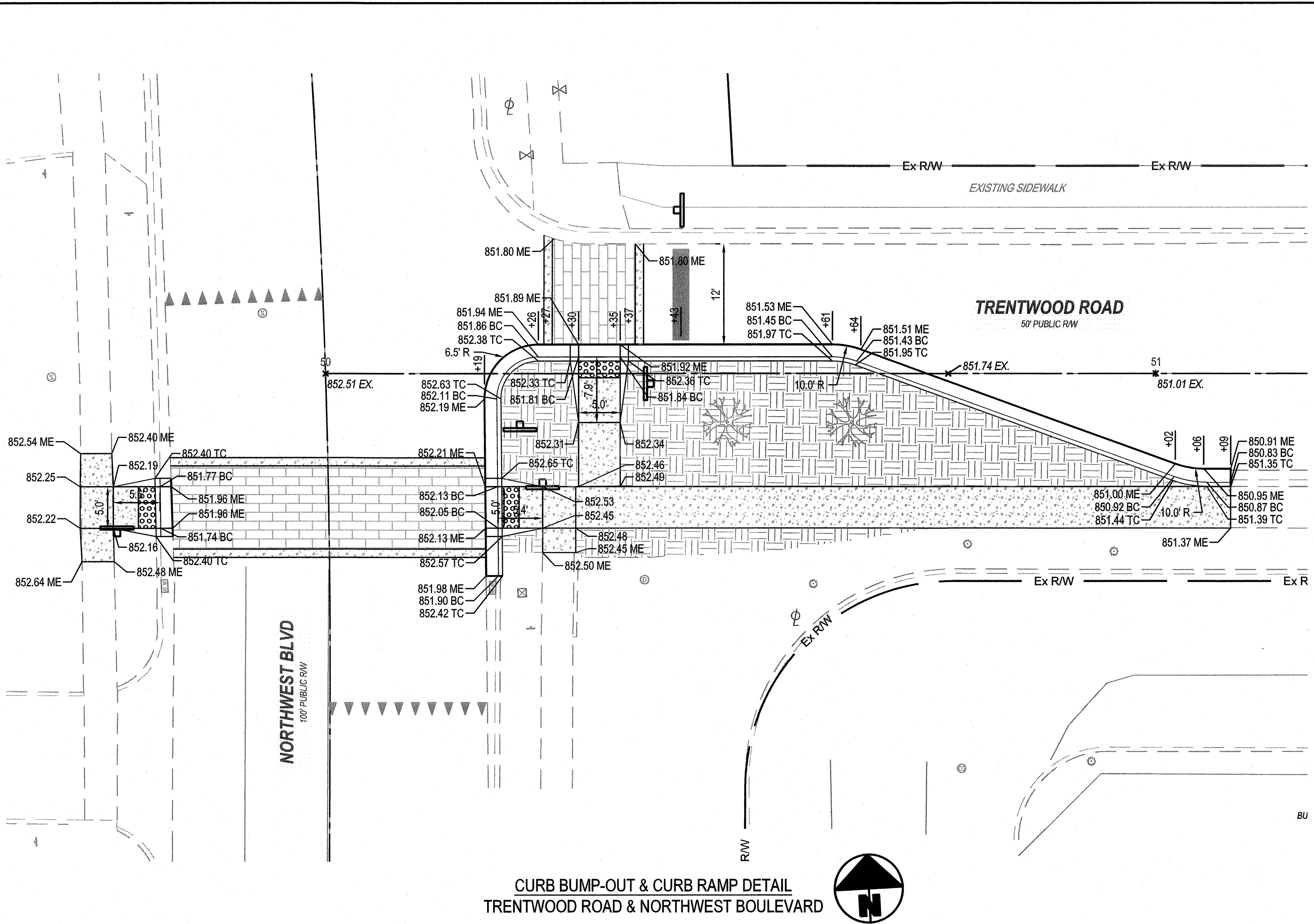
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PLAN - INTERSECTION RAMPS

WAKEFIELD FOREST TRAFFIC CALMING IMPROVEMENTS



- LEGEND**
- BW - BOTTOM OF WALL
 - TW - TOP OF WALL
 - BC - BOTTOM OF CURB
 - TC - TOP OF CURB
 - TDC - TOP OF DROP CURB
 - BW - BACK OF WALK
 - ME - MATCH EXISTING



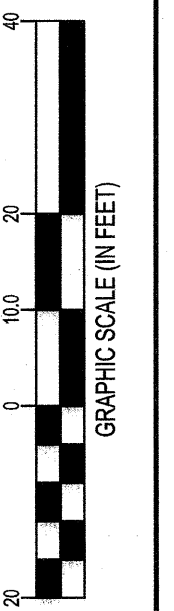
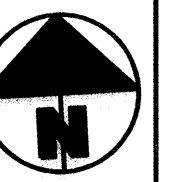
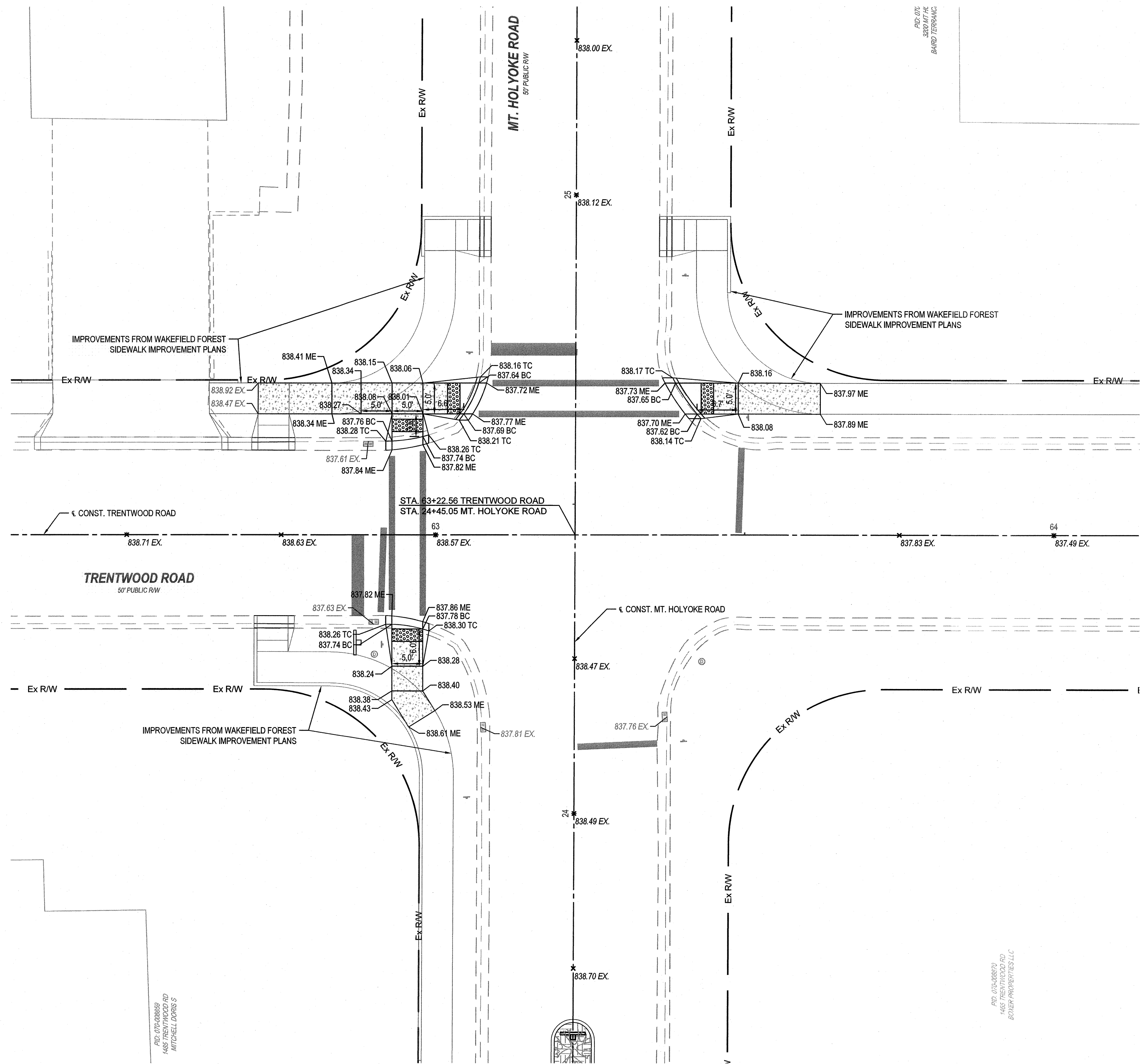
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GRADING DETAILS

WAKEFIELD FOREST TRAFFIC
CALMING IMPROVEMENTS

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INTERSECTION RAMPS DETAILS

WAKEFIELD FOREST TRAFFIC
CALMING IMPROVEMENTS

13
14

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 2, 2023

Subject: 3389 Redding Road - Informal review of a potential minor subdivision application to allow for the future construction of two new single-family residences.

Overview

Representatives from Moment Development and Midland Architecture will be present to introduce and discuss a potential minor subdivision of 3389 Redding Road into two separate parcels to allow for the construction of two new homes. Moment presently has the property under contract and is looking at redevelopment options. If approved, the new homes would have to meet all neighborhood compatibility standards. The submitted inspirational photos generally show compliance, but building heights will need to be further examined.

Proposed is a lot split would divide the properties into a west/east configuration. [More recent corner lot splits in the area were in a north/south configuration, but were already subdivided as two parcels and only needed variances for the dividing parcels under common ownership because the code treats them as one. When questioned by Staff about following this same pattern, the applicant indicated that they wanted to create an elevated design and compelling architecture that their proposal would accomplish.] The western lot would include 85 feet of frontage with a 40-foot building line along Oakmount Road with approximately 103 feet of depth, resulting in a lot size 9,113 square feet. The eastern lot would include 75 feet of frontage with a 20-foot building line along Oakmount Road and 146 feet along Redding Road with a 30-foot building line, resulting in a lot size of 10,103 square feet. [The median frontage on Oakmount Road is 110 feet and 120 feet on Redding Road. The median lot size on Oakmount Road is 16,655 square feet and 18,405 square feet on Redding Road, but 13,238 square feet on the west side.]

Zoning Code Requirements

The City's [Residential Design Standards](#) apply for minor subdivisions, primarily as they relate to parcel or homesite width and configuration in comparison to the neighborhood. The proposed minor subdivision results in two parcels that meet the minimum lot width and minimum lot area standards of the R-1c zoning district. However, the lots are below the area and frontage medians, and do not follow existing development patterns. Staff fully understands the applicant's rationale, but still believes a variance would be needed to Article 7.17. However, if the Board feels the proposed layout, while different, is acceptable, then the applicant may proceed with the minor subdivision process.



Attachments

1. UA_WorkingSession_072523_Tue_Jul_25_2023_14-40-54



July 25, 2023

Subject: Narrative for Work Session request

Parcel ID No.:
070-006025

To Whom It May Concern:

We are requesting a review of a proposed lot split for the property at 3389 Redding Road, Columbus, Oh 43221. The existing lot is .438 acres with a 1,692 sf single-family residence. We are proposing to split the lot with a new property line that would run perpendicular to Oakmount Road, as illustrated in the submitted site plan. This would create a lot to the east with a total lot size of 10,103 sf and a lot to the west with a total lot size of 9,113 sf.

Along with the proposed site plan, we have submitted a concept board illustrating the aesthetic for the proposed speculative housing that would be built on the new sites.

Sincerely,
MIDLAND ARCHITECTURE, LLC



Greg Dutton
Principal

PROPOSED LOT SPLIT



LOT COVERAGE - EAST	
LOT SIZE	10,103 SF
BUILDABLE AREA	3,458 SF
ALLOWABLE BUILDING COVERAGE (29%)	2,929 SF
ALLOWABLE LOT DEVELOPMENT (50%)	5,051 SF
ALLOWABLE FRONTYARD DEVELOPMENT (25%)	1,076 SF
LOT COVERAGE - WEST	
LOT SIZE	9,113 SF
BUILDABLE AREA	2,365 SF
ALLOWABLE BUILDING COVERAGE (29%)	2,642 SF
ALLOWABLE LOT DEVELOPMENT (50%)	4,556 SF
ALLOWABLE FRONTYARD DEVELOPMENT (25%)	863 SF



INSPIRATION IMAGERY



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 2, 2023

Subject: 2490 Wickliffe Road - Informal review of a potential new single-family residence that would require variances to the side yard longwall setback and neighborhood compatibility.

Overview

Property owner and architect Mr. Craig Murdick will be present to introduce a plan for a new single-family residence at 2490 Wickliffe Road. The applicant has owned the property with an 842-square foot, one-story home since 2001. Mr. Murdick wishes to demolish the home and construct a modern two-story house with a large detached garage/studio in the rear yard. The home includes a large covered porch on the west side with a permeable gravel patio that is adjacent to a one-car attached garage. The second floor is limited to approximately 50 percent of the home's footprint. A concrete driveway leads to a 1,217-square foot detached garage/studio. This garage/studio is located within the rear yard buildable area and would not require any height, setback, or use variances. The proposal is compliant with all main setbacks, profile, and coverage limits- except the side yard longwall on the east side of the property.

Zoning Code Requirements

Article 5.02 of the Unified Development Ordinance requires a side yard setback to increase once a side yard elevation reaches 40 feet in length. As designed, the owner's bathroom would encroach up to 2'-6" into this longwall requirement. [The City's third-party architect has indicated that a slight redesign of the owner's bedroom could eliminate the need for this variance.]

The City's [Residential Design Standards](#) apply to all new single-family homes and detached garages. Part of these standards includes neighborhood compatibility, which is guided by the [City Manager's Policy on Neighborhood Compatibility](#). After a preliminary review of the proposal, Staff has identified a few issues:

- Home height: 4.2 of the Policy limits the height of the house to 25'-6" and 28'-0" is proposed.
- Detached garage: 3.2 of the Policy requires that detached garages blend with the street segment and this garage is quite different.



Staff believes that with design adjustments, the need for any variance could be eliminated.

Attachments

1. 2490 Wickliffe Rd WS submission





Craig W. Murdick, Architect, Ltd.
1441 Kingsgate Road, Columbus, Ohio 43221
614-273-0101 craig@murdick-arch.com

Exterior materials:
- Stone
- Painted wood or composite siding

MEMO - July, 25, 2023

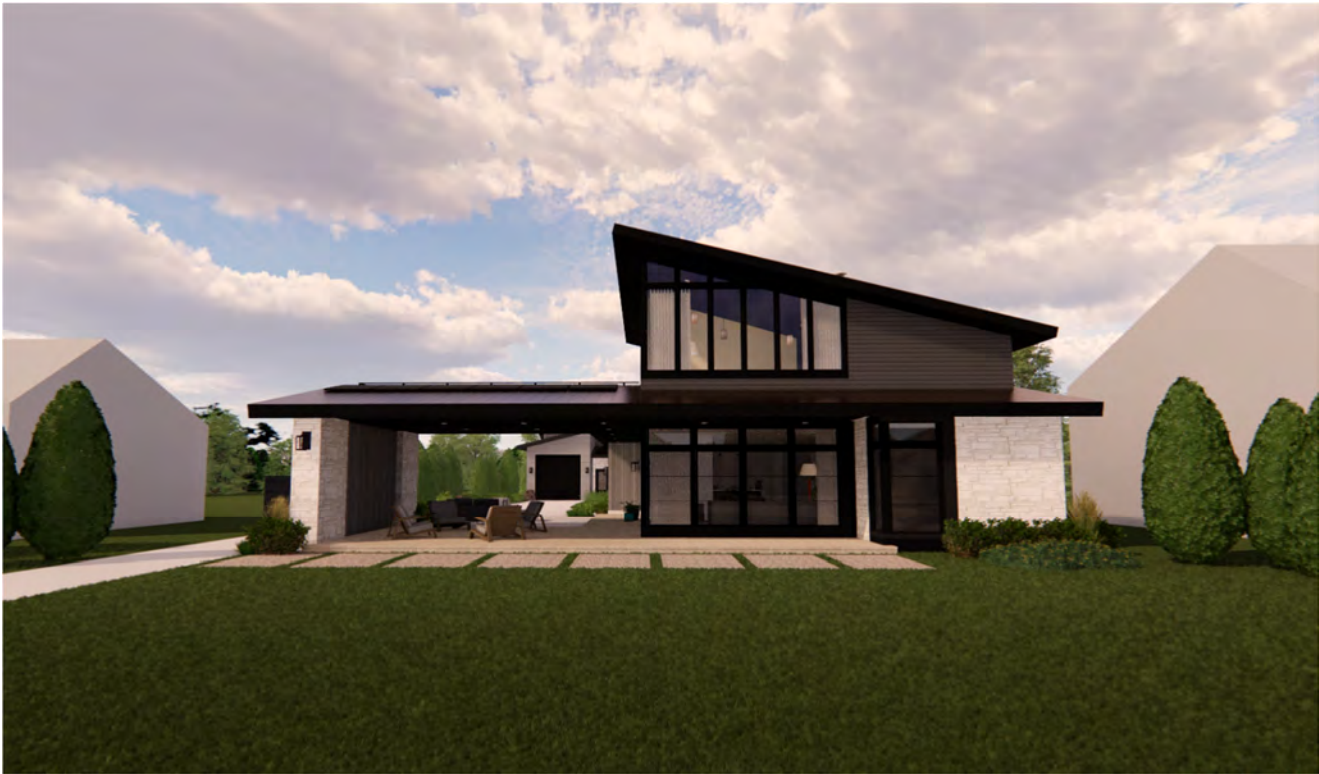
To:

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

Re: Proposed Murdick residence, 2490 Wickliffe Road, Upper Arlington Ohio. Submittal for the BZAP work session.

Please see the accompanying concept images and site plan and floor plan dated July 25, 2023

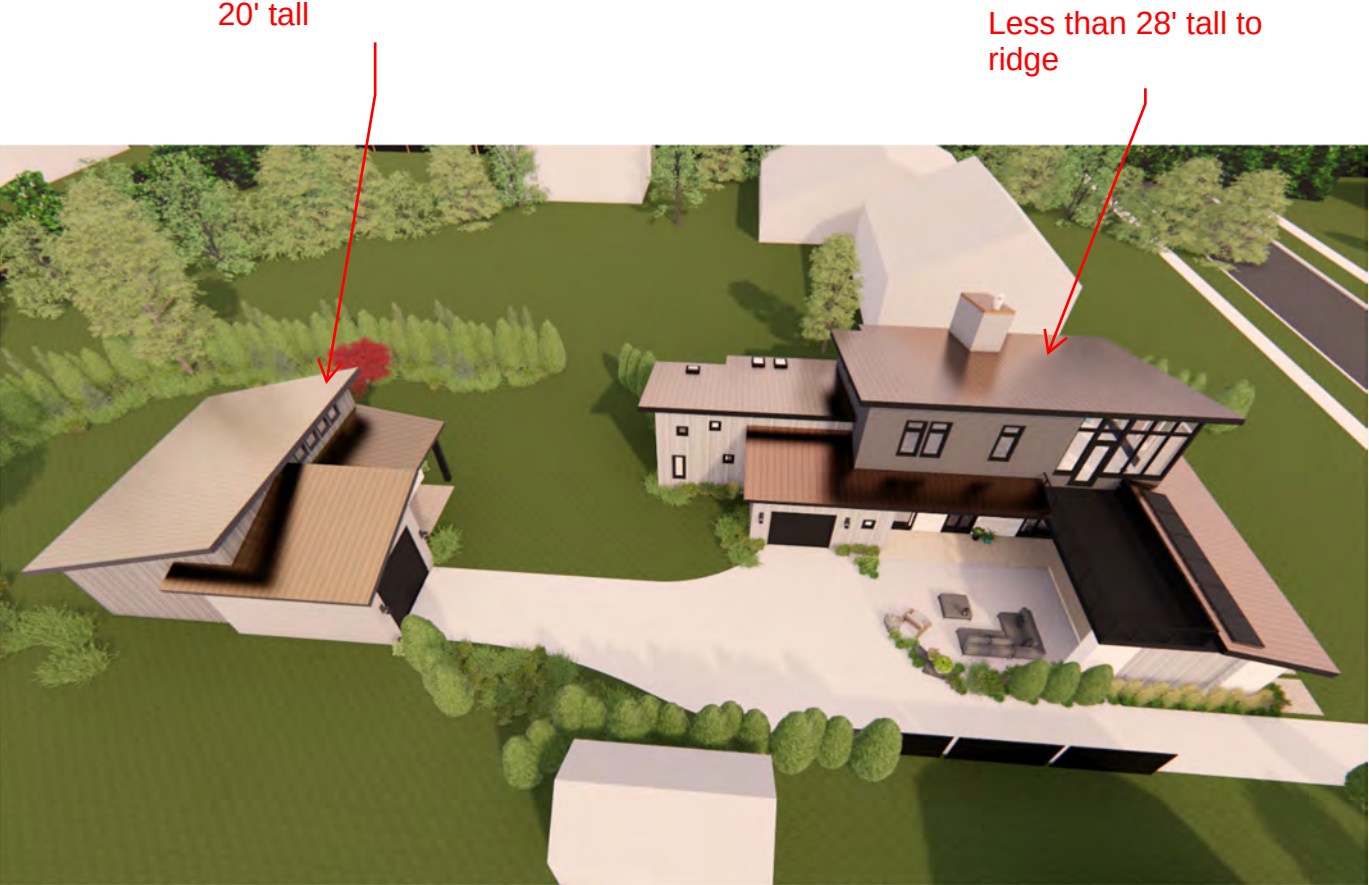
CONCEPT IMAGES



FRONT VIEW FROM STREET



ANGLED FRONT VIEW



AERIAL VIEW LOOKING FROM WEST TO EAST



REAR LOKKING AT CORNER OF OWNERS WUITE



AERIAL FROM EAST LOOKING WEST



EAST SIDE VIEW LOOKING WEST



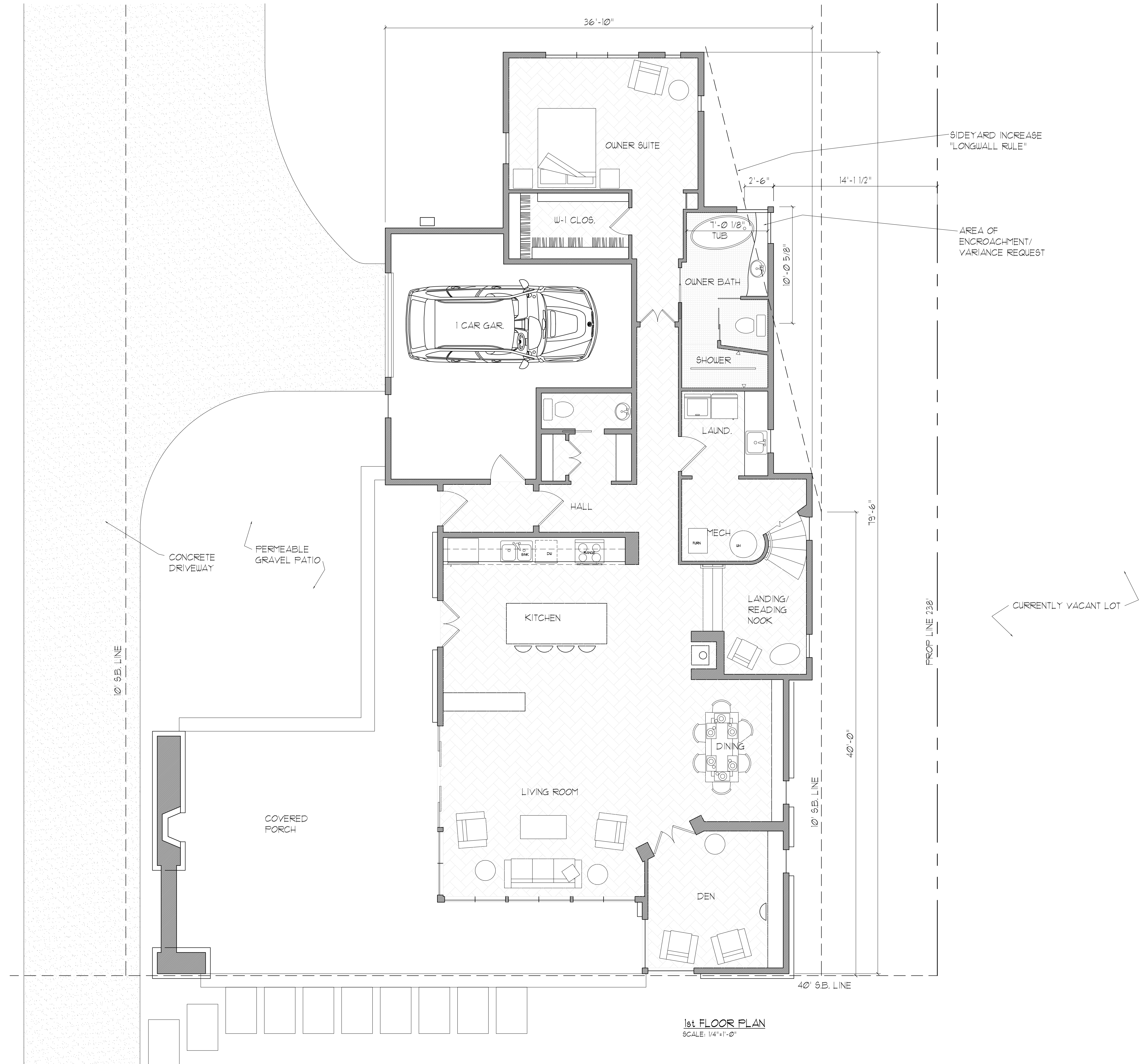
ANGLED FRONT VIEW - DUSK



EAST SIDE VIEW LOOKING WEST - DUSK

Signed,

 Craig W. Murdick, homeowner and architect
 Craig W. Murdick Architect Ltd.



Craig W. Murdick
ARCHITECT LTD.

1441 Kingsgate Rd.
Columbus, OH 43221
614.273.0101
craig@murdick-arch.com

Improvements to:
2490 Wickliffe Rd.
Upper Arlington, Oh

Copyright ©WMA Ltd 2023.
All drawings are and shall
remain the property of
Craig W. Murdick, Architect, Ltd.
and shall not be used,
duplicated or altered without
expressed written consent.

REVISED
XXXX
XXXX

DATE: JULY 25, 2023
SHEET # A1.1

Justin Milam

From: craig@murdick-arch.com
Sent: Wednesday, July 26, 2023 10:57 AM
To: Justin Milam; Chad Gibson
Subject: Murdick Residence - proposed - docs for BZAP work session
Attachments: MURDICK__WICKLIFFE-CONCEPT-DOCS_JUL-25-2023.pdf; WIC_A0-0 A0-0_SITE__JULY-26-2023__1.pdf; WIC_A1-0_plans_ A1-1_FP1__JULY-26-2023__1.pdf

Good morning Chad and Justin, please see the attached memo and drawings for our house project. Please don't hesitate to contact me with any questions or if you find I need to provide additional info. The important thing I want to communicate is this; Our proposed house is a substantially different concept in that the guiding principal is a very linear house that provides open space to the west thereby promoting outdoor living that connects front the front yard all the way to the rear most portion of the yard. We like the connection to the street and the neighborhood. We don't like it when (as is typical with most homes these days) the rear yard is disconnected from the front. I certainly understand the reasons for the various zoning regulations but I hope there is room (philosophically) for a different approach to home design.

I appreciate your attention and guidance!

Thanks
Craig
Craig W. Murdick,
614-402-1514