City of Upper Arlington

AGENDA

BOARD OF ZONING & PLANNING

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

3/20/2024 | 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. Consent Agenda

a. Approve Board of Zoning and Planning Meeting Minutes for February 21, 2024.

b. 1754 Guilford Road (VAR-13-24) - To allow a covered porch to encroach up to 9'-4" into the 30-foot platted front yard setback when a maximum six-foot encroachment is permitted.

c. 4966 Riverside Drive (VAR-15-24) - To allow an existing accessory structure be finished into habitable space, although it encroaches 58 feet into the 60-foot minimum rear yard setback and is 19'-10" tall, when 10 feet is the maximum.

2. Variance/Conditional Uses

a. 2425 Kensington Drive (VAR-14-24) - To allow a detached garage that is 21'-10" tall, when 17 feet is the maximum height permitted.

b. 2395 Andover Road (VAR-16-24) - To allow a two-story addition to project up to 17 feet into the rear yard profile, continuing the existing roofline.

3. Development/Site Plans

a. **POSTPONED.** 2355 North Star Road/1480 W. Lane Avenue (#23-3185) - Review of an updated Certificate of Zoning Compliance application concerning access to/from North Star Road for OhioHealth. [This application was previously subject to an appeal.]

4. City Business

a. Update from the City's Community Development Department.

2/21/2024 | 6:00 PM

MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS

Members Present: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver

Members Absent: Bill Westbrook

Staff Present: Senior Planner Justin Milam, Planning Officer Alyssa Kelly, Assistant City Attorney Darlene Pettit, Deputy City Clerk Abbie Emison

1. **Call to Order**

Chair Tolliver called the meeting to order at 6:00 pm.

Mr. Osterhout moved, seconded by Ms. Mitchell, to excuse Mr. Westbrook.

VOTING AYE:	Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver
VOTING NAY:	None
ABSENT:	Bill Westbrook
ABSTAIN:	None

The motion carried (6-0).

2. **Consent Agenda**
   a. **Review of the January 17, 2024 BZAP Hearing minutes.**

   b. **2560 Westmont Boulevard (VAR-07-24) - To allow a detached garage addition to encroach nine inches into the three-foot minimum side yard setback and to allow a two-story addition to encroach up to 1'-8" into the side yard longwall setback.**

Finding #6 was noted in the Staff Report.

c. **2040 Tremont Road (VAR-08-24) - To allow an addition to encroach up to three feet into the eight-foot minimum side yard setback, up to 7'-2" into the 40-foot rear yard setback (4'-5" encroachment previously approved), and up to 1'-10" into the rear yard profile (existing). The addition also results in a full third story, when a half-story is permitted (existing but being expanded).**

   Finding #4 was noted in the Staff Report.

d. **2181 Arlington Avenue (VAR-09-24) - To allow an addition to encroach up to 2'-6" into the 37'-6" rear yard setback, up to 2'-3" into the side yard longwall setback, and up to 3'-6" into the rear yard profile.**

   This item was moved off the consent agenda to the Variances/Conditional Uses section for further discussion.

e. **2015 Arlington Avenue (VAR-10-24) - To allow a two-story addition to project up to five feet into the rear yard profile limit.**

   Findings #1 and #4 were noted in the Staff Report.

f. **2179 S. Parkway Drive (VAR-11-24) - To allow an open porch encroach up to eight feet into the 40-foot platted front yard setback, when a six-foot encroachment is permitted.**

   Finding #4 was noted in the Staff Report.

Mr. Carpenter moved, seconded by Mr. Osterhout, to accept the consent agenda.

VOTING AYE:	Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver
VOTING NAY:	None
ABSENT:	Bill Westbrook
ABSTAIN:	None

The motion carried (6-0).

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

3. **Variance/Conditional Uses**

   a. **2181 Arlington Avenue (VAR-09-24) - To allow an addition to encroach up to 3'-10" into the 37'-6" rear yard setback, up to 2'-3" into the side yard longwall setback, and up to 2'-6" into the rear yard profile.**

      Ms. Kelly provided a brief overview of the project and noted that Staff is recommending approval. The item was taken off the Consent Agenda to address a typo on the agenda. Findings #1 and #3 were noted in the Staff Report.

Mr. Carpenter moved, seconded by Ms. Mitchell, to approve the 2181 Arlington Avenue variance (VAR-09-24).

VOTING AYE:	Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver
VOTING NAY:	None
ABSENT:	Bill Westbrook
ABSTAIN:	None

The motion carried (6-0).

   b. **2490 Wickliffe Road (VAR-12-24) - To permit the construction of a new home and detached garage that does not meet neighborhood compatibility requirements of Article 7.17**.

      Mr. Milam provided an overview of the project, which had previously come before the Board at the August 2023 work session. The application is for variances to the neighborhood compatibility requirements for a new modern home near Wickliffe Elementary. The Neighborhood Compatibility Policy limits the height of modern homes to 22 feet. Since the work session, the applicant has reduced the height to 25.5 feet (which is in line with the height requirements for the street segment) and as a result, the scale and massing have also been reduced. Staff believe that reducing the height further to meet the 22-foot height requirement would negatively affect the design of the house. Mr. Milam noted that adjacent neighbors, namely Compass Homes, sent a letter of support via email (attached hereto and incorporated herein as Exhibit A). Mr. Milam stated that a variance would also be needed for the detached garage. While the detached garage is a little higher than in the surrounding area (approximately 22 feet), it is located in the buildable area. He noted that the Board has previously approved similar heights for detached garages. Altogether, Staff is supportive of the application.

Ms. Pettit noted that the neighborhood compatibility policy allows Staff to evaluate a home's height compared to the street segment, but because this home is modern, it lowers the height requirement to 22 feet and Staff cannot approve without Board approval.

Chair Tolliver asked for clarification regarding detached garages within the buildable area. Mr. Milam said there is typically a limit of 870 square feet for detached garages, but that does not apply when the structure is in the buildable area.

Ms. Mitchell asked about support from adjacent neighbors. Mr. Milam stated that Staff has only heard from Compass Homes which owns the lots to the east and west of the property in question.

Mr. Barringer stated that he appreciates that the detached garage is located in the buildable area.

Rebecca Mott, the applicant's lawyer, noted that the property in question is located in the R-1c zoning district and meets all UDO standards, as well as all lot development standards and zoning regulations. She stated that the applicant is seeking variances to two design guidelines – Articles 7.06 and 7.17. She said she believes these two variances are applicable and would like the Board to state this on the record and go through the factors test.

Ms. Mitchell said that Ms. Mott has already put her request on the record and if the Board is supportive of the application, she believes it is unnecessary to go through a factor test.

Ms. Mott agreed the factor test was unnecessary if the Board is supportive.

Ms. Mitchell stated she was supportive of the variance.

Ms. Tolliver asked if Article 7.17 is the only guideline that applies to this application. Mr. Milam said that the only variance needed is for Article 7.17; Staff believe that the other guideline referenced by the applicant only applies to non-residential projects.

Mr. Barringer said he believes the project is designed well and is not too tall or large.

Mr. Carpenter moved, seconded by Ms. Mitchell, to approve the 2490 Wickliffe Road variance (VAR-12-2024).

VOTING AYE:	Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver
VOTING NAY:	None
ABSENT:	Bill Westbrook
ABSTAIN:	None

The motion carried (6-0).

4. City Business

a. Update from the Community Development Department.

Mr. Milam provided the following update:

- Two of three building permits have been submitted for the lots at the corner of Tremont Road and Ridgeview Road.
- The Community Center held its topping-out ceremony.
- Tenants are moving into Arlington Gateway and moving towards final approvals.
- Upper Arlington had $160 MM in construction in 2023.
- The Henderson Road planning study is underway. Upper Arlington is working with the City of Columbus to acquire some right-of-way.

5. Adjournment

Mr. Carpentar moved, seconded by Ms. Mitchell, to adjourn.

VOTING AYE:	Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver
VOTING NAY:	None
ABSENT:	Bill Westbrook
ABSTAIN:	None

The motion carried (6-0) and the meeting was adjourned at 6:28 pm.

ATTEST:

CHAIR:

From:	Justin Milam
To:	UABZAP
Cc:	Alyssa Kelly; Chad Gibson
Subject:	FW: 2490 Wickliffe - Craig Murdick
Date:	Wednesday, February 21, 2024 11:58:58 AM
Attachments:	image001.png Wickliffe 2500 - Preliminary Elevations.pdf Wickliffe 2500 plot plan layout review 2.15.24.pdf

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Good morning/afternoon BZAP members-

Please see attached for a letter of support and plans concerning the Wickliffe variance tonight.

Thanks!

-Justin

From: Ted Nemeth <Ted@compasshomes.com>
Sent: Wednesday, February 21, 2024 11:54 AM
To: Justin Milam <jmilam@uaoh.net>; Alyssa Kelly <akelly@uaoh.net>
Cc: craig@murdick-arch.com
Subject: 2490 Wickliffe - Craig Murdick

Dear Justin & Alyssa and Members of the Upper Arlington Board of Zoning & Planning,

Compass Homes is in the process of designing a new home for the Fortman family, our customers who are building at 2500 Wickliffe Rd. For your reference, a preliminary rendering of the elevations and how we expect the house to layout on the lot are attached.

As you know, we also have a house under construction for the Wada's at 2480 Wickliffe Rd.

I write because the subject of this variance request, 2490 Wickliffe Rd, is situated between our project under planning at 2500 Wickliffe and under construction at 2480 Wickliffe Rd.

Compass Homes is in full support of the proposed design at 2490 Wickliffe Rd. While its design is a modern departure from the architectural style of the flanking houses and other in the neighborhood, this neighborhood features a variety of home designs and offers some of the largest lots in the area. There is no doubt that this home will be great addition to the neighborhood and will replace a home that is well beyond its useful life.

It is our hope that Mr. Murdick's plans are approved as designed.

Regards,

Ted Nemeth
compass HOMES
(614) 507.0796 cellular
www.compasshomes.com

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the fortman residence

2500 Wickliffe Road, Upper Arlington, OH 43221

This elevation is an artist's representation of what the house will look like. The actual blueprints may have slight modifications, such as changes in roofline height, trim details, columns, etc. This rendering may show an upgraded front door, garage door, or standing seam metal roof. These items are optional and not included in the house unless they are listed on the pricing worksheet addendum.

Exhibit A

Front Elevation

X_____ X_____ X_____

preliminary concept sketches

Any items on this drawing that are shown as a dashed line or are noted as optional are not included in the house unless they are listed on the pricing worksheet addendum. Dimensions shown on conceptual sketches are approximate. Final dimensions are determined for the permit set of construction documents.

compass HOMES

January 31, 2024

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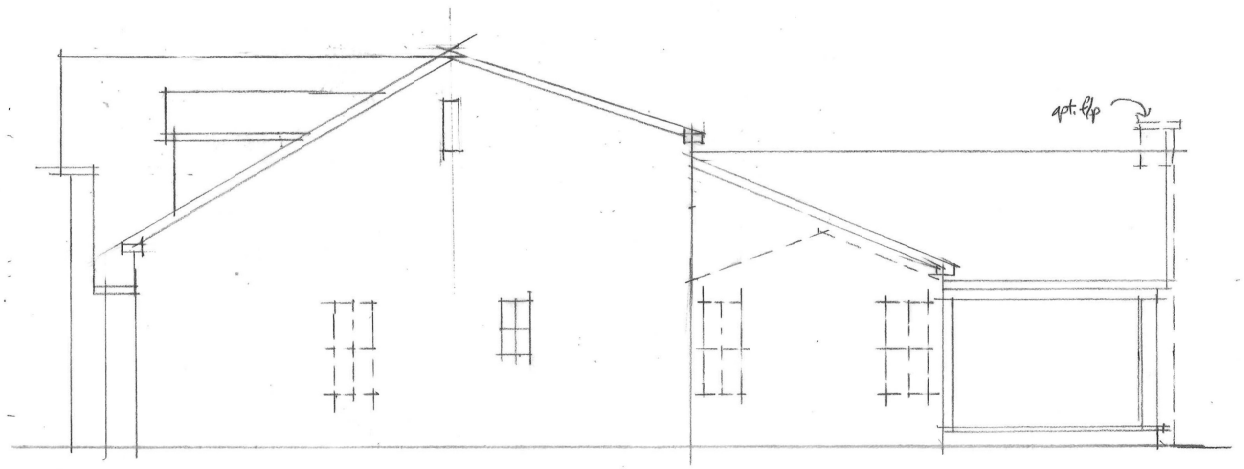

Right Side Elevation

X_____ X_____ X_____

preliminary concept sketches

Any items on this drawing that are shown as a dashed line or are noted as optional are not included in the house unless they are listed on the pricing worksheet addendum. Dimensions shown on conceptual sketches are approximate. Final dimensions are determined for the permit set of construction documents.

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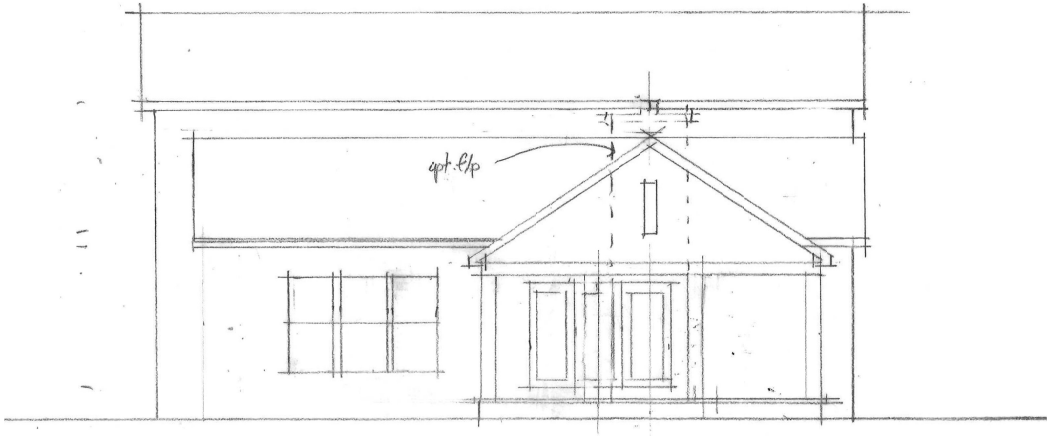

Rear Elevation

X_____ X_____ X_____

preliminary concept sketches

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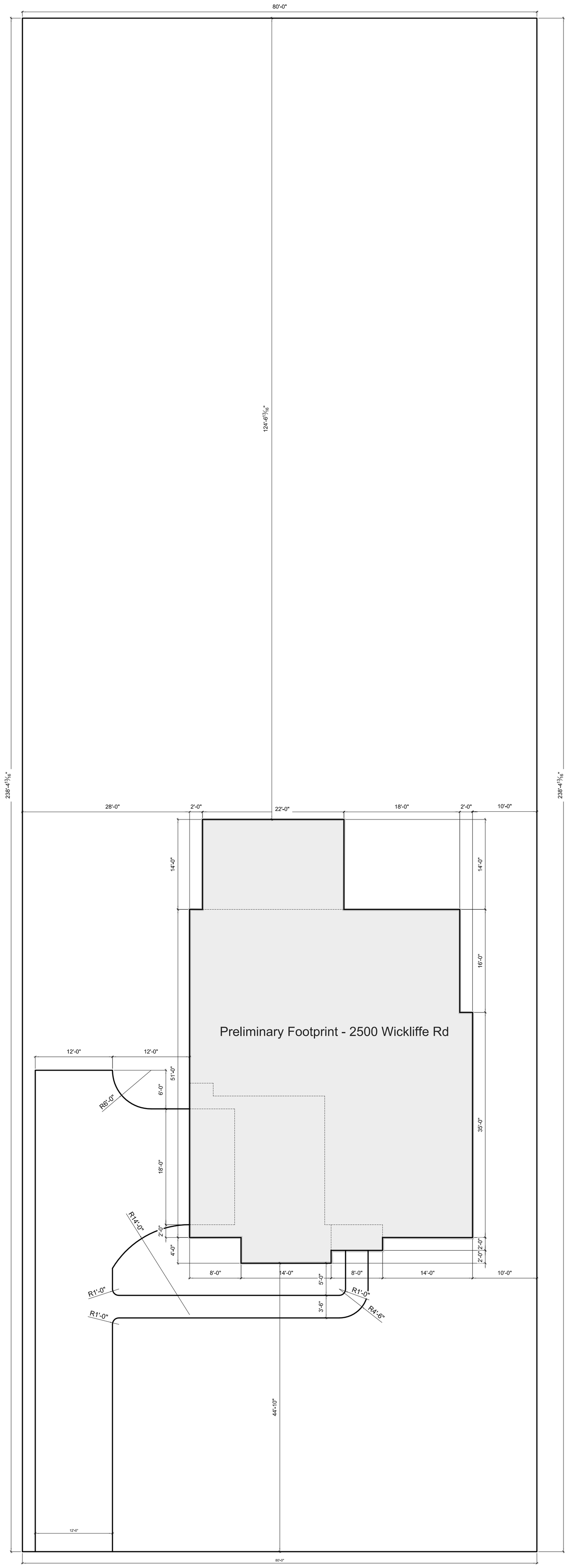


WICKLIFFE ROAD

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: March 20, 2024

Subject: 1754 Guilford Road (VAR-13-24) - To allow a covered porch to encroach up to 9'-4" into the 30-foot platted front yard setback when a maximum six-foot encroachment is permitted.

Site Description/History

The subject property, 1754 Guilford Road, is located at the northwest corner of Guilford Road and Northwest Boulevard and is zoned R-1c, One-Family Residence District. It is directly north of the baseball and softball fields at Barrington Elementary School. It has 130 feet of frontage, with a 30-foot building setback line along Guilford Road, and 132 feet of frontage along Northwest Boulevard, with a 30-foot building setback line. It is identified as Lot #15 in the Upper Arlington subdivision from 1939. A two-story stone and siding home is located along both setback lines; a two-car attached garage and driveway are located along the west side of the property. The home was built and purchased by the applicant in 2015.

Proposal

The proposal includes the construction of a covered porch on the northeast side of the home, which faces Northwest Boulevard. The porch would project up to 9'-4" into the front yard, for a total encroachment of 10 square feet. It includes two pillars, a shingle roof, and is installed on the second-floor plate to preserve existing windows. The porch works to "square off" a portion of the rear of the home and would cover an existing patio. All coverage ratios are compliant with City standards.

Zoning Code Requirements

• To allow a covered porch to encroach up to 9'-4" into the 30-foot platted setback along Northwest Boulevard, where six feet is the maximum projection permitted (Article 6.01).

Alternatives

The applicant has explored other design alternatives to avoid a potential variance application. If the porch were reduced to a six-foot projection per code, it would create an awkward situation where the roof could not cover the existing patio and would not properly align with the home.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed with the applicant. The proposed covered porch is quite modest, and the projection is minimal at only

10 square feet. The proposed design blends well with the home and would not "stick out" too far into the Northwest Boulevard front yard (Finding #4). For these reasons, Staff recommends that this variance application be approved.

Attachments

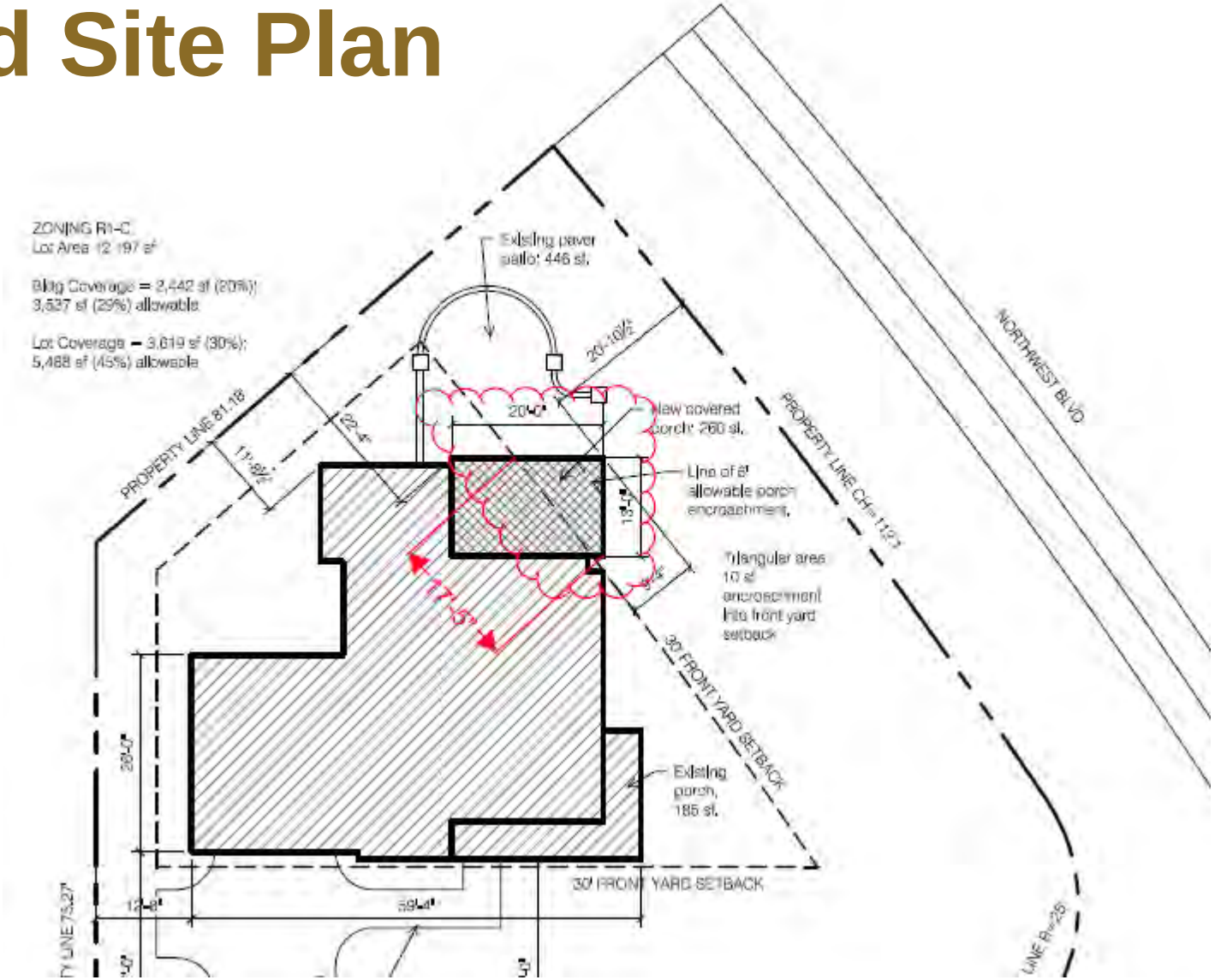
1.	BZAP Staff Report Pics - 1754 Guilford Road
2.	1754 Guildford Rd Variance App

1754 Guilford Road

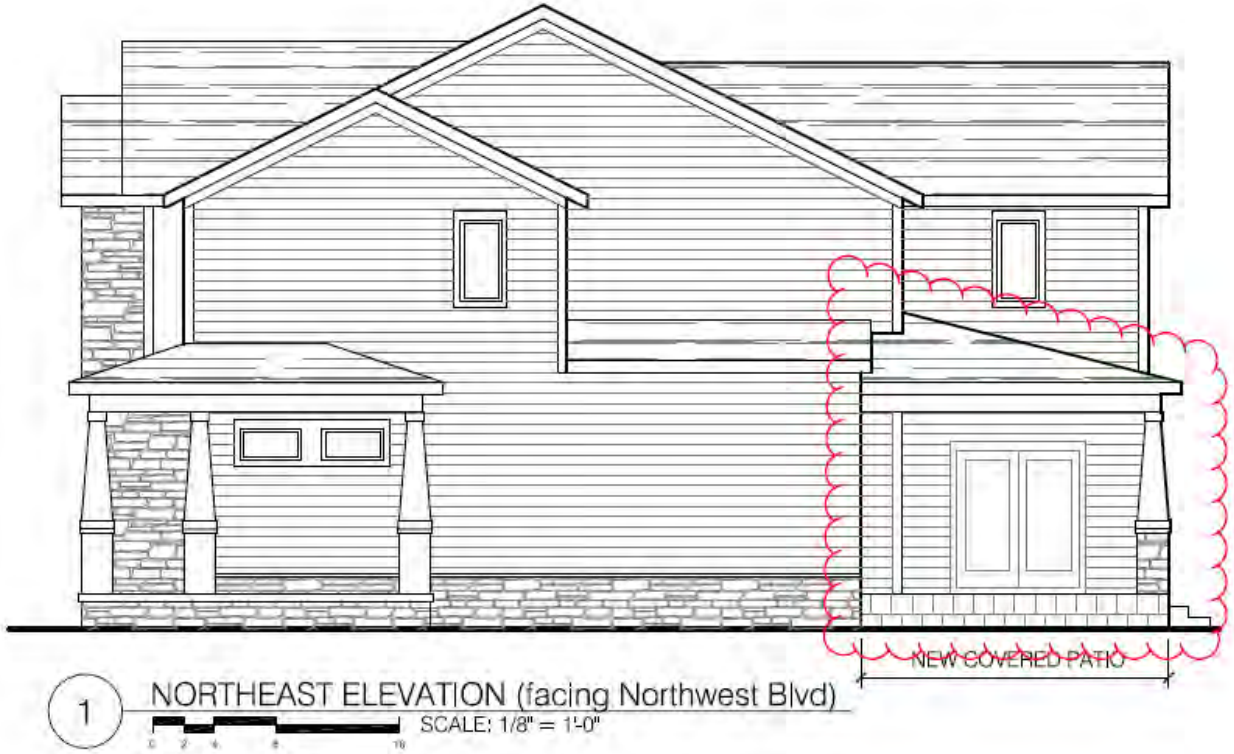
BZAP Staff Report Pictures

Google Maps ® Aerial – Looking Southwest

Proposed Site Plan



Proposed Elevations



Existing View from Northwest Boulevard

24-536

Variance Application

Status: Active

Submitted On: 2/9/2024

Primary Location

1754 GUILFORD RD
UPPER ARLINGTON, OH
43221

Owner

ORWIG ALLISON
Guilford Road 1754
COLUMBUS, OH 43221

Applicant

Brenda Parker
614-586-5514
brenda.parker@cbusarch.com
930 Northwest Blvd
Columbus, Ohio 43212

BZAP Information

BZAP Case #

VAR-13-24

Status

Pending

BZAP Determination Date

03/20/2024

Vote Tally

Primary Variance

Front Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a covered porch to encroach up to 9’-4” by 17'-5" into the 30-foot platted front yard setback, when a maximum 6-foot encroachment is permitted.

BZAP conditions

Variance Information

Describe Variance Request

Request variance to encroach 9'-4" (versus the 6'-0" allowable) into the Northwest Blvd front yard setback.

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

The property at 1754 Guilford is a corner lot at the intersection of Guilford Road and Northwest Blvd. Not only is it a corner lot, but it is a pie-shaped corner lot. The property consists of a two-story single-family residence constructed around 2015. There is an existing paver patio at the rear of the house on the east side along Northwest Blvd. The owners would like to add a roof structure over a portion of the existing paver patio so they can get more use out of the space. They will be able to use it when it rains and have heaters to use it in cool weather. The house has an existing front porch, but it is only 5' in depth, so it is basically unusable as an outdoor gathering space.

The new covered patio would encapsulate the existing paver patio with dimensions of 20' wide and 13' deep. This footprint encroaches into the Northwest Blvd front yard setback. The allowable encroachment for an open porch is 6'-0". The new covered patio encroaches 9'-4". The encroachment is only a small triangular area 4' x 5' for a total area of 10sf.

The existing patio is graciously screened with trees, shrubs, and other perennials. This landscape screen would remain in place with the new covered patio.

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

The variance will not confer a special privilege that is denied to other properties in the same district. This is an oddly shaped lot and the encroachment is minimal.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The covered patio is single-story and with the landscape screening will be discreetly snugged into the rear corner of the house and mainly hidden from view.

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

Smaller sizes for the covered patio were considered, but they did not provide the "living room" space that the owners were hoping for. It also felt odd that only a portion of that area of the patio was covered.

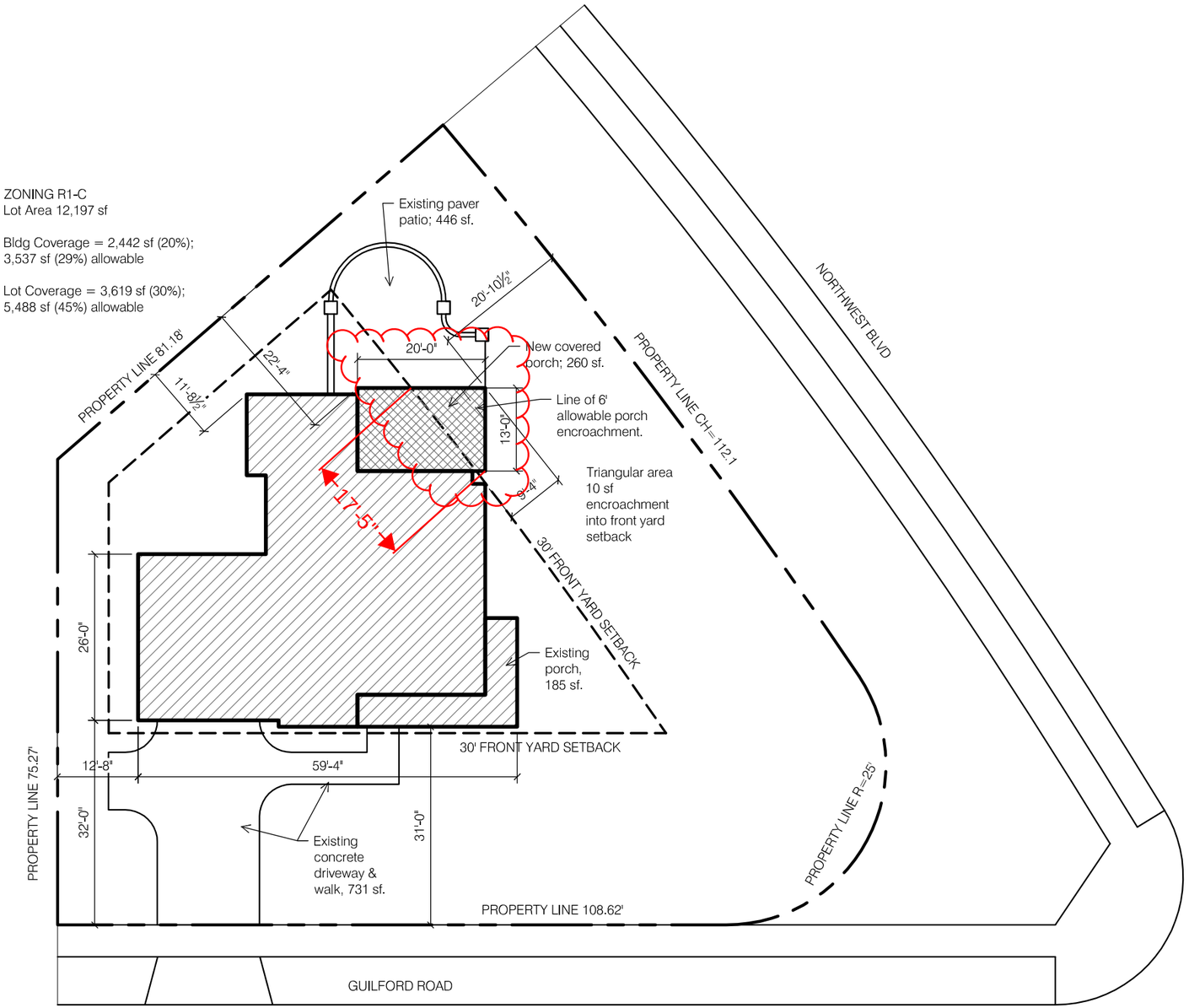
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Allowing the encroachment into the front yard setback will allow the property to have a useable covered outdoor space that most other properties would be able to accommodate with a rectangular shaped lot.

ZONING R1-C
Lot Area 12,197 sf

Bldg Coverage = 2,442 sf (20%);
3,537 sf (29%) allowable

Lot Coverage = 3,619 sf (30%);
5,488 sf (45%) allowable



1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"
0 10 20 40

N

Address:	1754 Guilford Road Upper Arlington, Ohio 43221
Franklin County Lot #:	070-002491-00

Scope of Project: The project consists of constructing a new roof structure over an existing paver patio at the northeast corner of the house. The new porch fronts onto Northwest Blvd and encroaches into the front yard setback.

Covered Patio Structure: 260 sf

ZONING: R-1C

Number of Floors	Actual	Zoning Req't
Existing:	2	1 to 2.5 flr (35')

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	12,197 sf	n/a
Lot Width:	108.00'	n/a

New Porch Setbacks	Actual	Zoning Req't
Side Yard NW:	22'-4"	8'-0"
Front Yard NE:	22'-10"	30'-0"

Porch can encroach 6' into front yard setback.
Request variance to encroach 9'-4" into front yard setback for a triangular area of 10 sf.

Building Cover Limit	Actual	Zoning Req't
Building Cover:	2,442 sf (20%)	3,537 sf (29%) Meets zoning

Development Cover Limit	Actual	Zoning Req't
Development Cover:	3,619 (30%)	5,488 sf (45%) Meets zoning

Front Yard Cover Limit	Actual	Zoning Req't
Northwest Blvd Front:	420 (11%)	950 sf (25% of 3,802 sf) Meets zoning

SHEET INDEX

A1.0 Overall Site Plan & General Info
A1.1 Overall Plans
A1.2 Overall Elevations

DESIGN CRITERIA

Design Criteria:
Wind Speed = 115 mph — Seismic Category = A
Weathering = Severe — Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes, Required.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com

THE ORWIG RESIDENCE
1754 GUILFORD ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

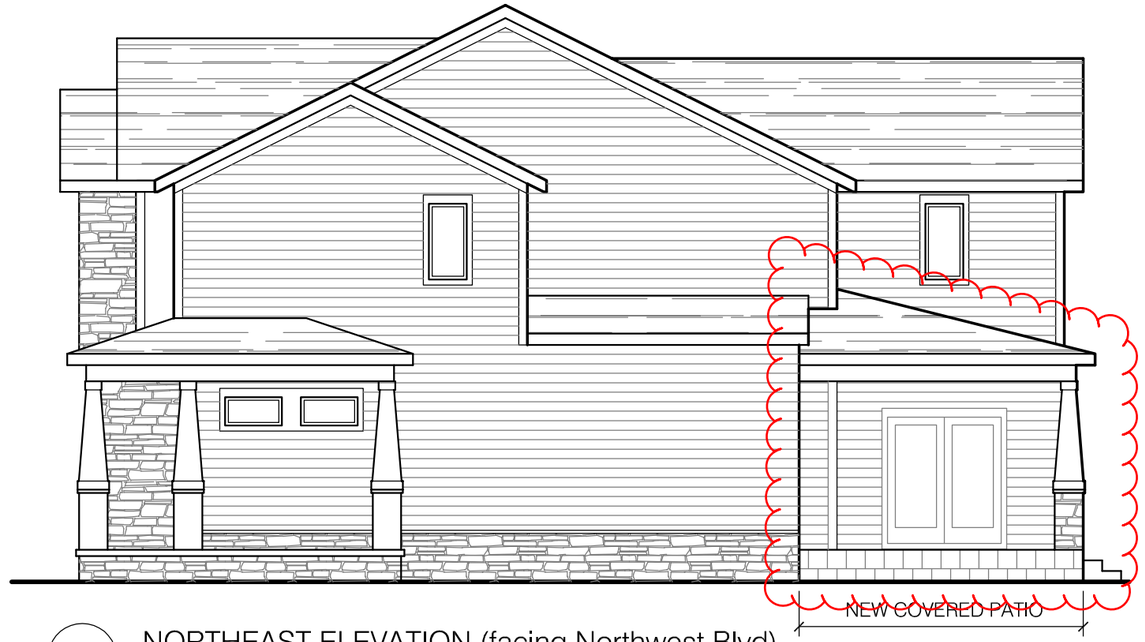
SCALE: As Noted

PROJECT NO.:

DATE: Sept 14, 2021

OVERALL SITE PLAN & GENERAL INFO

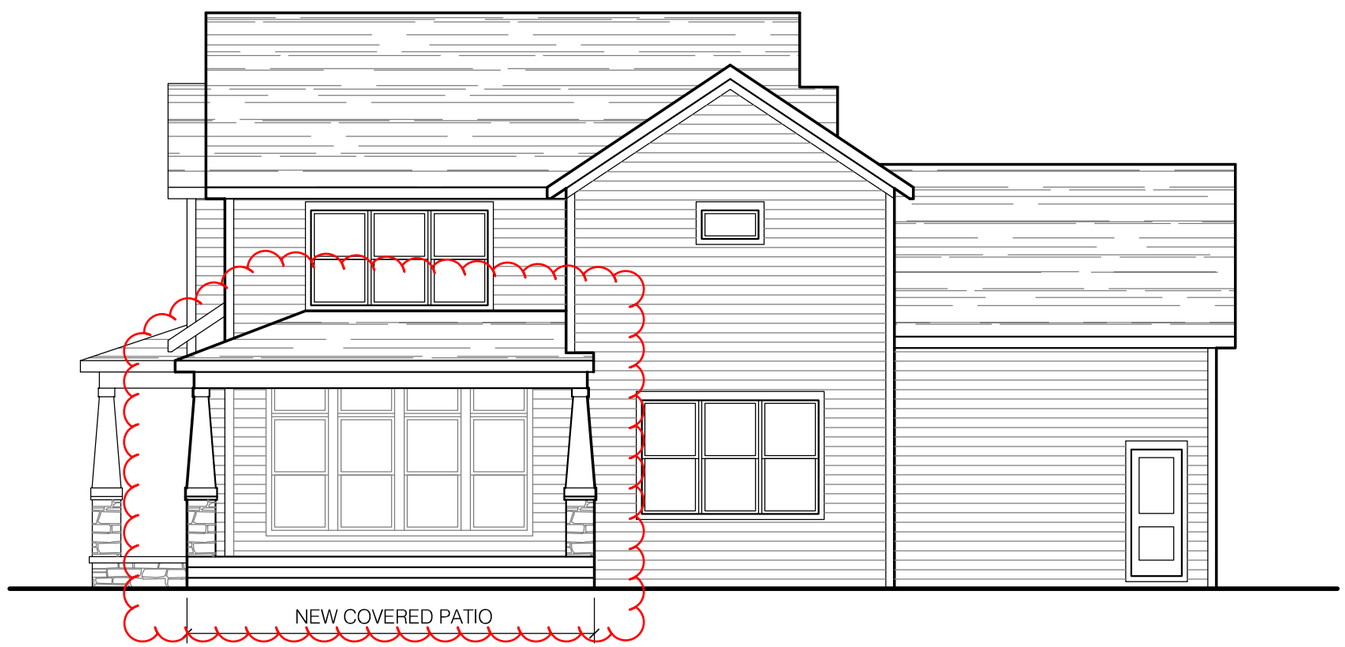
SHEET NO.
A1.0



1 NORTHEAST ELEVATION (facing Northwest Blvd)

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

0 2 4 8 16



2 NORTHWEST ELEVATION

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

0 2 4 8 16

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com

THE ORWIG RESIDENCE
1754 GUILFORD ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: As Noted

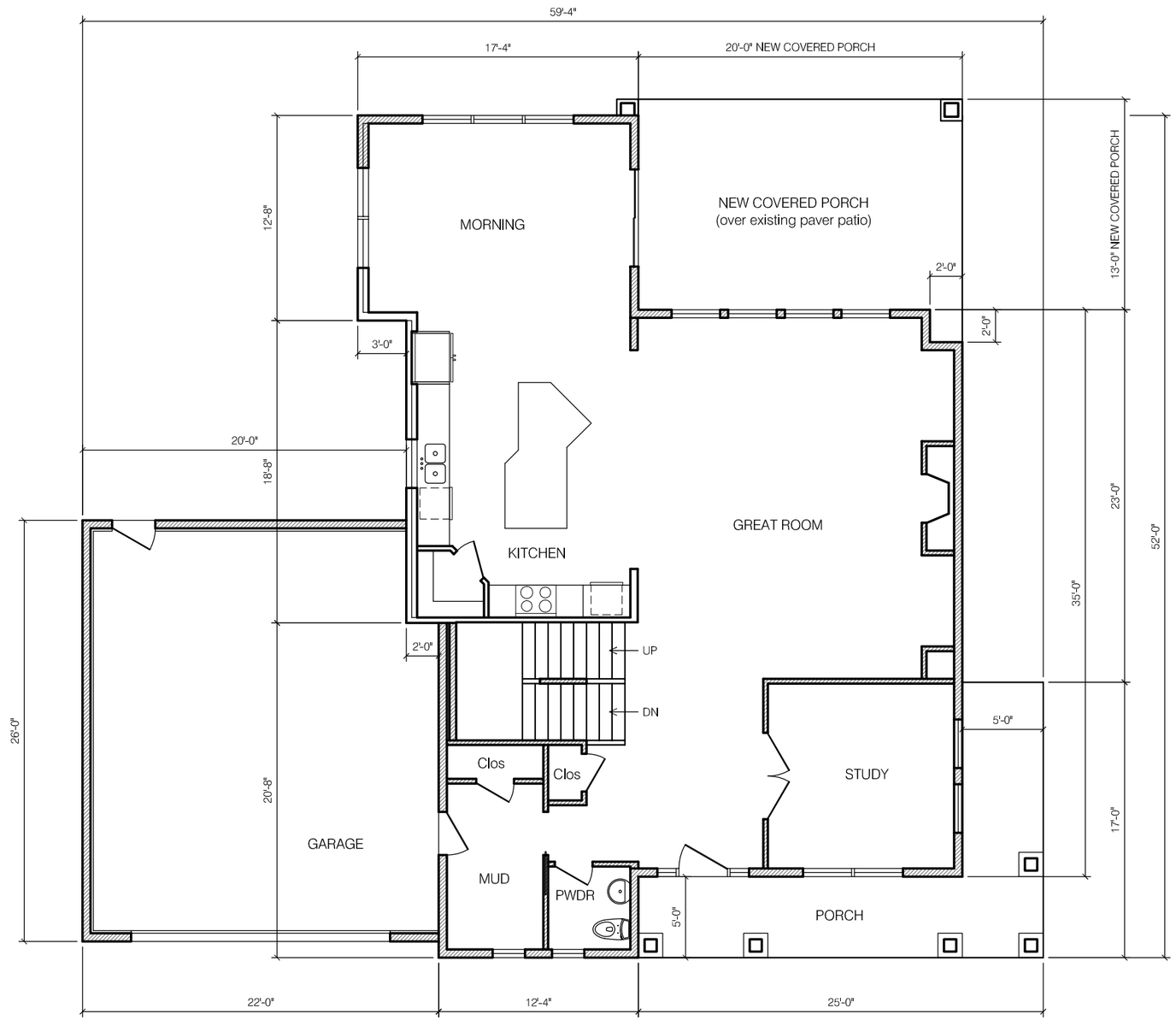
PROJECT NO.:

DATE: Feb 9, 2024

OVERALL EXTERIOR ELEVATIONS

SHEET NO.

A1.2



1 OVERALL FIRST FLOOR PLAN

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

0 2 4 8 16

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com

THE ORWIG RESIDENCE
1754 GUILFORD ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: As Noted

PROJECT NO.:

OVERALL FLOOR PLAN

DATE: Feb 9, 2024

SHEET NO.

A1.1

N

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 1754 Guilford Road

Describe activity which requires Board of Zoning and Planning review:

Request variance to encroach 9'-4" (versus the 6'-0" allowable) into the front yard setback.

This application will be heard by the Board of Zoning and Planning on: March 20, 2024

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Due to the ongoing COVID-19 pandemic, meetings *MAY* be held remotely via video conference and telephone call-in. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1733 Essex Road	Seamus & Katherine Brennan	9589-0710-5270-1116-4636-56	2-21-2024
2218 Northwest Blvd	John & Donna Onesto	9589-0710-5270-1116-4636-25	2-21-2024
1720 Guilford Road	Donald & Michelle Argento	9589-0710-5270-1116-4635-95	2-21-2024
1776 Guilford Road	Jacqueline Sugar	9589-0710-5270-1116-4636-49	2-21-2024
1766 Guilford Road	David & Marghretta Zimpfer	9589-0710-5270-1116-4636-18	2-21-2024
2221 Northwest Blvd	Laura Allen	9589-0710-5270-1116-4635-88	2-21-2024
2229 Northwest Blvd	Noel & Rita Klay	9589-0710-5270-1116-4636-32	2-21-2024
1950 Mallway N Drive	Upper Arlington CSD Board of Education	9589-0710-5270-1116-4636-01	2-21-2024
1715 Guilford Road	Eric Springer	9589-0710-5270-1116-4635-71	2-21-2024
Applicant Signature:			**Date:** 2/21/24

NOTICE:

Date: February 20, 2024

To:

Please be advised that John & Allison Orwig have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1754 Guilford Road, Upper Arlington, Ohio 43212.

The zoning variance request is as follows:
Request variance to encroach 9'-4" (versus the 6'-0" allowable) into the Northwest Blvd front yard setback for a new covered porch.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, March 20, 2024 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Brenda Parker (Architect)
On behalf of John & Allison Orwig

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

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: March 20, 2024

Subject: 4966 Riverside Drive (VAR-15-24) - To allow an existing accessory structure be finished into habitable space, although it encroaches 58 feet into the 60-foot minimum rear yard setback and is 19'-10" tall, when 10 feet is the maximum.

Site Description/History

The subject property, 4966 Riverside Drive, located well north of Lane Road, is zoned R-Sa, Residential Suburban District. The property is unplatted and irregular in shape with 329 feet of frontage, 150 feet of width along the rear property line, and is 4.4 acres in size. The home was built in 1990 and includes five bedrooms, four bathrooms, two half bathrooms and an attached garage. The property also includes two accessory buildings: a guest house that received conditional BZAP approval to structurally alter a non-conforming second dwelling (BZ-14-04), with the condition that the structure not be sold, leased, or inhabitated as a primary residence, and a carriage house (existing nonconforming in location and height), which is the subject of this application. The homeowners also own the property to the northeast (4940 Riverside Drive) that includes a large detached garage.

Proposal

The applicant is proposing the alteration of the existing carriage house to create a habitable space for a home office. Although the City does not have a clear record of when this structure was built, the applicant has indicated the garage was likely constructed in the 1940s. It is 20' X 40' (800 square feet) and is as close as two feet from the north (rear) property line and 23.2' from the east (side) property line. It is 19'-10" in height with a front-facing gable dormer. The structure would be refinished with new lap siding and a bronze standing seam metal roof that would be expanded to the front to include an opened covered porch along the front elevation. The interior space would be finished with an office, game area, storage closet, and a half bathroom. Windows along the side and rear would remain, while the front would include new doors and a new window on the front gable.

Zoning Code Requirements

- To allow an existing accessory structure to be finished into habitable space, although it encroaches up to 58 feet into the 60-foot minimum rear yard setback and is 19'-10" tall, when 10 feet is the maximum (Article 6.09 - Table 6-K)

Recent amendments to the Unified Development Ordinance (UDO) now permit the construction of detached habitable structures (home offices, gyms, studios, etc.) that are located within the buildable area of the lot. These structures must meet the setback and height requirements and cannot be used as separate dwelling units or sleeping quarters.

Alternatives

Alternatives to the proposed plan include demolishing the existing structure and rebuilding a new structure that meets the setback and height limitations. The homeowner could also continue using the structure for storage and make regular repairs per Article 3.05 (Nonconforming Structures), but not change the use of the structure.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. In this case, Staff has found the reuse of an existing building for an office will have minimal impacts on neighboring properties. The large nature of properties in this area and existing mature landscaping create an inherent buffer for privacy and noise. Additionally, the repair and enhancement of the existing carriage house will improve the look and quality of this structure and preserve an older building. Therefore, Staff is supportive of this application and recommends conditional approval with the caveat that the structure not be used as a separate dwelling or sleeping quarters. The Board may consider Finding #4 with this application.

Attachments

1.	4966 Riverside Dr - Variance App
2.	4966 Riverside Dr Survey
3.	BZAP Staff Report Pics - 4966 Riverside Drive

24-656

Variance Application

Status: Active

Submitted On: 2/20/2024

Primary Location

4966 RIVERSIDE DR
UPPER ARLINGTON, OH
43220

Owner

ABBOTT LAWRENCE C
4966 Riverside Dr. 0
Columbus, OH 43220

Applicant

Todd Follmer
614-207-4204
tfollmer@heinlenfollmer.com
8941 Dublin Rd.
Powell, OH 43065

BZAP Information

BZAP Case #

VAR-15-24

Status

Pending

BZAP Determination Date

03/20/2024

Vote Tally

Primary Variance

Detached Habitable Structure

Findings of Fact for Approval/Denial

Variance Request

To allow a detached habitable structure to encroach 18'-4" into the 20-foot side yard setback, up to 57'-1" into the 60-foot minimum rear yard setback, and is 19'-10" tall, when 10 feet is the maximum.

BZAP conditions

Variance Information

Describe Variance Request

The existing guest house carriage house, that as near as we can tell was built in the 1940's, is located in the current zoning code side yard setback. We are requesting a variance for the existing location so the building can be impoved for a new office area.

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

The building was built before the zoning code establishing the side yard set backs was written

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

No, this is a special circumstance for this property and structure only

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

No. We are hoping to impove the structure for current use. It is currently in need of some repairs so the project will help the value of the adjacent properties

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

Yes. We are unable to reasonably move the building

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

No. Likely the building will continue to exist in its current condition if the variance is not granted

GENERAL STRUCTURAL NOTES

A. GENERAL
1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
2. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. GOVERNING CODE: 2019 OHIO RESIDENTIAL BUILDING CODE.
5. DESIGN ROOF SNOW LOAD: 20 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER OBC.
   a. GROUND SNOW LOAD (Pg) = 20 PSF
   b. SLOPED ROOF SNOW LOAD = 20 PSF
6. DESIGN LIVE LOADS:
   a. UNINHABITABLE ATTIC WITHOUT STORAGE = 10 PSF
   b. UNINHABITABLE ATTIC WITH STORAGE = 20 PSF
   c. ALL OTHER AREAS = 40 PSF
   d. EXTERIOR BALCONIES AND DECKS = 40 PSF
   e. ROOF = 20 PSF
7. WIND DESIGN PARAMETERS
   a. BASIC WIND SPEED = Vult = 115 MPH, Vusd = 89 MPH
   b. WIND EXPOSURE = EXPOSURE B
8. SEISMIC DESIGN PARAMETERS
   a. DESIGN CATEGORY = A
   b. SITE CLASS = D
9. SOIL DESIGN ASSUMPTIONS
   a. ASSUMED ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1500 PSF
   b. EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PCF
   c. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE ASSUMED WALL LOADING IS CORRECT.

B. REINFORCED CONCRETE
1. MATERIALS:
   a. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-05 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
   b. STRUCTURAL CONCRETE

CLASS	LOCATION	F'C
I	FOOTINGS,	3000 AND UNDERPINNING.
II	BASEMENT SLABS	3500
III	EXTERIOR SLABS ON GRADE, GARAGE SLABS, RETAINING (with air) WALLS, BASEMENT WALLS, PIERS AND COLUMNS PLACED INTEGRALLY WITH BASEMENT WALLS, AND ALL CONCRETE NOT OTHERWISE IDENTIFIED.	4000

   c. ALL DEFORMED REINFORCING BARS: FY = 60,000
2. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED.

C. MASONRY
1. SPECIFICATIONS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-08)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. MATERIALS:
   a. CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI.
   b. MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
   c. BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER ACI 530.1, TABLE 7.
   d. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIDE WIRES AND CROSS WIRES.
   e. BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
   f. WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).
   g. PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, TWO COURSES UNDER LINTELS.
   h. FILL CORE SOLID AROUND ANCHOR BOLTS.
   i. PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.
3. LINTELS: PROVIDE LINTELS OVER ALL MASONRY OPENINGS AS INDICATED ON THE DRAWINGS OR WHERE NOT NOTED AS PER THE TABLE BELOW. PROVIDE MINIMUM 6" BEARING EACH END.

MASONRY OPENINGS	SECTION
TO 4'-0"	L 3-1/2 X 3-1/2 X 5/16
4'-1" TO 5'-6"	L 4 X 3-1/2 X 5/16 LLV
5'-7" TO 6'-0"	L 5 X 3-1/2 X 5/16 LLV

D. STRUCTURAL STEEL
1. MATERIALS:
   a. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, FY = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, FY = 50 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A307 OR A36; ELECTRODES: SERIES E70; STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN; SQUARE AND RECTANGULAR TUBING: ASTM A500, FY = 46 KSI; EXPANSION BOLTS: HILTI "KWIK-BOLT 3" OR APPROVED EQUAL.
   b. MINIMUM BEAM BEARING ON MASONRY = 7-1/2 INCHES UNLESS NOTED OTHERWISE.
   c. EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS:
      1/2 INCH DIAMETER BOLTS --- 3-1/2 INCHES EMBEDMENT
      3/4 INCH DIAMETER BOLTS --- 5 INCHES EMBEDMENT
   d. ALL STEEL BEAMS TO HAVE STEEL COLUMN EA. END BEARING DIRECTLY ON FOUNDATION, SEE PLAN FOR COLUMN SIZE
2. CONNECTIONS:
   a. WOOD NAILERS SHALL BE ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:

FLANGE WIDTH	BOLTS	POWDER ACTUATED FASTENERS
4"	3/8"Ø @ 30" O.C.	.145"Ø @ 18" O.C.
5" OR GREATER	1/2"Ø @ 42" O.C.	.145"Ø @ 18" O.C.

E. STRUCTURAL LUMBER
1. MATERIALS:
   a. STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2005 EDITION; 19% MAX. M.C.
   b. PLYWOOD: C3X, STRUCTURAL II OR BETTER, EXTERIOR GLUE.
      FOR ROOF AND WALLS: PANEL IDENTIFICATION INDEX 24/0 - 15/32 INCH MIN. (WITH PLYWOOD CLIPS FOR ROOF SHEATHING).
      FOR FLOORS: STURD-I-FLOOR WITH PANEL IDENTIFICATION INDEX 32/16 - 23/32 INCH THICK, EXPOSURE 1, TONGUE AND GROOVE.
   c. OSB: FOR WALLS: 1/2 INCH THICK WITH PANEL INDEX W24, EXPOSURE 1.
      FOR ROOFS: 1/2 INCH THICK WITH PANEL INDEX 1R24, EXPOSURE 1.
      FOR FLOORS: 3/4 INCH THICK, STURD-I-FLOOR WITH PANEL INDEX OF 1F24, EXPOSURE 1, TONGUE AND GROOVE.
   d. MICROLAM (LVL): MODULUS OF ELASTICITY = 1,900,000 PSI, Fb = 2,600 PSI. DESIGN BASED ON LEVEL TRUS JOIST.
2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:
   a. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
   b. U.S. PRODUCT STANDARD PS1
   c. INTERNATIONAL BUILDING CODE
3. CONNECTIONS:
   a. JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
   b. JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.
   c. SHEATHING TO FLOOR JOISTS - GLUED AND NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
   d. SHEATHING TO ROOF TRUSSES OR RAFTERS - NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
   e. SHEATHING TO WALL STUDS - NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS.
   f. ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.
4. MISCELLANEOUS:
   g. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL NEW FLOOR JOISTS. USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
   h. IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE. IF SHEATHING IS NOT PROVIDED, USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
   i. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
   j. USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
   k. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
   l. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
   m. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
   n. PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.

F. PREFABRICATED WOOD TRUSSES
1. MATERIALS:
   a. LUMBER: SOUTHERN PINE #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2005 EDITION; 19% MAX. M.C.
   b. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A653, GRADE A, COATING CLASS G60 PER ASTM A653 TYPICALLY. USE COATINGS CLASS G185 WHEN FRT IS USED. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.
2. DESIGN:
   a. TOP CHORD LIVE LOAD: 25 PSF
      TOP CHORD DEAD LOAD: 10 PSF
      BOTTOM CHORD DEAD LOAD: 10 PSF
      NET WIND UPLIFT: 8 PSF
   b. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
   c. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
   d. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.
   e. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
3. MISCELLANEOUS:
   a. BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-0" O.C. AT CONCENTRATED LOADS, OR PER TRUSS DESIGNER RECOMMENDATIONS.
   b. IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
   c. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL, APPROVED FABRICATION DRAWINGS TO THE DEPARTMENT OF COMMERCE, OFFICE OF

MISC. NOTES

1. USE SOLID BLOCKING OR CROSS TYPE BRIDGING AT 96" O.C. MAX. FOR ALL FLOOR JOIST AND RAFTERS
2. PROVIDE SOLID 2x BLOCKING UNDER WALLS RUNNING PARALLEL TO FLOOR JOIST AT 96" O.C.
3. USE ONE FULL HEIGHT STUD AND ONE JACK STUD UNDER BEAM AND HEADER BEARING.
   OPENINGS 4'-0" TO 8'-0" = (2) JACK STUDS, UNLESS NOTED
   OPENINGS 8'-0" TO 15'-0" = (3) JACK STUDS, UNLESS NOTED
   OPENINGS GREATER THAN 15'-0" = SEE PLAN
4. APPLY A CONTINUOUS BEAD OF GLUE ON FLOOR JOIST WHEN FASTENING SUBLFOOR TO JOIST
5. ALL MULTIPLE JOISTS OR HEADERS SHALL BE FASTENED TOGETHER, EACH PLY, WITH A MINIMUM OF (3) 16d NAILS @ 12" O.C.
6. ALL ENGINEERED LUMBER BEAMS OF 3 MEMBERS (3 PLYS) SHALL HAVE EACH PLY FASTENED TO THE ADJACENT PLY w/ ADHESIVE & (3) 16d NAILS @ 12" O.C. MIN.
7. 302.11 FIRE BLOCKING
   7.1. FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING AREAS:
      7.1.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
         7.1.1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
         7.1.1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"
      7.1.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
      7.1.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION 302.7
      7.1.4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THE ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS
      7.1.5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE SECTION 1003.19
8. 1003.19 CHIMNEY FIREBLOCKING
   8.1. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIRE BLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND CHIMNEY.
9. ALL WOOD SUBJECT TO TERMITE DAMAGE AND/OR DECAY SHALL BE PRESSURE TREATED AND COMPLY WITH SECTION 318 OF THE 2019 R.C.O.
10. ALL EXTERIOR WALLS SHALL COMPLY TO THE BRACING TECHNIQUES AS DESCRIBED IN SECTION 602 OF THE 2019 R.C.O.
11. CHIMNEYS AND FIREPLACES SHALL COMPLY WITH CHAPTER 10 OF THE 2019 R.C.O.

BUILDER:

HEINLEN-FOLLMER INC.
8941 DUBLIN RD.
POWELL, OH 43065

614.889.9415
info@heinlenfollmer.com

ARCHITECT:

F5

F5 DESIGN/ARCHITECTURE INC.
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL (614) 224-4946

RESIDENTIAL ENERGY REQUIREMENTS

THE ENERGY REQUIREMENTS LISTED BELOW DENOTE THE MINIMUM ENERGY REQUIREMENTS PER SECTION 1102.1 (RCO PRESCRIPTIVE) OF THE 2019 OHIO RESIDENTIAL CODE. THE PROJECT IS TO COMPLY WITH OR EXCEED THESE REQUIREMENTS AS NOTED ON THE DRAWINGS.

THIS PROJECT IS LOCATED IN ZONE 5

THERMAL ENVELOPE	REQUIRED	PROPOSED
FENESTRATION (WINDOWS & DOORS)	U- 0.39	U- 0.30
FENESTRATION (SKYLIGHTS)	U- 0.60	N/A
GLAZED FENESTRATION SHGC	NR	NR
CEILING	R-49*	R-49*
WOOD FRAME	R-20 or R-13+5	R-21
MASS WALL	R-13/17	N/A
FLOOR	R-30**	N/A
BASEMENT WALL	R-10/13	N/A
SLAB PERIMETER (IF <12" BELOW GRADE)	R-10, 2 FT.	R-10
CRAWL SPACE WALL	R-10/13	N/A

* UNCOMPRESSED AT EAVES
** OR INSULATION SUFFICIENT TO FILL FRAMING CAVITY, R-19 MIN.

DRAWING INDEX

G100 COVER SHEET & SITE PLAN

A100 FLOOR PLANS & ELEVATIONS

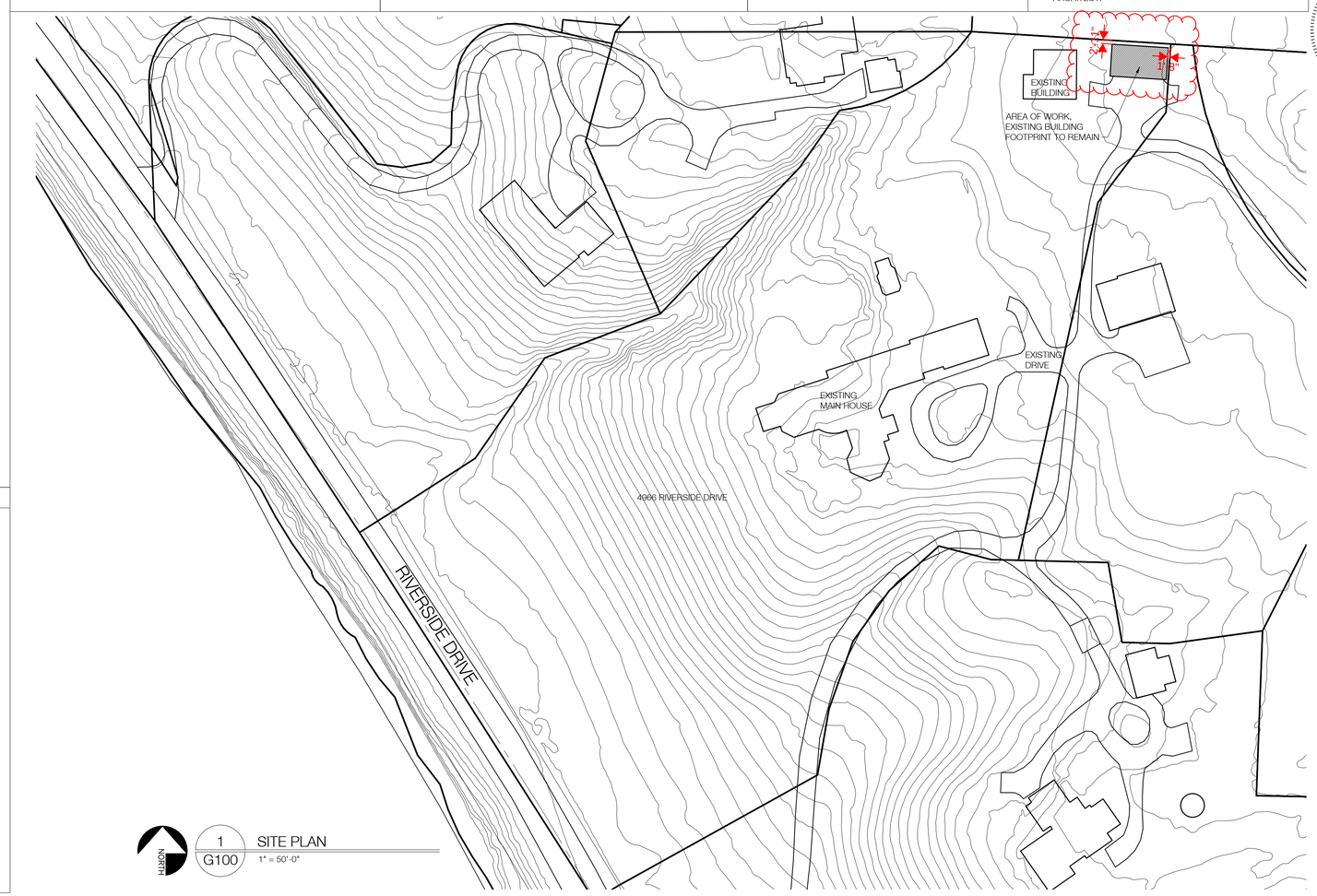
A200 SECTIONS

GENERAL SITE NOTES

1. THIS SITE PLAN HAS BEEN PREPARED AS A SCHEMATIC AIDE TO ESTABLISH GENERAL LOCATIONS FOR THE RESIDENCE, ITS DRIVE, WALKS, TERRACES, AND OTHER APPLICABLE SITE ELEMENTS. THE PLAN DOES NOT COORDINATE ALL PERTINENT INFORMATION REGARDING THE SITE DEVELOPMENT. IT IS THE RESPONSIBILITY OF THE BUILDER AND\OR LANDSCAPE CONSULTANT TO NOTIFY THE ARCHITECT OF ANY SIGNIFICANT CHANGES\DISCREPANCIES FROM THOSE PROPOSED ON THE PLAN.
2. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ACTUAL PLATS, GRADING AND UTILITY PLANS, AND RECORDED DEEDS FOR PERTINENT RESTRICTIONS RELATIVE TO THE DESCRIBED PROPERTY. EXISTING CONDITIONS MAY VARY FROM WHAT IS DESCRIBED ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO INSURE THAT FINAL GRADING OF THE SITE PROVIDES ADEQUATE DRAINAGE AWAY FROM THE RESIDENCE AND MEETS REQUIREMENTS OF THE SUBDIVISION MASTER GRADING PLAN.
3. THE BUILDER SHALL REVIEW THE PROPOSED FINISHED FLOOR ELEVATION WITH THE ARCHITECT AND OWNER ON SITE PRIOR TO THE START OF EXCAVATION.
4. PATIO DESIGNS ARE SCHEMATIC IN NATURE. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE EXACT DESIGN WITH THE OWNER AND TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS OF THE ARCHITECTURAL GUIDELINES/CITY CODES.
5. IT IS THE RESPONSIBILITY OF THE BUILDER TO FIELD VERIFY THE LOCATION OF ALL EXISTING TREES ON THE SITE. SIGNIFICANT TREES ON THE PROPERTY AND NEIGHBORING PROPERTIES SHALL BE PROTECTED AND PREVENTATIVE MEASURES TAKEN PER A CERTIFIED ARBORIST PRIOR TO ANY SITE WORK. THE BUILDER SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL EXISTING TREES THAT ARE TO REMAIN.

GENERAL NOTES

1. THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS, (WHOLE OR IN PART) FOR ANY OTHER PURPOSE IS PROHIBITED. OWNERSHIP OF THESE DOCUMENTS REMAINS WITH F5 DESIGN/ARCHITECTURE, INC.
2. THE GENERAL CONTRACTOR AND SUB-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB-CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED BY GOVERNING BODIES HAVING LEGAL JURISDICTION.
5. WHEN THE GENERAL CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS EITHER IN CONTRACT OR NOT IN CONTRACT HE SHALL BE RESPONSIBLE FOR LOSS AND\OR DAMAGE OF THESE ITEMS.
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR: SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
7. ALL WORK, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK NOT DETAILED HEREIN, SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE BUILDING STANDARDS REFERENCED THEREIN.
8. PLAN DIMENSIONS ARE TO THE FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS OF EXTERIOR FRAME WALLS INCLUDE 1/2" T. SHEATHING. ALL INTERIOR STUD WALLS ARE DIMENSIONED AT 3 1/2" UNLESS NOTED OTHERWISE.
9. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT.



1 / G100 SITE PLAN
1" = 50'-0"

F5
F5 DESIGN/ARCHITECTURE IN
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

PROPOSED ADDITION FOR

THE ABBOTT RESIDENCE

4966 RIVERSIDE DR.
UPPER ARLINGTON, OHIO
43220

PERMIT SET

SEAL/SIGNATURE
STATE OF OHIO
TODD M. PARKER 12954
REGISTERED ARCHITECT
TODD M. PARKER
LIC. 12954 EXP. 12/31/2023

Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2022

Builder

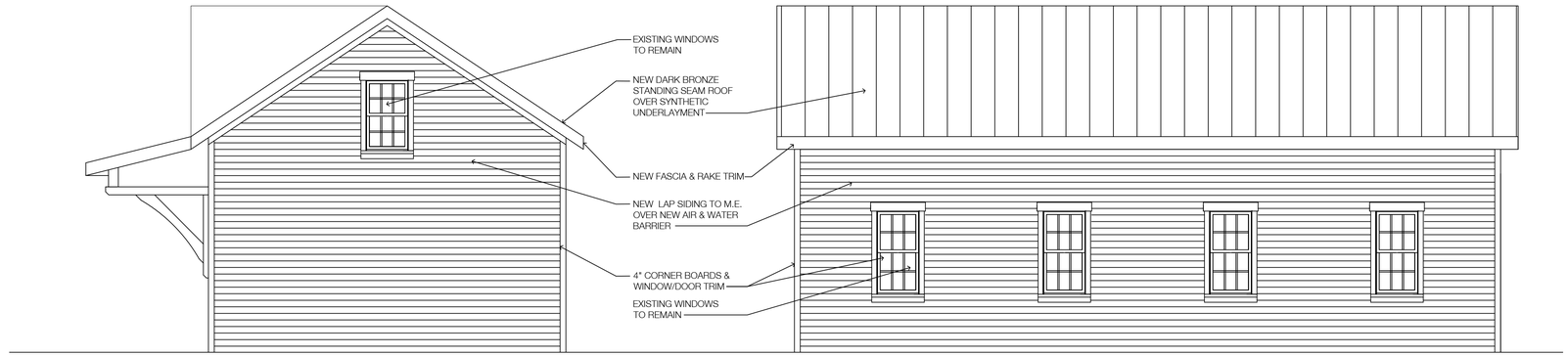
SCALE: as noted

PROJECT NO. 23035

COVER & SITE PLAN

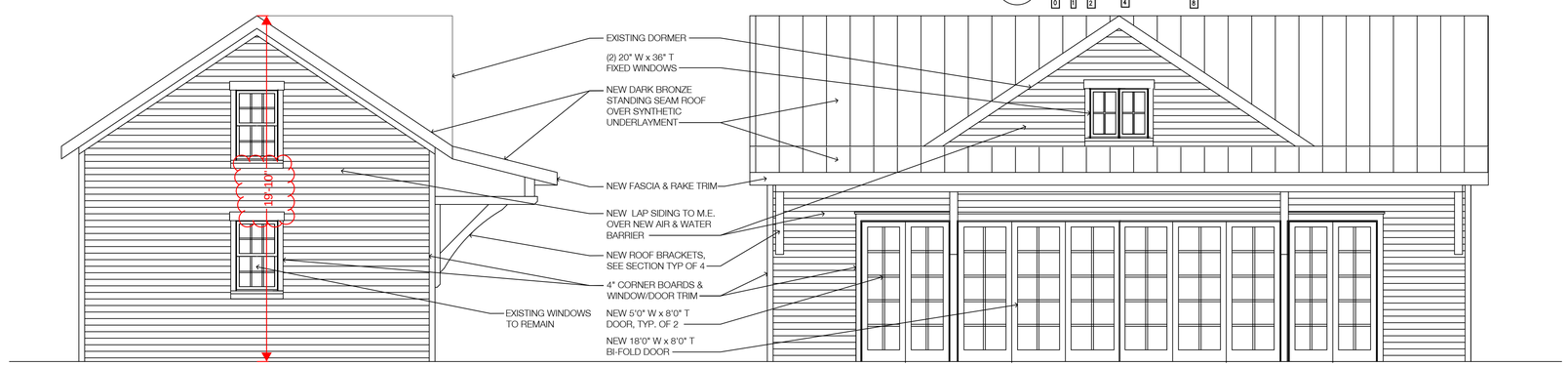
16 JAN. 2024

G100



5 EAST ELEVATION
SCALE: 1/4" = 1'-0"

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

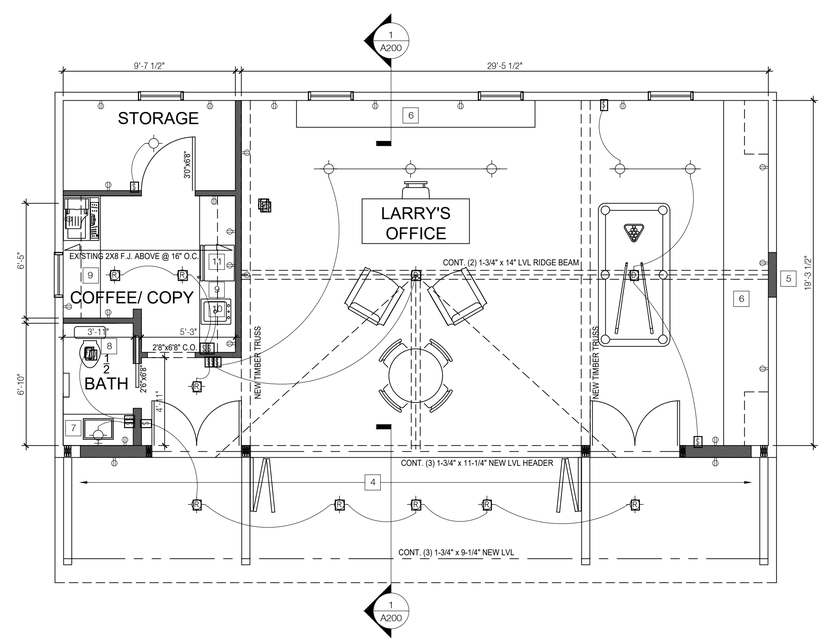
SINGLE POLE SWITCH	SINGLE POLE SWITCH W/ DIMMER
THREE WAY SWITCH	THREE WAY SWITCH W/ DIMMER
DUPLEX OUTLET - GFI PER NEC 210.8/210.12	
CABLE TELEVISION	TELEPHONE
SURFACE MOUNTED LIGHT FIXTURE	RECESSED LIGHT FIXTURE
HANGING PENDANT LIGHT FIXTURE	MINI RECESSED LIGHT FIXTURE
WALL MOUNTED SCONCE LIGHT	UNDER CABINET LIGHTING
BATH EXHAUST FAN TO BE VENTED TO OUTSIDE	
SMOKE DETECTOR	CARBON DETECTOR

NOTES:
-OUTLETS TO BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL JURISDICTION.

— — — ETR ELECTRIC ——— NEW ELECTRIC

X FLOOR PLAN CODED NOTES

1. EXTERIOR WALLS TO REMAIN U.N.O.
2. EXISTING FLOOR SLAB & FOUNDATION TO REMAIN
3. INTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" O.C.- INTERIOR SURFACE TO BE 1/2" GYP. BD., CEILINGS TO BE 5/8" GYP. BD., TYP. U.N.O.
4. RE-FRAME WALL w/ 2x8 FOR NEW DOORS
5. INFILL WINDOW OPENING
6. BUILT-IN CABINETS
7. SINK, VANITY CABINET, & MIRROR
8. TOILET
9. BASE CABINETS & COUNTERTOP
10. BAR SINK
11. U.C. BEVERAGE COOLER



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

F5
F5 DESIGN/ARCHITECTURE IN
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

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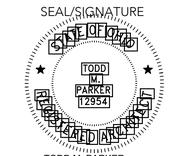
PERMIT SET

SEAL/SIGNATURE



TODD M. PARKER
LIC. 12954 EXP. 12/31/2023

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Builder

SCALE: as noted

PROJECT NO. 23035

PLANS
ELEVATIONS

16 JAN. 2024

A100

weber

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Todd Follmer

Location of property subject to BZAP request: 4966 Riverside Dr.

This application will be heard by the Board of Zoning and Planning on: _____

Describe activity which requires Board of Zoning and Planning review:

The existing guest house carriage house requires a variance for its existing proximity to the property line. The variance is necessary to improve the structure.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
5010 Riverside Dr.	John T. Young	9589071052701537922350	2/20/2024
5000 Riverside Dr.	Scott Brewer	9589071052701537922398	2/20/2024
4347 Sawmill Rd.	Christopher McFarland	9589071052701537922404	2/20/2024
5015 Squirrel Bend	Gregory Knudsen	9589071052701537922381	2/20/2024
4920 Riverside Dr.	Paul J. Vineis	9589071052701537922374	2/20/2024
4335 Sawmill Rd.	Manuel Tzagournis	9589071052701537922367	2/20/2024

Applicant Signature: Todd Follmer **Date:** 2/15/2024

Date 2/16/2024

HEINLEN FOLLMER

Addressee
Address
Address

Dear ?,

We are writing to inform you of a City of Upper Arlington Board of Zoning Appeals hearing on March 20, 2024 at 6pm at the Upper Arlington Municipal building at 3600 Tremont Rd. Columbus, Ohio 43221.

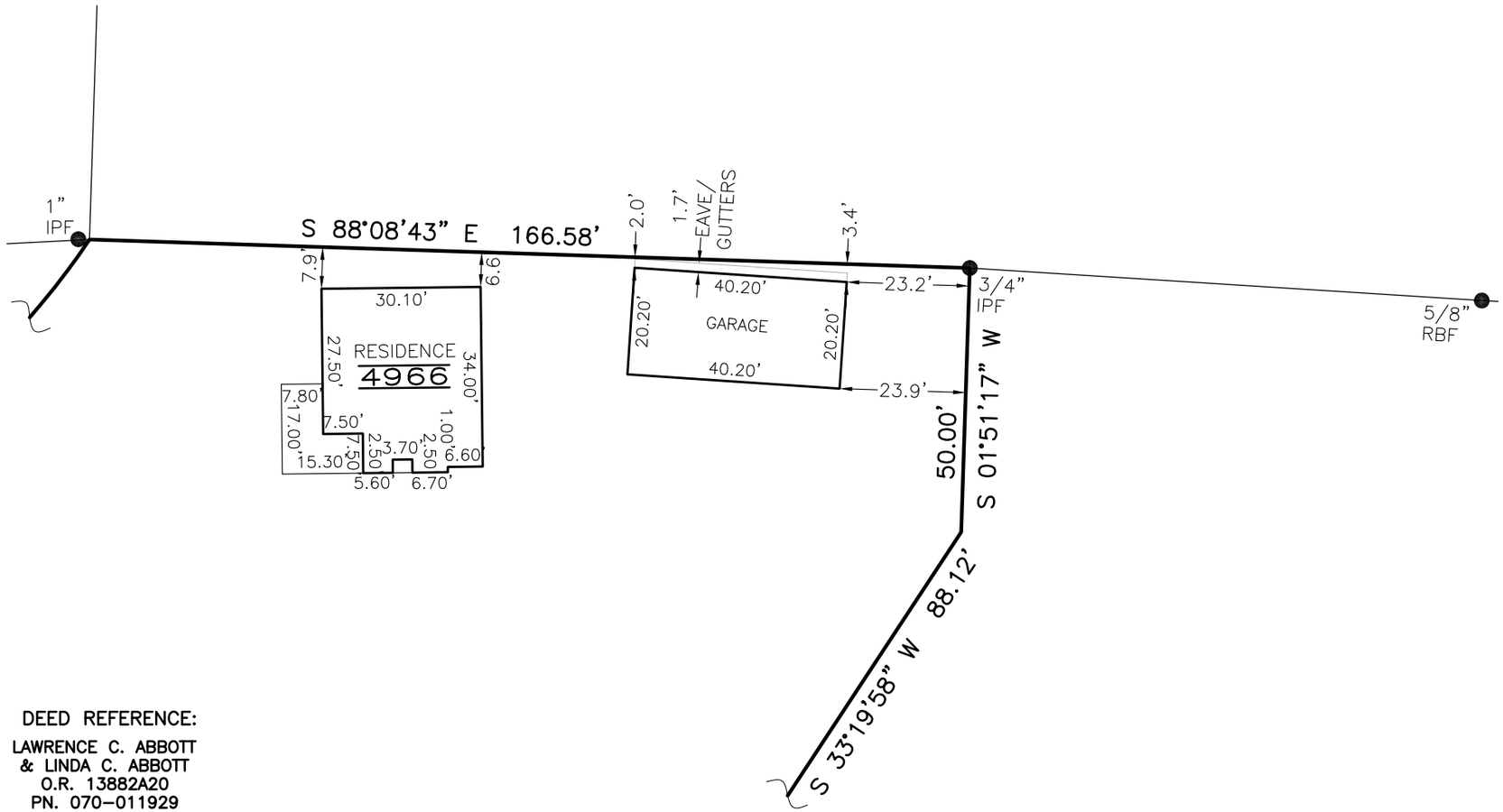
The subject of the hearing is a variance request for the carriage house that sits next to the Abbott Residence guest house at 4966 Riverside Dr. Columbus, Ohio 43220. The building sits within the existing zoning code side yard setback, and the variance is necessary to improve the building to include some finished space.

We plan to install new windows and doors as well as re-side and re-roof the building but the footprint of the building will not change.

If you have any questions, or would like more information prior to the hearing, please feel free to reach out to me at tfollmer@heinlen-follmer.com or my mobile number at (614) 207-4204.

Thank you,

Todd Follmer
Vice President
Heinlen-Follmer Inc



LEGEND

IPF IRON PIN FOUND
RBF REBAR FOUND

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

DEED REFERENCE:

LAWRENCE C. ABBOTT
& LINDA C. ABBOTT
O.R. 13882A20
PN. 070-011929
PN. 070-011930
PN. 070-011871

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MARCH OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundei 3/13/24

SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047

STATE OF OHIO
SCOTT D. GRUNDEI
S-8047
REGISTERED
PROFESSIONAL SURVEYOR

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

PROPERTY LINE EXHIBIT

LYING IN
SECOND QTR. T1N R19W
UNITED STATES
MILITARY LANDS
CITY OF UPPER ARLINGTON,
COUNTY OF FRANKLIN
STATE OF OHIO

LANDMARK
LAND SURVEYORS
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

DRAWN BY: B.B.

DATE: 3/13/24 FILE NO. HEINF1-JOB07-MISC

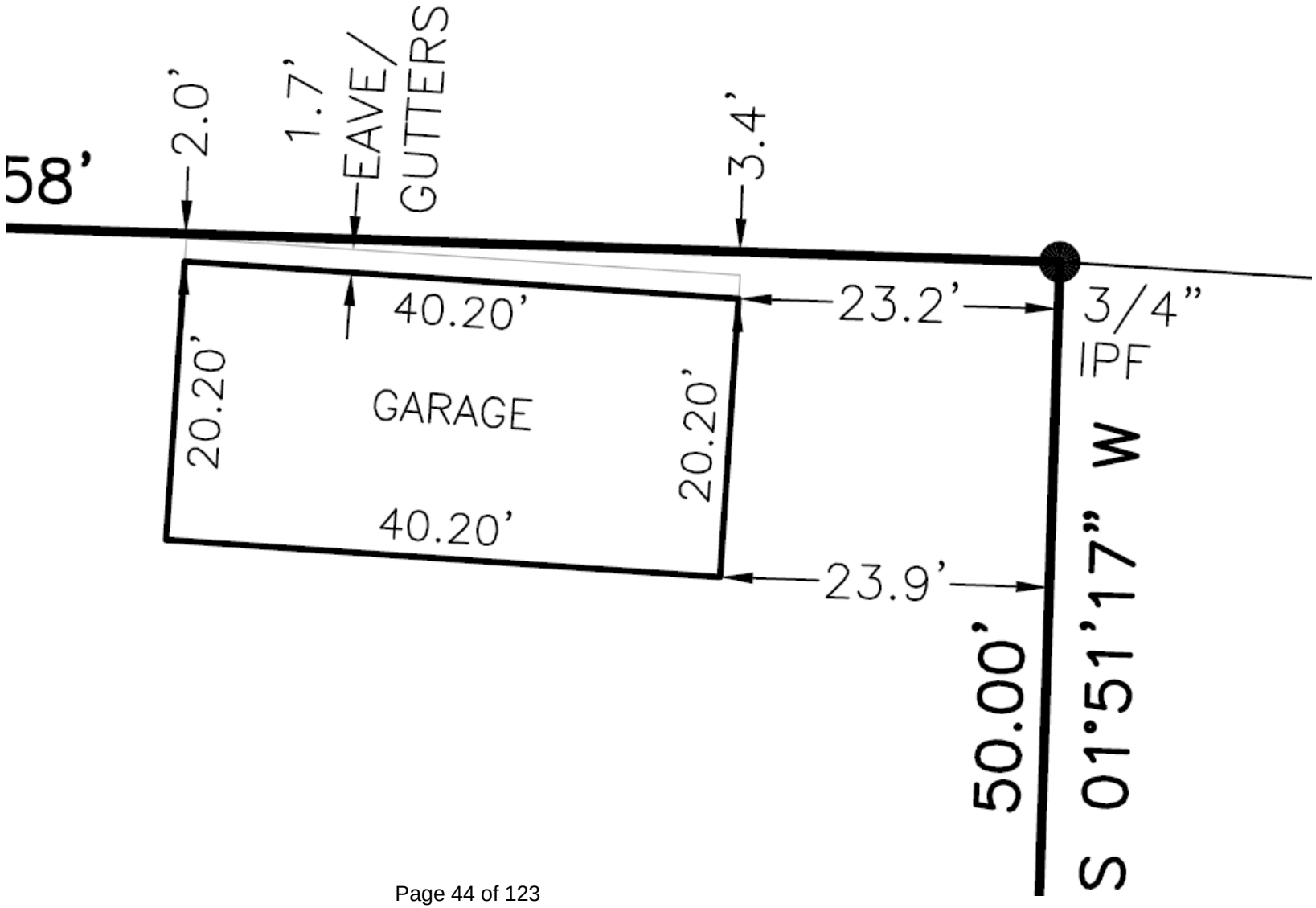
4966 Riverside Drive

BZAP Staff Report Pictures

Google Maps ® Aerial – Looking North

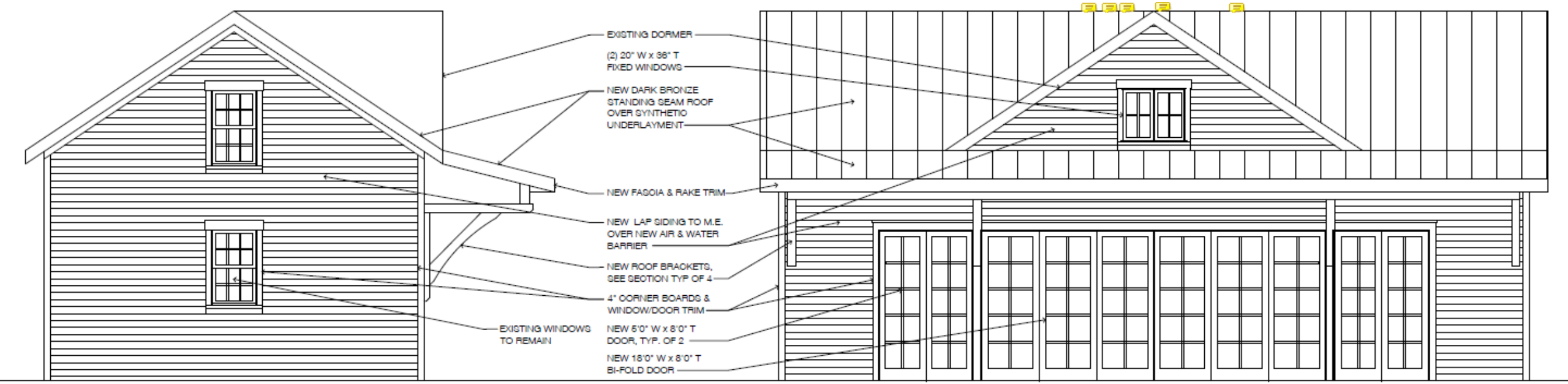
4966 Riverside Drive

Proposed Site Plan



Existing Structure

4966 Riverside Drive



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

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: March 20, 2024

Subject: 2425 Kensington Drive (VAR-14-24) - To allow a detached garage that is 21'-10" tall, when 17 feet is the maximum height permitted.

Site Description/History

The subject property, 2425 Kensington Drive, is located on the west side of the street, between North Parkway Drive and Westover Road. The property is somewhat irregular in shape, with 84 feet of frontage and 147 (average) feet of depth; it narrows to just 64 feet at the rear property line. It is platted as Lots #29-30 in Block #80 of the Upper Arlington subdivision and is zoned R-1c, One-Family Residence District. The home is a two-story, Tudor Style home, built in 1927; it is a Contributing Structure in the Historic District. The applicant purchased the property in 2003.

Proposal

The proposal includes an addition and interior remodel of the home (no variance required) that would renovate the existing attached garage into livable space. Subsequently, a detached garage (29 feet x 24 feet) would be constructed in the northwest rear corner of the lot with 696 square feet on the first-floor and approximately 536 square feet on the second floor (some sections with sloped ceilings). The garage would include a stucco exterior, a gable roof, matching the pitch of the main home with a front-facing dormer. It would be 21'-10" in height and located as close as three feet from the side property line and 6'-11" from the rear property line. Two man-doors would be located on the south elevation creating access to the stairway and a small storage space. The proposal would meet all coverage limits including the detached garage size limitation of 6.39 percent of the property (717 square feet).

Zoning Code Requirements

- To allow a detached garage that is 21'-10" tall, in lieu of the 17-foot maximum (Article 6.09).

The Board recently approved three similar requests for additional detached garage height including:

Address	Height	Footprint
1912 Collingswood Road	20'-6"	681 SF
1489 Berkshire Road	20'-4"	528 SF
2517 Brixton Road	19'-0"	490 SF

Alternatives

In these instances, alternatives include reducing the height of the garage or relocating the garage within the buildable area of the lot, where the 17-foot height limit would not apply. The architect has noted that the increased height is requested for architectural purposes, to match the garage roof pitch to that of the main home, and to create a second-story office space that is accessible by a compliant staircase.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed with the applicant. Historically, variances for additional height allowance for detached garages have been uncommon due to the maximum permitted height of 17 feet and the location of detached garages close to side and rear property lines. However, with recent code amendments allowing habitable space in detached garages, the Board has recently approved three recent requests for increased height. In these cases, the Board found that impacts on neighboring properties were expected to be minimal, and the height allowance was a reasonable accommodation to support habitable space on the second floor of a garage, which is now permitted. However, at 21'-10" tall, this would be the tallest garage the Board has approved, and Staff believes the height could be lowered while still creating an architecturally complementary detached garage. For this reason, Staff would recommend a height reduction of at least one-foot to be more in line with what has recently been approved. The Board may consider Finding #3 with this request.

Attachments

1.	2425 Kensington Drive Variance App
2.	BZAP Staff Report Pics - 2425 Kensington Drive

24-671

Variance Application

Status: Active

Submitted On: 2/20/2024

Primary Location

2425 KENSINGTON DR
UPPER ARLINGTON, OH
43221

Owner

DEVILBISS DOUG A
KENSINGTON 2425
COLUMBUS, OH 43221

Applicant

Juliet Bullock
+1 614-935-0944
bullock.juliet@gmail.com
4886 Olentangy Blvd
Columbus, OH 43214

BZAP Information

BZAP Case #

VAR-14-24

Status

Pending

BZAP Determination Date

03/20/2024

Vote Tally

Primary Variance

Detached garage

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage that is 21'-10" tall, when 17 feet is the maximum height permitted.

BZAP conditions

Variance Information

Describe Variance Request

To permit a new detached garage to be 21'-9 1/2" tall in lieu of the required 17' maximum

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

in order to have office/storage above the garage with stair access to have a legal stair to meet code the garage must be taller than 17'. In addition they want to match the architectural integrity of the existing home, and match the roof pitch to complement their investment in the main house where they are proposing to do a renovation.

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

No, as zoning allows for living space above a garage, but doesn't not provide the required height to meet building code requirements.

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

We think this garage will enhance the architectural fabric of the existing home and the neighborhood by providing the appropriate architecture for the garage. I have included drawings of the proposed additions to the home so you can see how vested we are in complementing the architecture of the home.

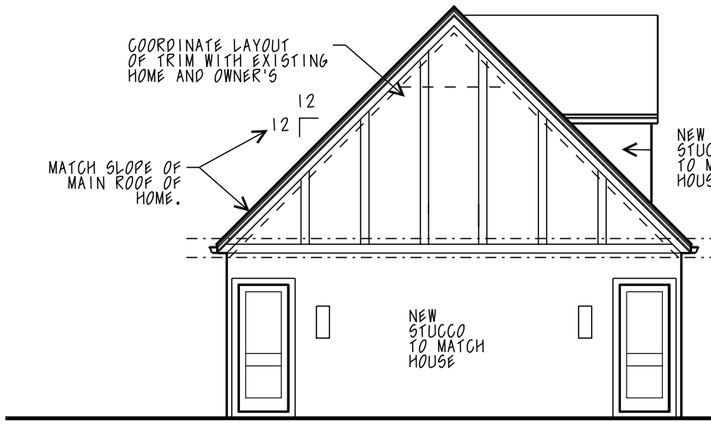
Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

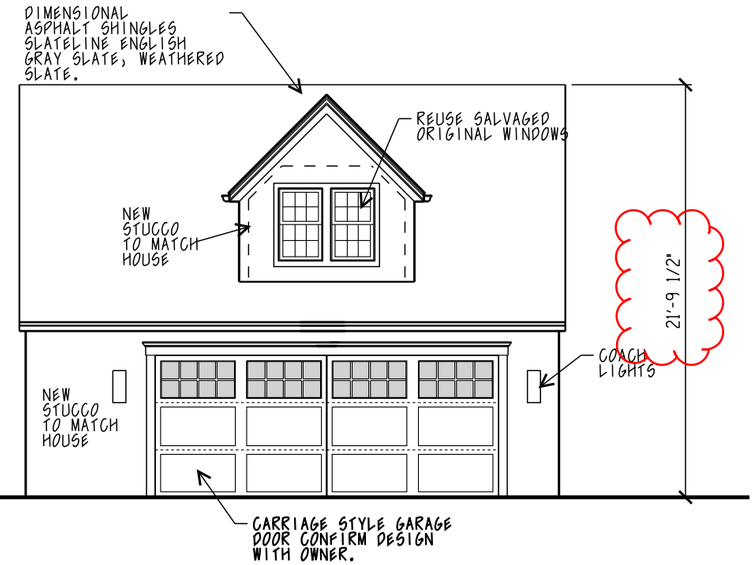
Yes, by building the office over the garage we can minimize the exisitng footprint on the site and be less than the maximum building cover and developoment cover.

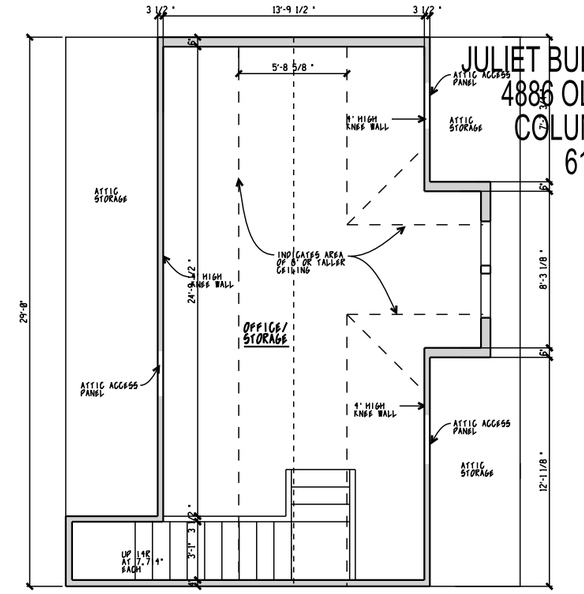
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Since zoning code allows for this finish space, we should be permitted to construct a space that meets code. We also think matching the architecture of the home rather than doing a lower pitch roof would provide much more of a reasonable return than a garage that doesn't match the architecture. We are providing the minimum clearance above the garage door as well.

JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944

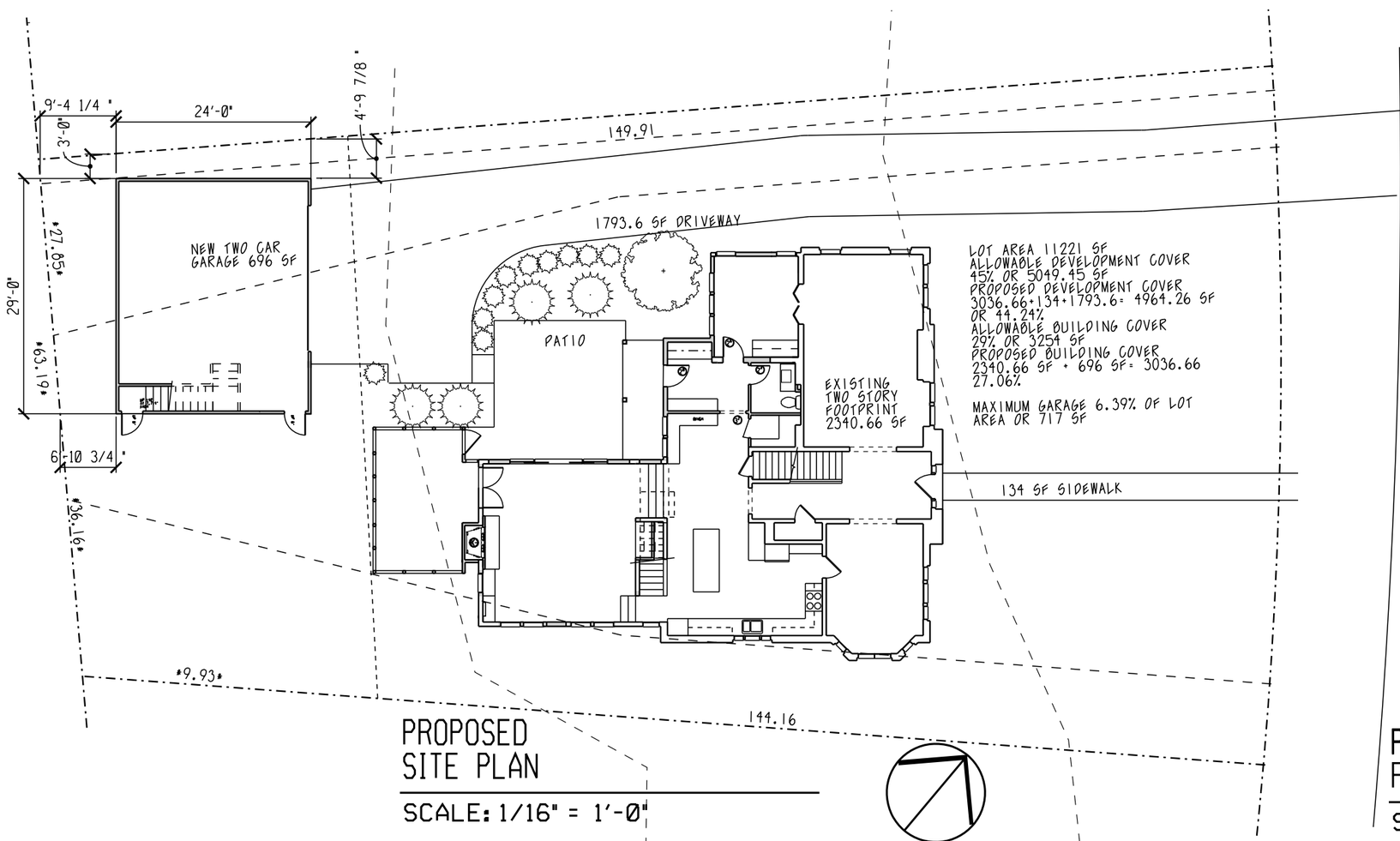






PROPOSED GARAGE SECOND FLOOR

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



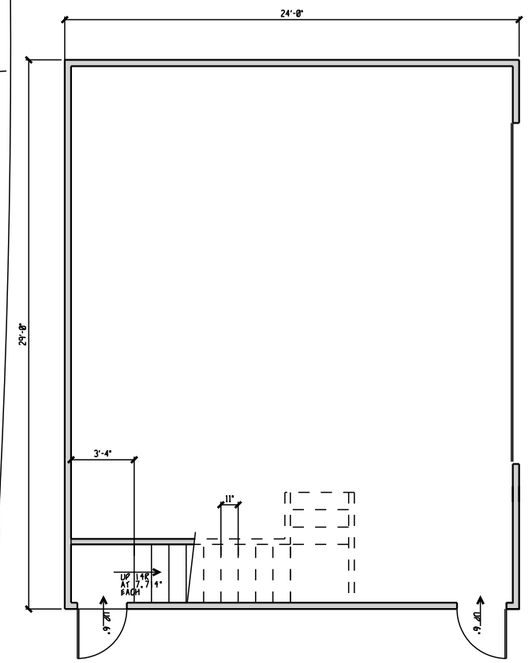
LOT AREA 11221 SF
ALLOWABLE DEVELOPMENT COVER
45% OR 5049.45 SF
PROPOSED DEVELOPMENT COVER
3036.66+134+1793.6= 4964.26 SF
OR 44.24%
ALLOWABLE BUILDING COVER
29% OR 3254 SF
PROPOSED BUILDING COVER
2340.66 SF + 696 SF= 3036.66
27.06%

MAXIMUM GARAGE 6.39% OF LOT AREA OR 717 SF

PROPOSED SITE PLAN

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

NORTH



PROPOSED GARAGE FIRST FLOOR

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

NORTH

2/15/24

DEVILBISS RESIDENCE
2425 KENSINGTON DRIVE
UPPER ARLINGTON OHIO

SHEET 1

JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944

INDEX TO DRAWINGS

SHEET 1 SITE PLAN
ASBUILT FIRST FLOOR PLAN
ASBUILT SECOND FLOOR PLAN

SHEET 2 PROPOSED FIRST FLOOR PLAN/MEP

SHEET 3 PROPOSED SECOND FLOOR PLAN/MEP/
FOUNDATION PLAN

SHEET 4 GARAGE

SHEET 5 EXTERIOR ELEVATIONS

SHEET 6 EXTERIOR ELEVATIONS

SHEET 7 SECTION

SHEET 8 UL RATINGS

SHEET 9 S-1 STRUCTURAL

BUILDING CODE INFORMATION

CONVERT EXISTING GARAGE TO LIVING SPACE
NEW SCREEN PORCH
NEW DETACHED GARAGE WITH OFFICE ABOVE
MISCELLANEOUS INTERIOR REMODEL
NEW OWNER'S SECOND FLOOR CLOSET

ZONING INFORMATION

PARCEL ID 070-000965-00
ZONED R1-C

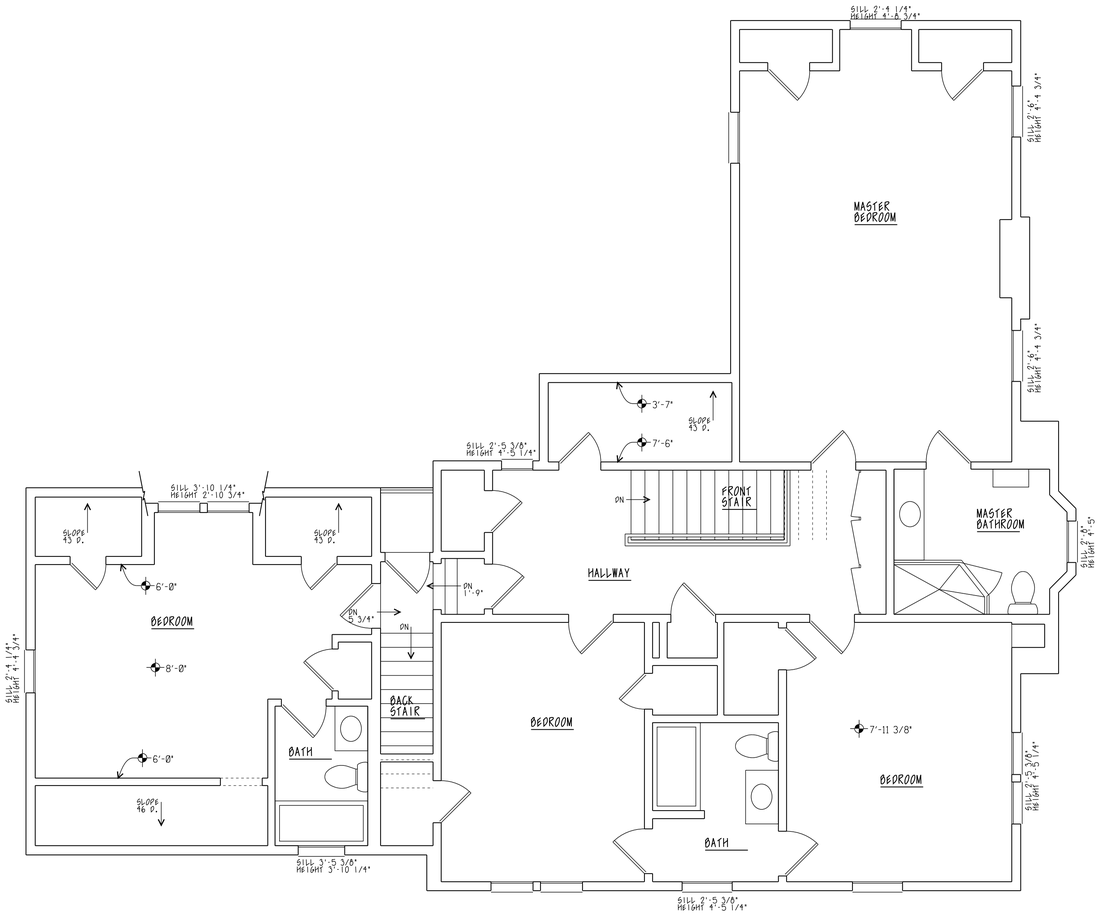
GENERAL NOTES

DO NOT SCALE THE DRAWINGS AS THE PRINTING PROCESS CAN DISTORT THE DRAWINGS.
THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY ERRORS/OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
THE ARCHITECTS IS RESPONSIBLE FOR ONLY THOSE ITEMS SHOWN ON THE DRAWINGS.
THE GENERAL CONTRACTOR IS TO CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND APPROVED CONSTRUCTION PRACTICES FOR ALL ITEMS NOT DETAILED OR OTHERWISE INDICATED.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THESE SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND ACCEPTABLE ENGINEERING PRACTICES.
NO WORKS SHALL COMMENCE UNTIL THE UTILITY COMPANIES HAVE LOCATED AND MARKED UNDERGROUND UTILITIES AND THAT MAY POTENTIALLY BE A HAZARD.
ALL ROOF WATER FROM ANY BUILDING SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER OR STORM SEWER AS APPLICABLE THROUGH THIN WALLED PVC CORRUGATED ADS OR OTHER APPROVED EQUIVALENT HAVING MINIMUM DIAMETER OF 4" BEDDED IN SAND AND LAID TO PROPER GRADE.
ANY EXTERIOR MODIFICATIONS TO THE PLANS AS DRAWN ARE TO BE REVIEW AND APPROVED BY THE APPROPRIATE AREA COMMISSION AS APPLICABLE.

GENERAL PLAN NOTES

VERIFY INTERIOR FINISHES WITH THE OWNER, INCLUDING FLOOR COVERINGSCABINETRY, FIXTURES, DOORS AND TRIM.
CONFIRM TRIM SPECIFICATIONS WITH OWNER.
ELEVATIONS ON FLOOR PLANS ARE FOR GENERAL REFERENCE ONLY.
NEW FINISH SECOND FLOOR TO ALIGN WITH EXISTING, FIELD VERIFY EXACT HEIGHT.
CONTRACTOR TO VERIFY ALL WINDOWS MEET ALL LOCAL SAFETY AND EGRESS CODES.
NEW FLOOR FRAMING TO BE DESIGNED FOR 40 PSF LIVE LOAD. ROOF FRAMING DESIGNED FOR 25 PSF.
PROVIDE SOUND BATT AT ALL BATHROOM AND LAUNDRY WALLS AND FLOORS.
VERIFY ALL CLOSET INTERIOR REQUIREMENTS WITH OWNERS FOR BLOCKING AND LOCATIONS OF SPECIFIC WALL HUNG STORAGE.

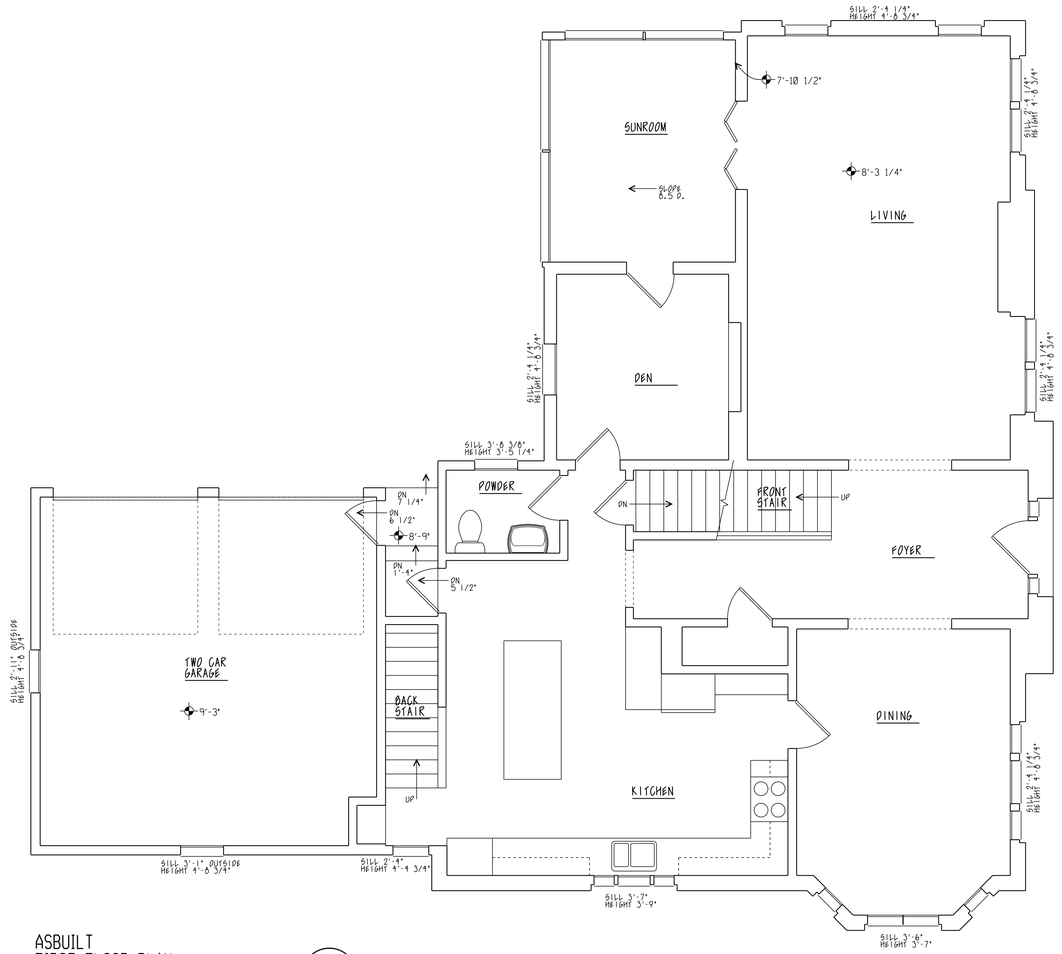
20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
CHILD PROOF RECEPTACLES ARE TO BE PROVIDED AS REQUIRED BY CODE.



ASBUILT
SECOND FLOOR PLAN

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

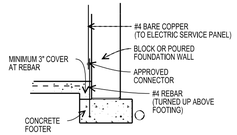
NORTH



ASBUILT
FIRST FLOOR PLAN

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

NORTH



UFER DETAIL

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

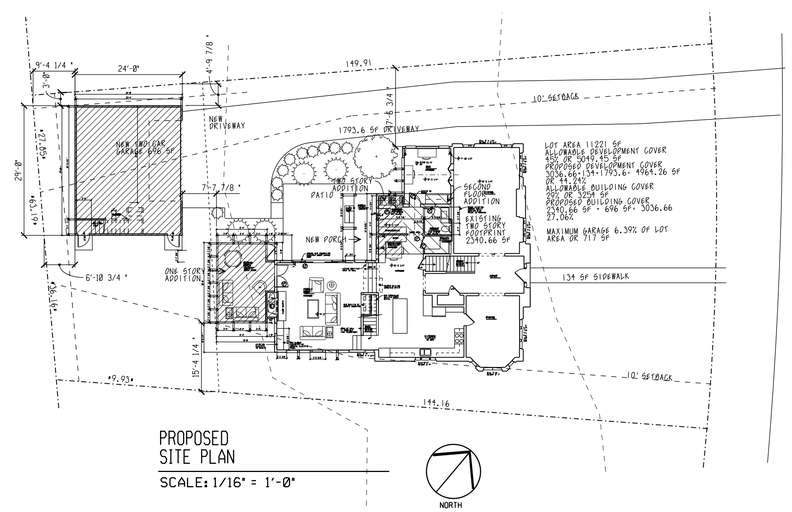
ELECTRICAL SCHEDULE

CONFIRM ALL SELECTIONS WITH OWNER

MARK	DESCRIPTION	MANUFACTURER/TYPE	MODEL NUMBER
A	2" RECESSED CAN (WET LISTED)	ELITE ROUND LED RL271, WHITE TRIM	RL271-600-XX-90-SHZ-WH (WET LISTED)
B	4" RECESSED CAN (WET LISTED)	ELITE LED RETROFIT DIE-CAST ALUMINUM LENSED BAFFLE RL431, WHITE	RL431-650L-DIMT-120-XX-90-W-WH (WL)
C	3" SLOPED CEILING CAN	ELITE RECESSED GIMBAL SLIM LED RL373, WHITE	RL373-600L-DIMTR-120-XX-90-XX-XX
D	6" SLOPED CEILING CAN	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, WHITE	RL694-1000L-DIMTR-MVOLT-XX-90-W-WH
E	6" SLOPED CEILING CAN (WET LOCATION)	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, PLASTIC LENS	RL694-1000L-DIMTR-MVOLT-XX-90-W-WH (WL)
F	STANDARD CLOSET LIGHT	ELITE ELI-LED UNDERCABINET SERIES	ELI-LED-18-600L-DIMTR-XX-WH
G	STANDARD GARAGE LIGHT	ORACLE BY ELITE, ARCHITECTURAL LED SURFACE/SUSPENDED LINEAR-DIRECT OC1-LED 4'	4-OC1-LED-4000L-DIM10-MVOLT-XX-85
H	UNDERCABINET LIGHTING	PRECISE LUMAMATE MINI	LMMT-MN-XX-90-24V-30K
J	PUCK LIGHT	ELITE LED PORTABLE CABINET LIGHT	LED-HU22-3-130L-30K-XX
K	SINGLE FLOOD LIGHT	ELITE LED ARCHITECTURAL SMALL FL SERIES, BUILDING MOUNT W/ 1/2" KO CANOPY BY EC	OFL-101-LED-XXX-DIM10-MVOLT-XX-BZ
L	DECORATIVE FIXTURE	TBD	
T	PORCELAIN BULB HOLDER	ELECTRICIAN'S CHOICE	
Z	EXISTING FIXTURE		

ELECTRICAL LEGEND

DUPLEX OUTLET	CEILING LIGHT FIXTURE
220V OUTLET	WALL LIGHT FIXTURE
4 PRONG OUTLET	FLOOD LIGHTS
FLOOR OUTLET	
HALF SWITCHED OUTLET	
SWITCH	FAN/FAN LIGHT
TV CABLE	IN-JAMB SWITCH
PHONE	
THERMOSTAT	JUNCTION BOX
GAS CONNECTION	CARBON MONOXIDE DETECTOR
WALL VACUUM OUTLET	SMOKE ALARM



PROPOSED
SITE PLAN

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

NORTH

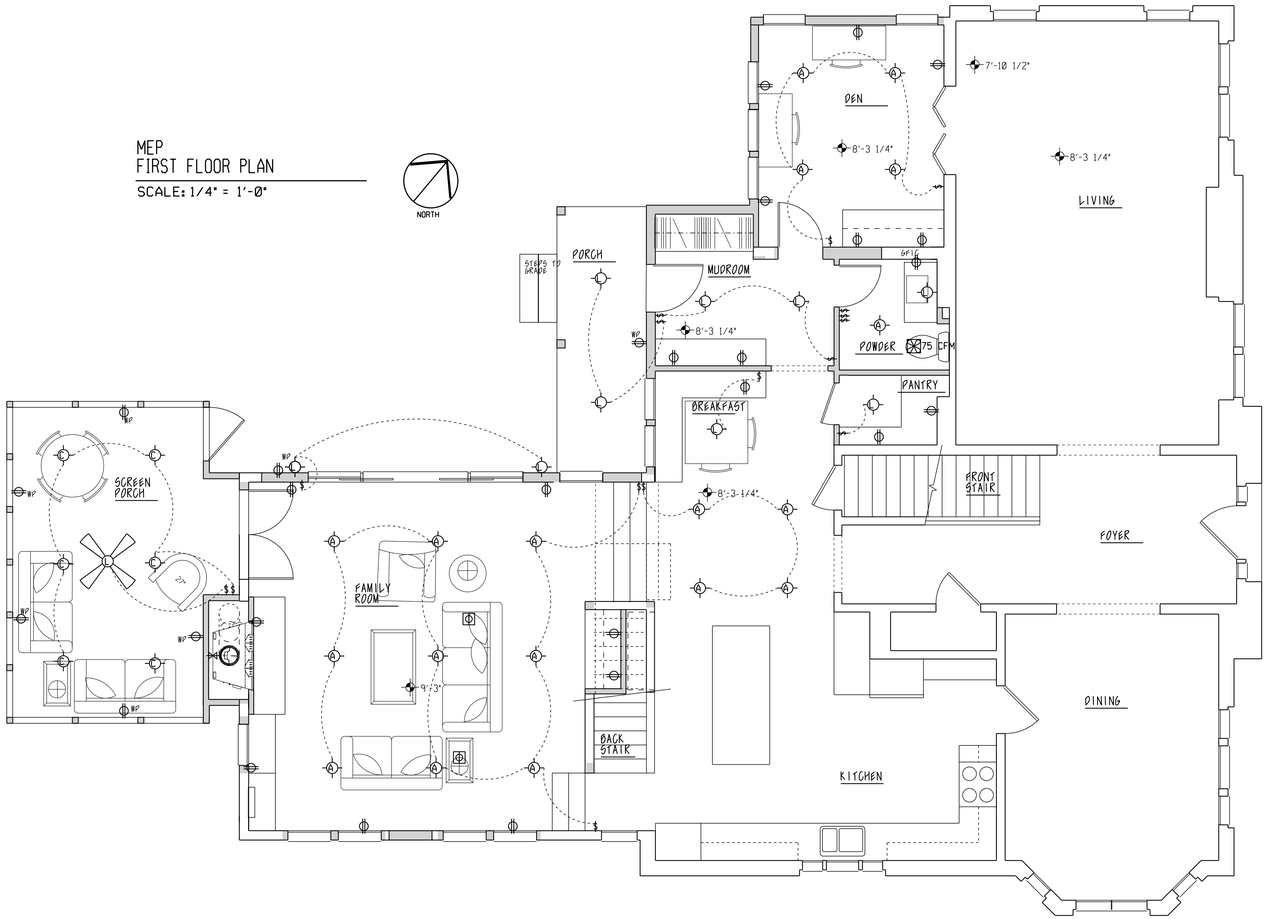
2/19/2024
DEVILBISS RESIDENCE
2425 KENSINGTON DRIVE
UPPER ARLINGTON OHIO

SHEET 1

JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944

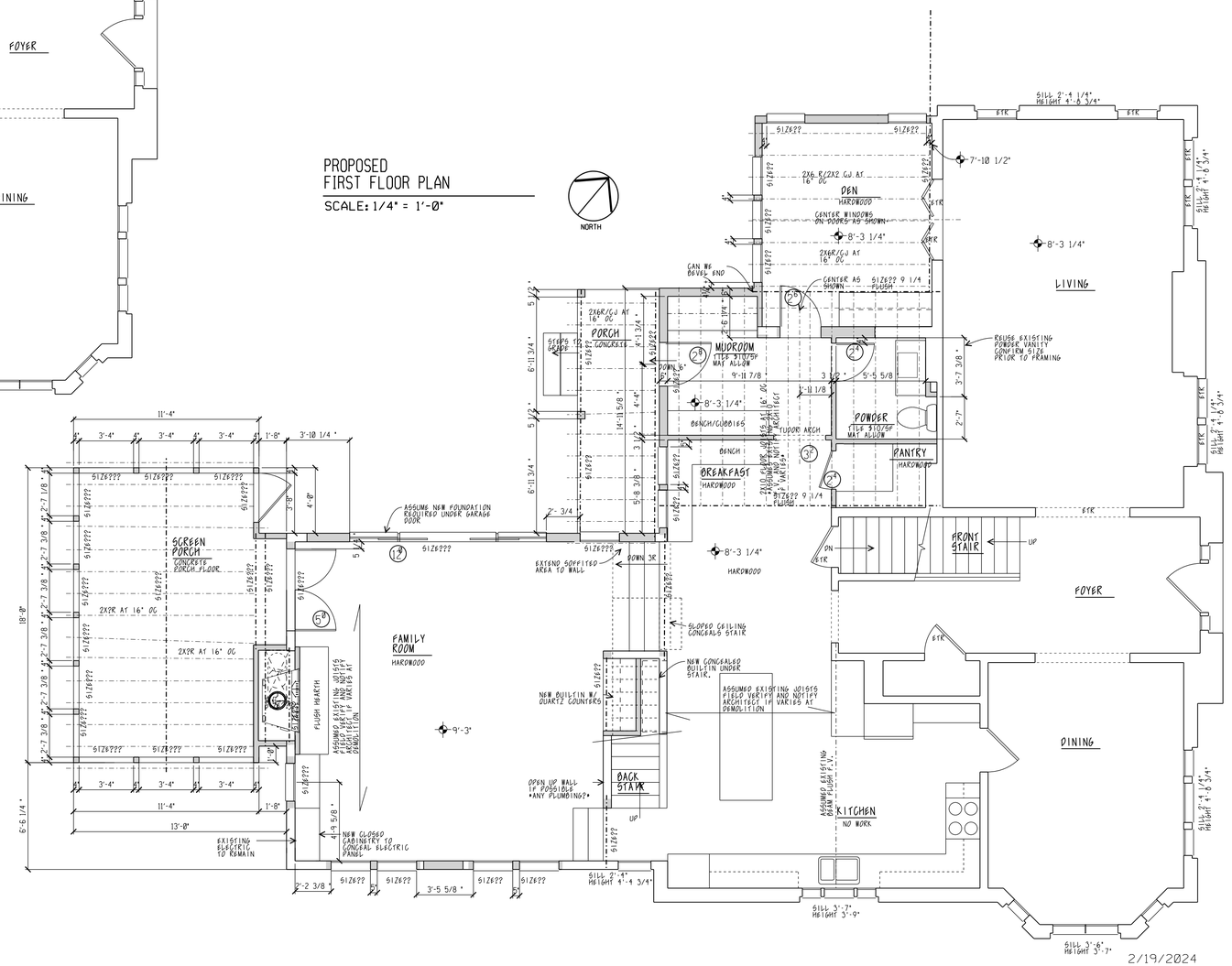
MEP
FIRST FLOOR PLAN

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



PROPOSED
FIRST FLOOR PLAN

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

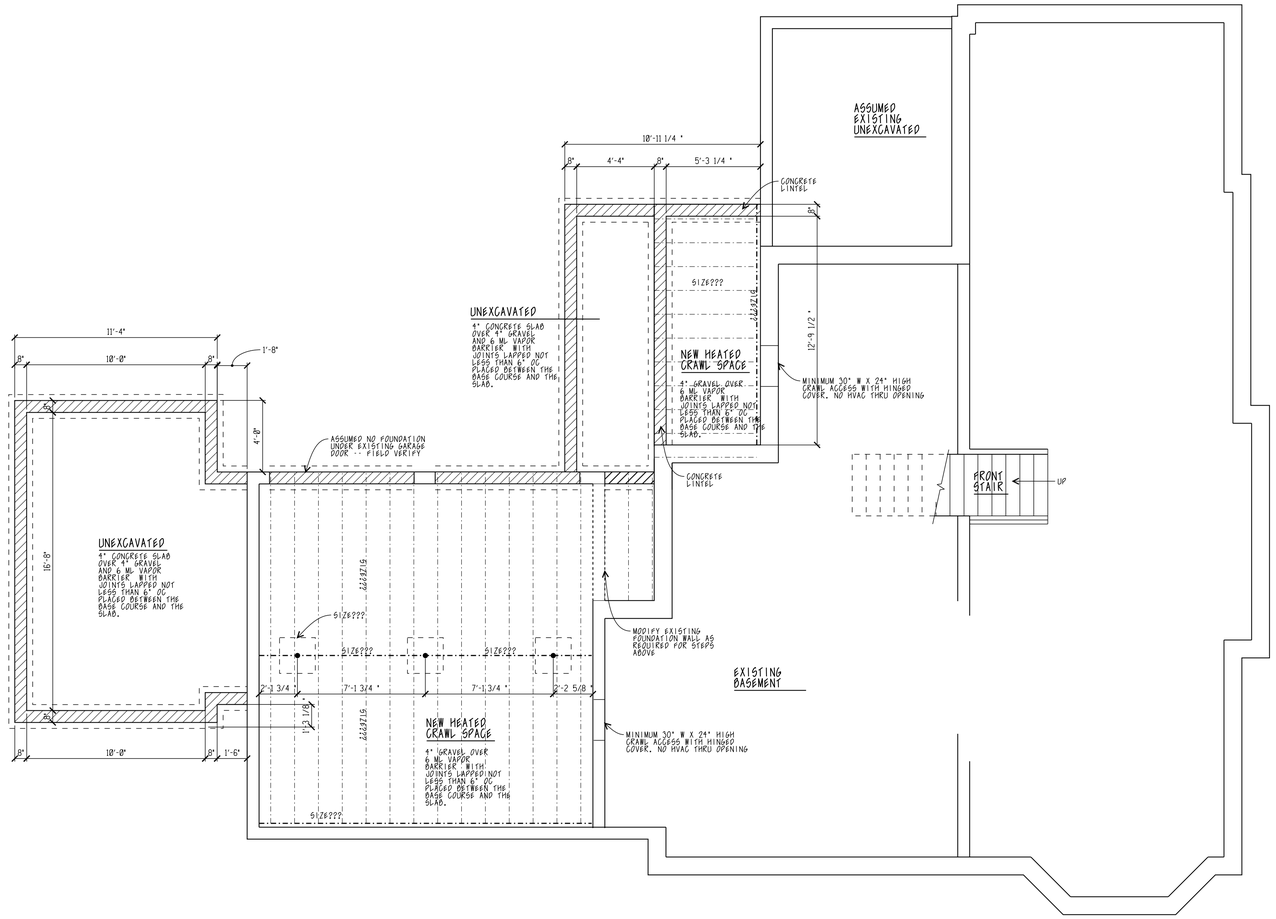


2/19/2024

DEVILBISS RESIDENCE
2425 KENSINGTON DRIVE
UPPER ARLINGTON OHIO

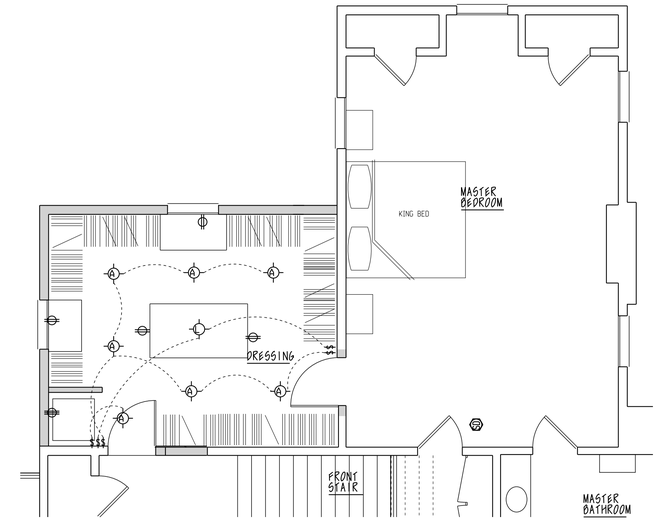
SHEET 2

JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944



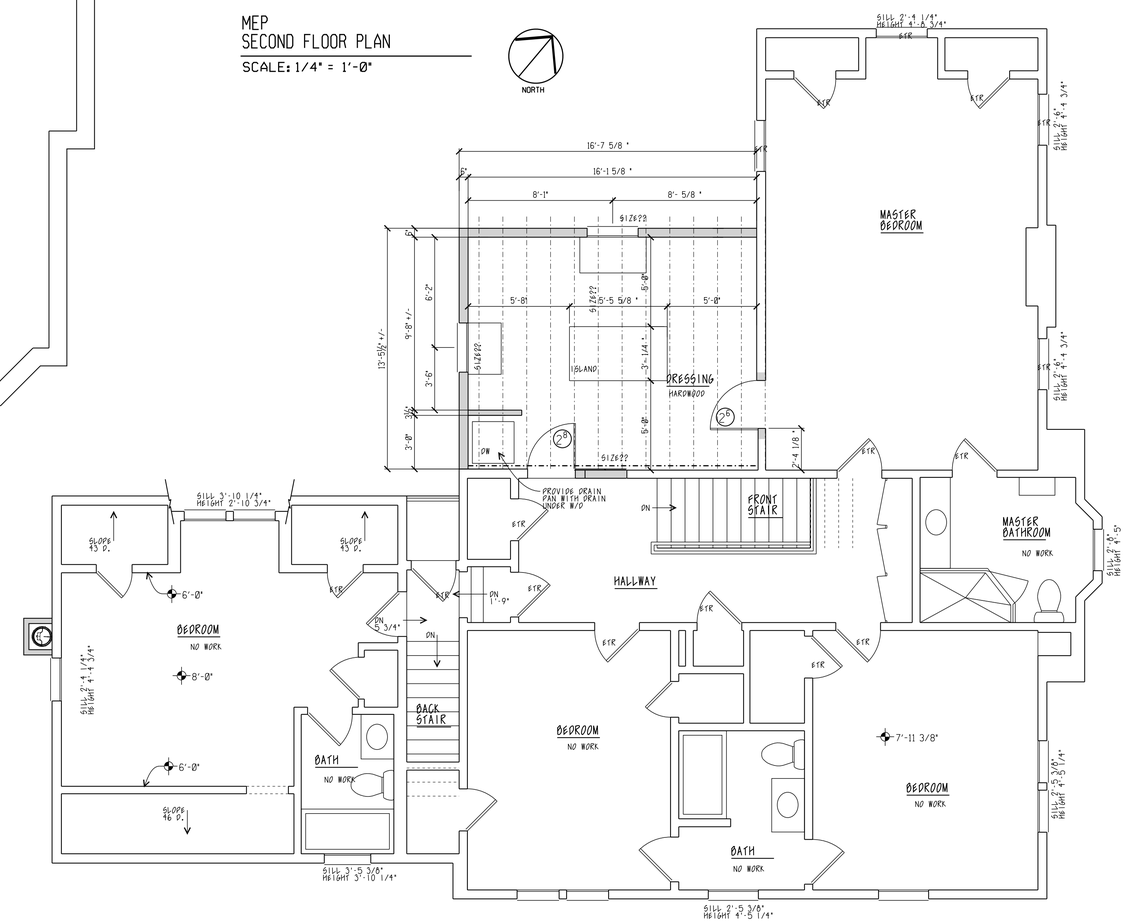
PROPOSED
FOUNDATION PLAN

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



MEP
SECOND FLOOR PLAN

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



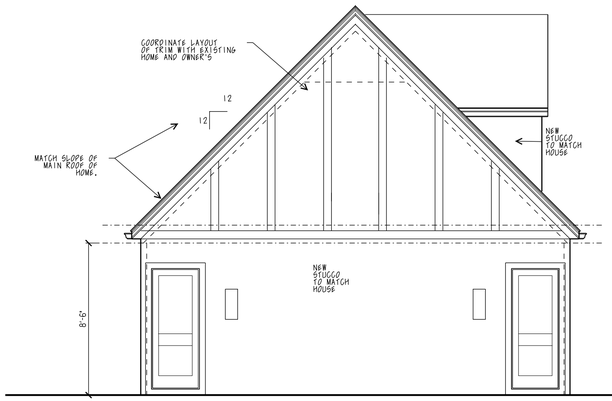
PROPOSED
SECOND FLOOR PLAN

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

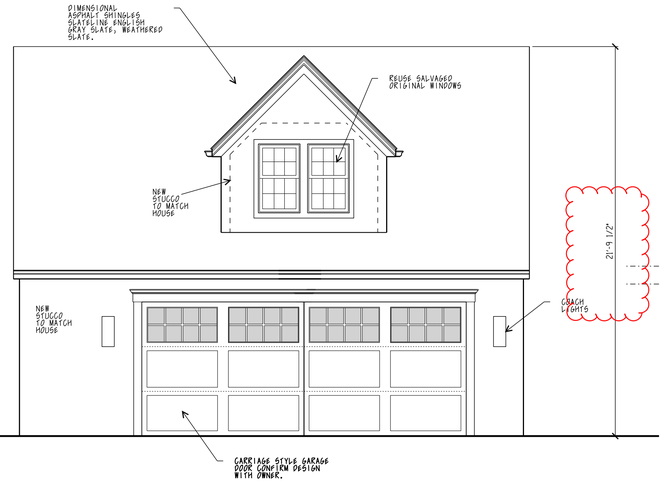
2/19/2024
DEVILBISS RESIDENCE
2425 KENSINGTON DRIVE
UPPER ARLINGTON OHIO

SHEET 3

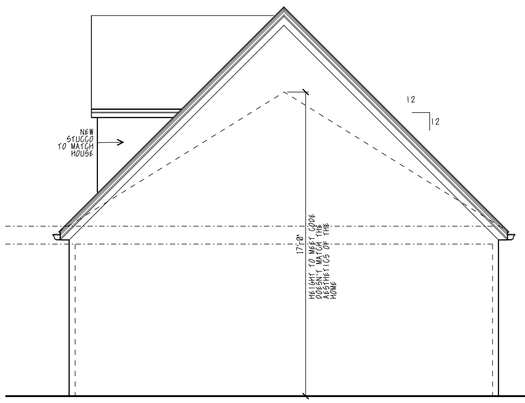
JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944



LEFT SIDE GARAGE ELEVATION - YARD FACING
SCALE: 1/4" = 1'-0"

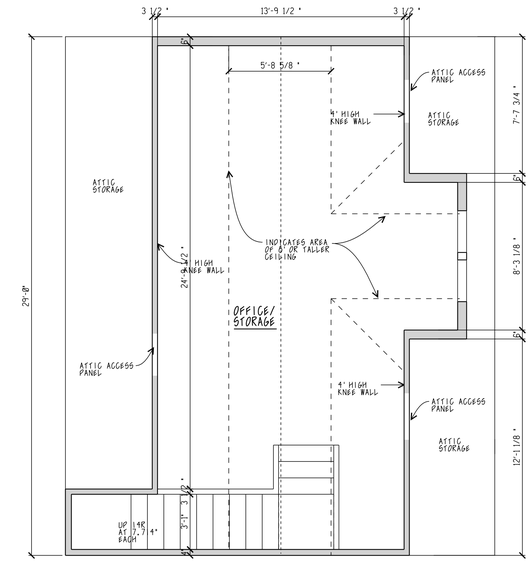


FRONT GARAGE ELEVATION - STREET FACING
SCALE: 1/4" = 1'-0"



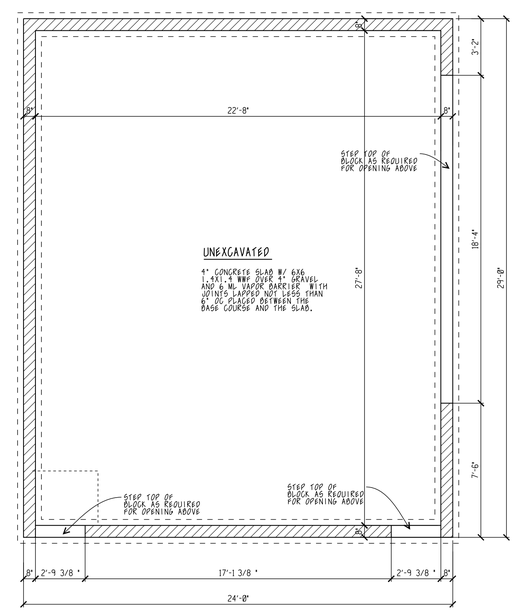
RIGHT SIDE GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

REAR GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



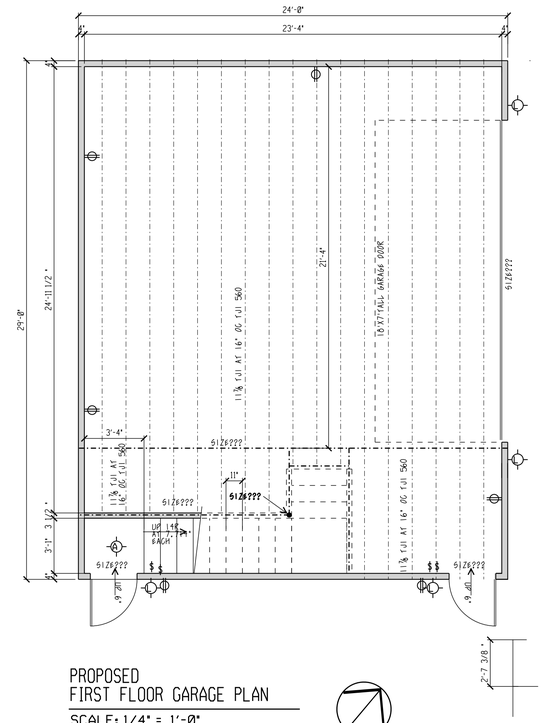
PROPOSED
SECOND FLOOR GARAGE PLAN
SCALE: 1/4" = 1'-0"

NORTH



PROPOSED
GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NORTH



PROPOSED
FIRST FLOOR GARAGE PLAN
SCALE: 1/4" = 1'-0"

NORTH

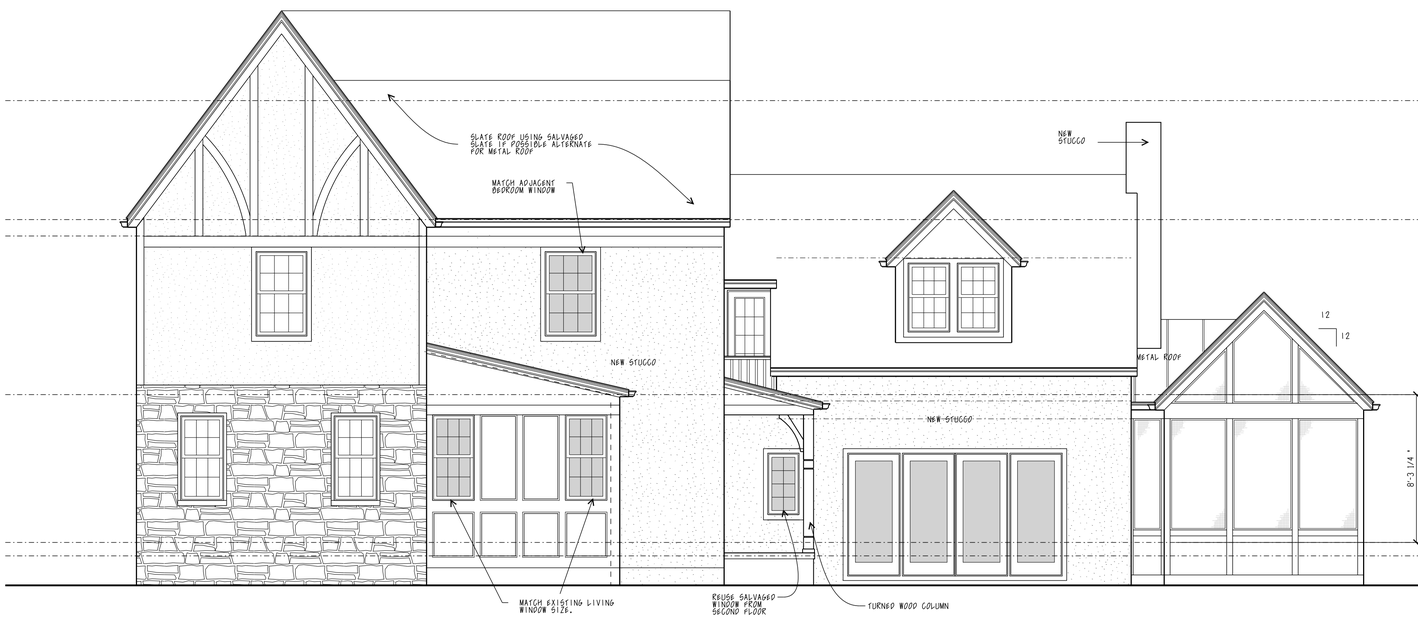
2/19/2024
DEVILBISS RESIDENCE
2425 KENSINGTON DRIVE
UPPER ARLINGTON OHIO

SHEET 4

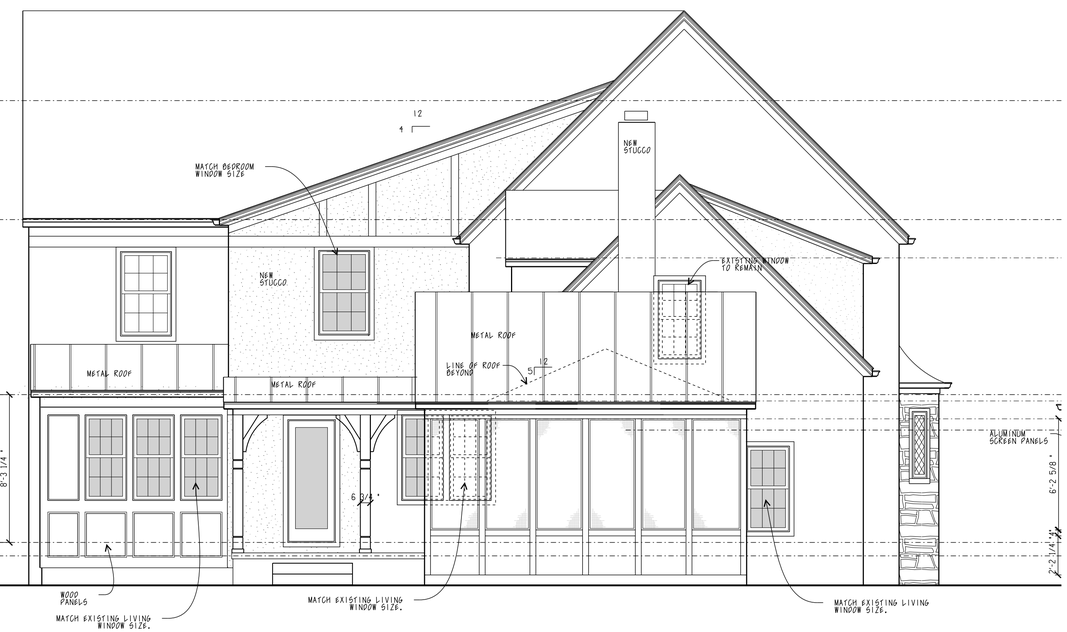
JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944

ASBUILT
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ASBUILT
WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



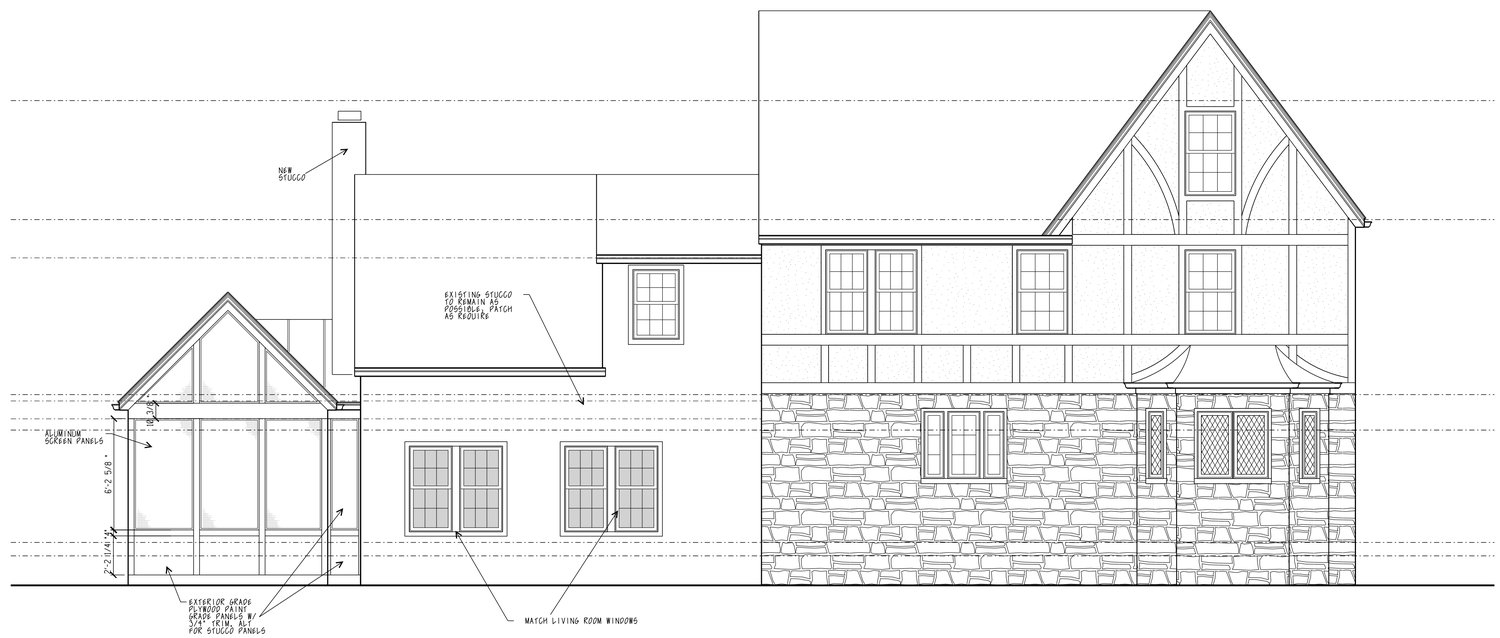
PROPOSED
WEST ELEVATION
SCALE: 1/4" = 1'-0"

2/19/2024
DEVILBISS RESIDENCE
2425 KENSINGTON DRIVE
UPPER ARLINGTON OHIO

SHEET 5

JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944

ASBUILT
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

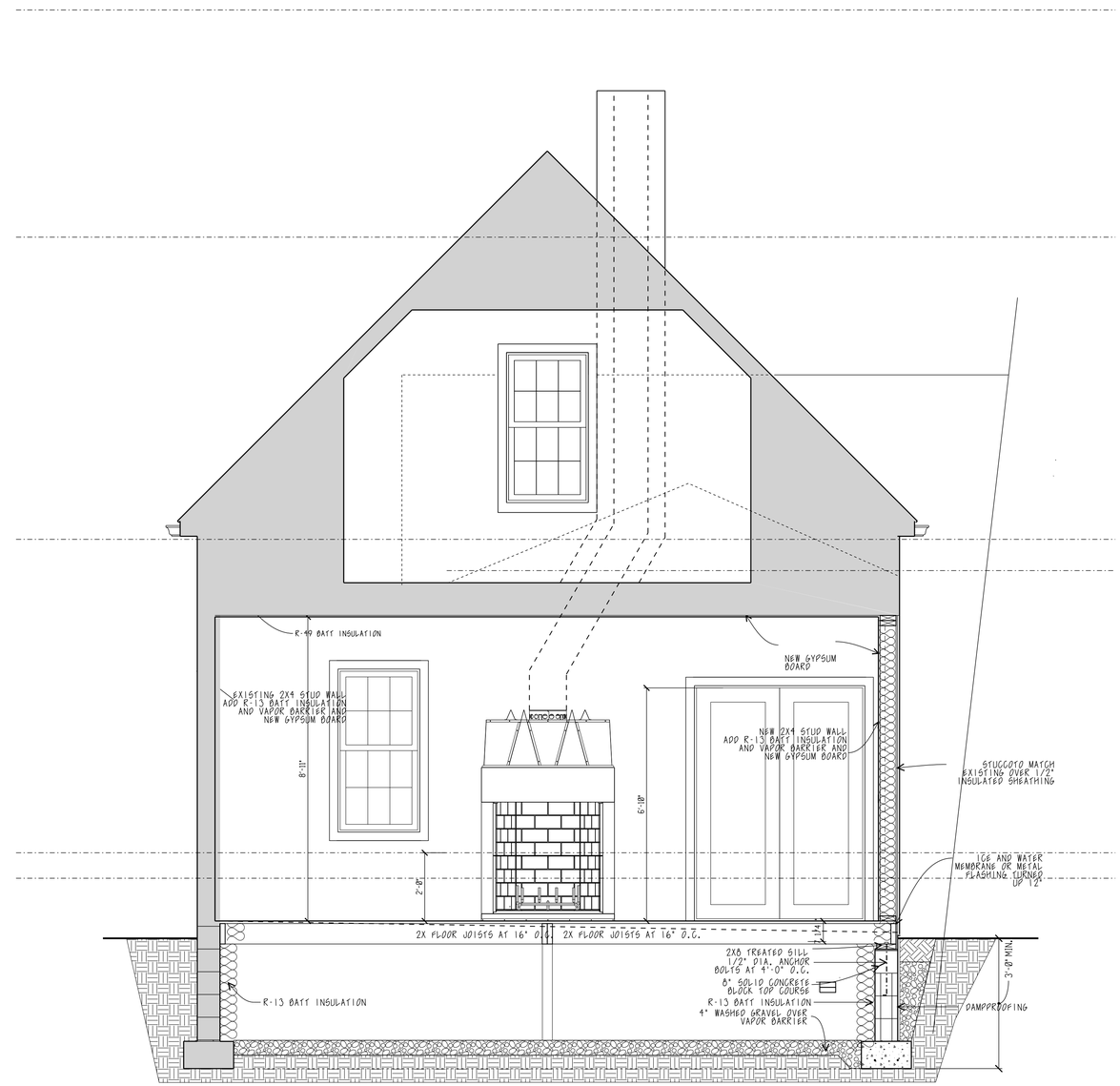


PROPOSED
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2/19/2024
DEVILBISS RESIDENCE
2425 KENSINGTON DRIVE
UPPER ARLINGTON OHIO

SHEET 6

JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944



PROPOSED
BUILDING SECTION
SCALE: 1/2" = 1'-0"

2/19/2024
DEVILBISS RESIDENCE
2425 KENSINGTON DRIVE
UPPER ARLINGTON OHIO

SHEET 7

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Douglas and Carrie Devilbiss/ Juliet Bullock Architects

Location of property subject to BZAP request: 2425 Kensington Drive

This application will be heard by the Board of Zoning and Planning on: March 20th, 2024

Describe activity which requires Board of Zoning and Planning review:

To permit our new detached garage to be 21'-9 1/2 " high in lieu of the required 17' maximum

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2441 Kensington	Joseph Bradley/Heather Courter		2/17/24
2435 Kensington	Constance Aschinger		2/19/24
2415 Kensington	John Cooper	J. Cooper	2/18/24
2405 Kensington	Charles/Stephanie Minor	Stephanie Minor	2/18/24
2442 Kensington	Jeffrey Cullman		2/19/24
2436 Kensington	Heather/William Harcourt		2/17/24
2430 Kensington	Jon Swanson	Jon Swanson	2/20/2024
2422 Kensington	Mackenna/Eric Stewart		2-17-24
2412 Kensington	Olga/Joanne Strasser		2-17-24
2390 Arlington Ave	Abby/Anthony Lopez		2-18-24
2400 Arlington Ave	Mandi/Doug Vonderhaar		2-18-24
2408 Arlington Ave	Michael/Julia Harris		2-17-24
070-000950	Michael/Julia Harris		2-17-24
Applicant Signature: Doug DeVilbiss Carrie DeVilbiss			**Date:** 2/20/24

February 15th, 2024

To whom it may concern,

This letter serves to inform you we are requesting a variance from the UA Board of Zoning and Planning to allow us to build a new detached garage that is 21'-9 ½" high in lieu of the required 17'. The city requires us to notify all homes within 100 feet of our property of the variance submission. The application will be heard on November March 20th, 2024

Sincerely,

Douglas and Carrie Devilbiss
2425 Kensington Drive

2425
TUTHILL'S
614-276-8388

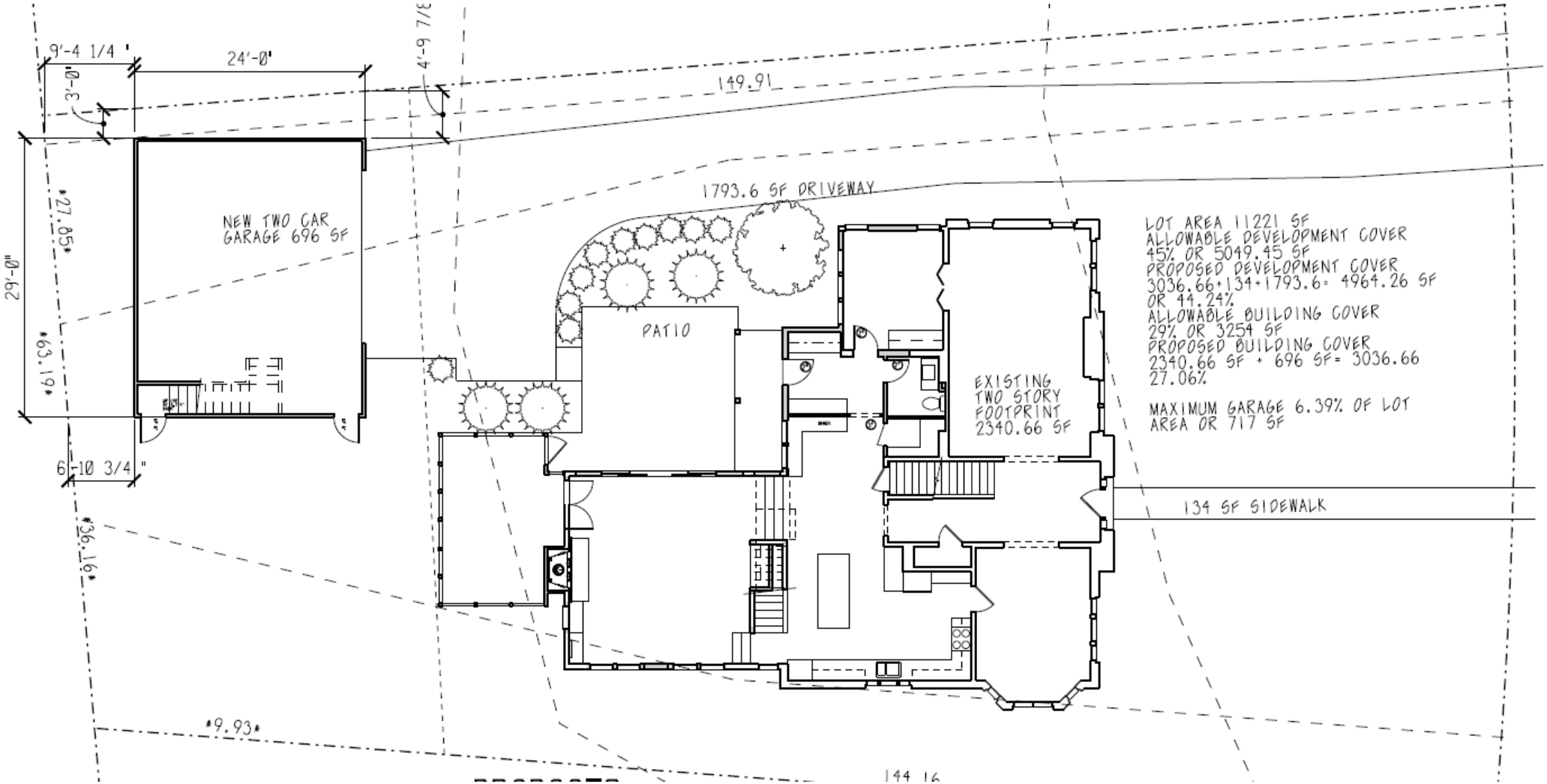
2425 Kensington Drive

BZAP Staff Report Pictures

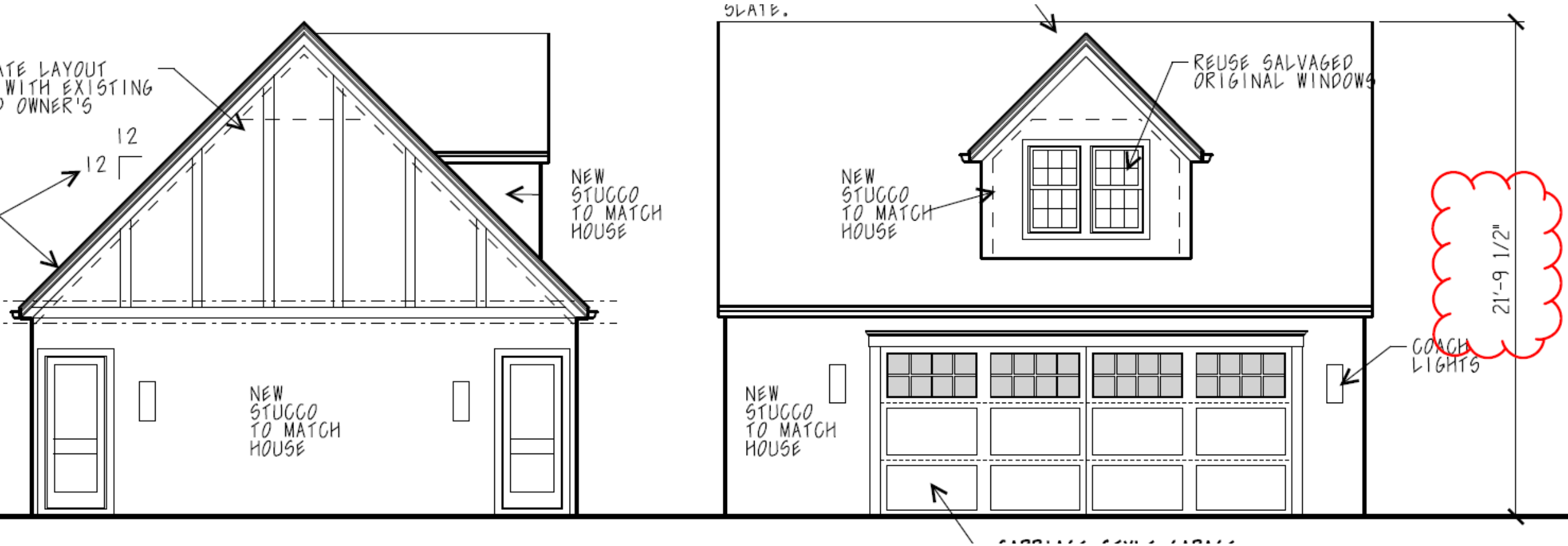
Google Maps ® Aerial – Looking North

2425 Kensington Drive

Proposed Site Plan



Proposed Garage Elevations



Existing Rear Yard

Existing Attached Garage

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: March 20, 2024

Subject: 2395 Andover Road (VAR-16-24) - To allow a two-story addition to project up to 17 feet into the rear yard profile, continuing the existing roofline.

Site Description/History

The subject property, 2395 Andover Road, is located at the southwest corner of Berkshire and Andover Roads and is zoned R-1c, One-Family Residence District. It has 70 feet of frontage with a 40-foot building setback line along Berkshire Road and 138.5 feet of frontage along Andover Road with a 20-foot building setback line. It is identified as Lot #19 in the Upper Arlington subdivision from 1925. A two-story stone and siding home is located along both setback lines; a two-car, side-load attached garage and driveway are located along the south side of the property. Several mature trees are located in the Berkshire Road front yard and along the west property line. A six-foot tall wood fence is located along the west property line and continues along a portion of the rear property line, where there are overhead wires. The home was built in 1947 and purchased by the applicant in May 2020. It is designated as a Contributing Structure in the Historic District.

Proposal

The proposal includes the demolition of the existing attached garage and second floor office on the south side of the home, and the construction of a larger two-story garage addition. The addition would re-orient the garage to a front-load and keep it as a two-car attached garage. A new first-floor mudroom would be added between the garage and the existing residence. Overall the addition adds 16 feet of depth to the home, is located along the Andover Road setback line, and is 12 feet from the rear property line and 20 feet from the west side property line. On the second floor is a new primary bedroom, bathroom, laundry and office. The addition is 24'-7" tall and includes stucco and stone on the front elevation, and vinyl siding on the side and rear. The highest ridge of the home would be continued directly south, while the front part of the second floor section would have a gable roof that slopes away from rear property line. The addition would be adjacent to the southern neighbor's garage, more than 20 feet away. All coverage ratios are compliant with City standards.

Zoning Code Requirements

- To allow a two-story addition to encroach up to 17 feet into the rear yard profile (Article 5.02).

For properties in the neighborhood that utilize Andover Road for access, a significant majority of them do not have any type of habitable space located above their attached garage. The Board did grant a rear profile variance for 2444 Andover Road (10'-8" in 2004) and 1974 Collingswood Road (unknown, 1944).

Alternatives

The applicant has explored other design alternatives to avoid a potential variance application. However, any second-floor space would require a variance because of the proximity to the rear property line. If the proposed roof were altered to match the front portion, it would reduce the rear yard projection by almost ten feet, but would result in an additional 30 square feet of lost space.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed with the applicant. Since the application was submitted, the applicant eliminated a driveway width variance and provided a clearer rear yard profile diagram. As noted above, there are very few instances of habitable spaces above attached garages in the neighborhood. Staff understands the desire to take advantage of this space, and it is very well-designed, but it may be out of character with the area. A 17-foot rear yard projection is one of the higher requests reviewed by the Board, even for a corner lot. However, any adjustment would result in a loss of interior space for the primary bedroom. Should the Board choose to support this application, Staff would recommend that Finding #4 (character of the neighborhood) be considered.

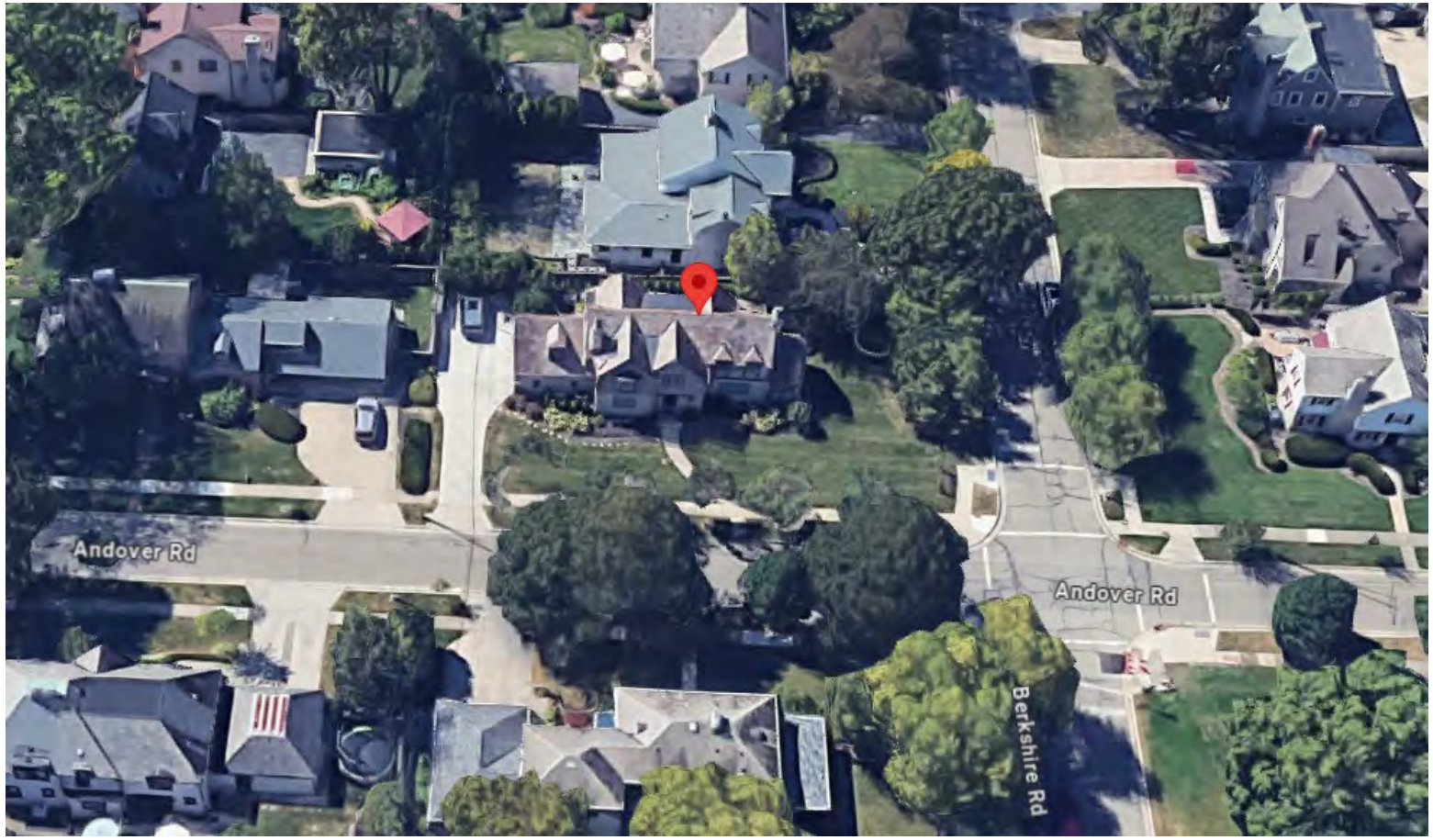
Attachments

1.	BZAP Staff Report Pics - 2395 Andover Road
2.	2395 Andover Rd - revised plans 03.15.24
3.	2395 Andover Rd Variance App

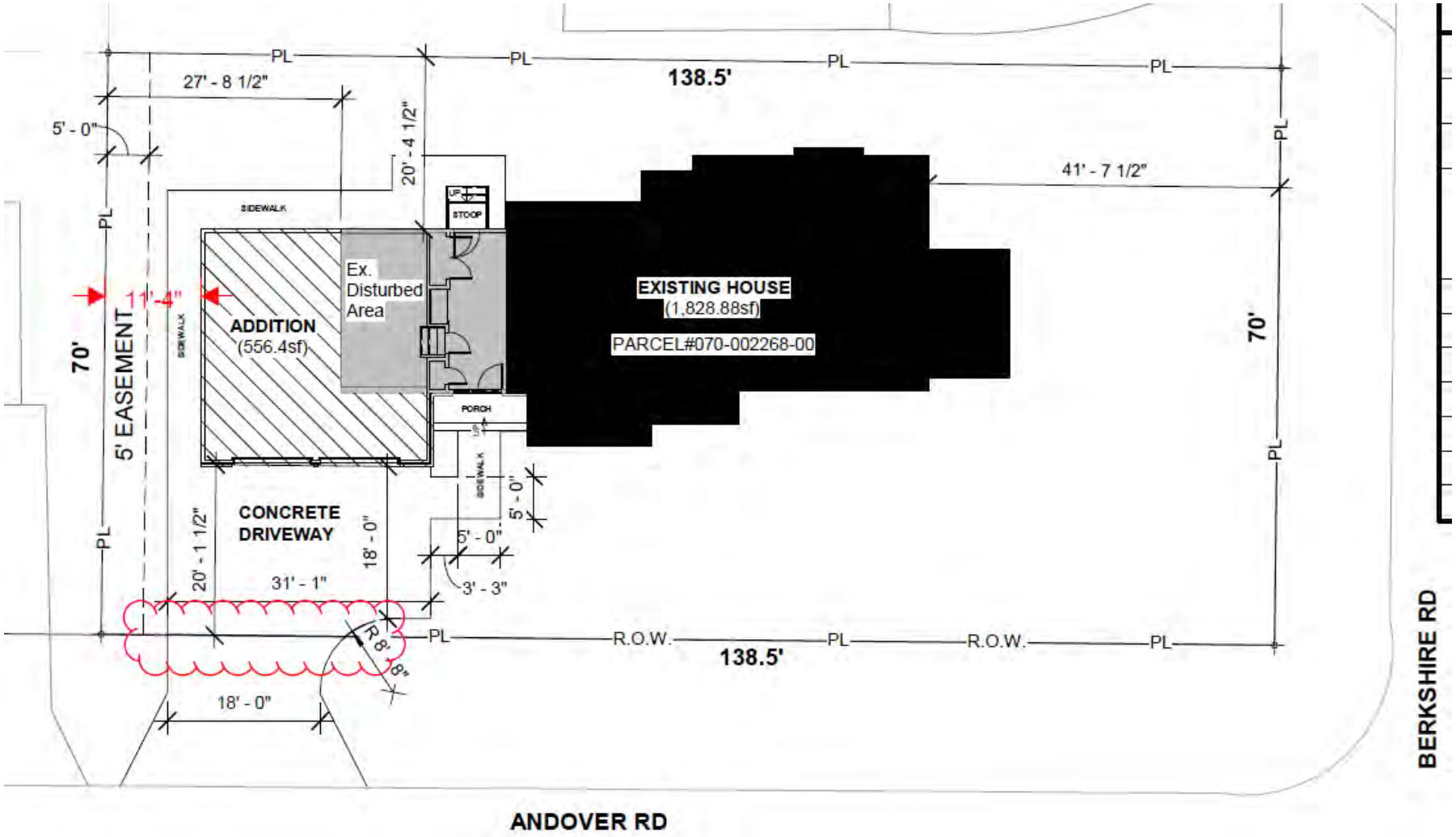
2395 Andover Road

BZAP Staff Report Pictures

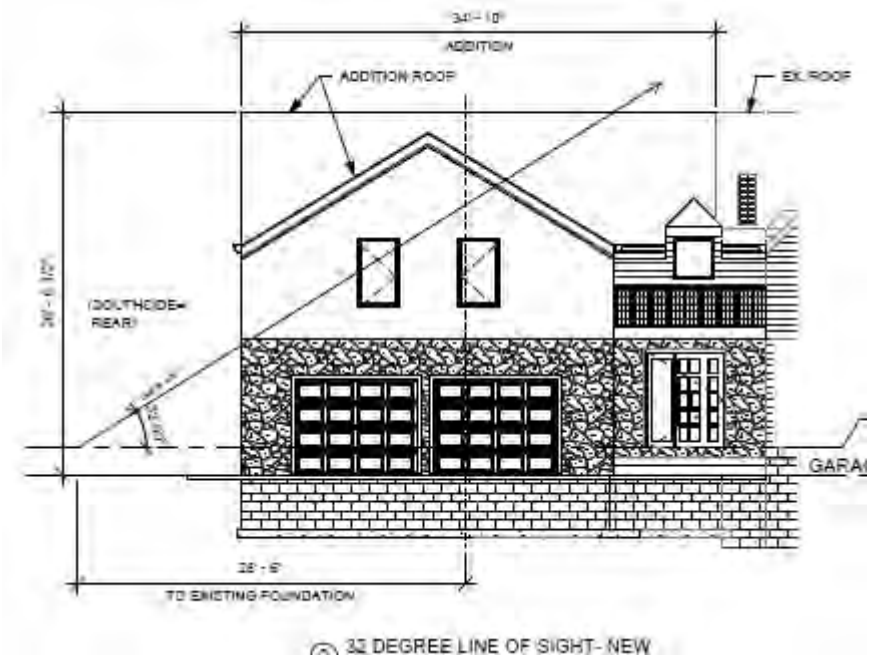
Google Maps ® Aerial – Looking West



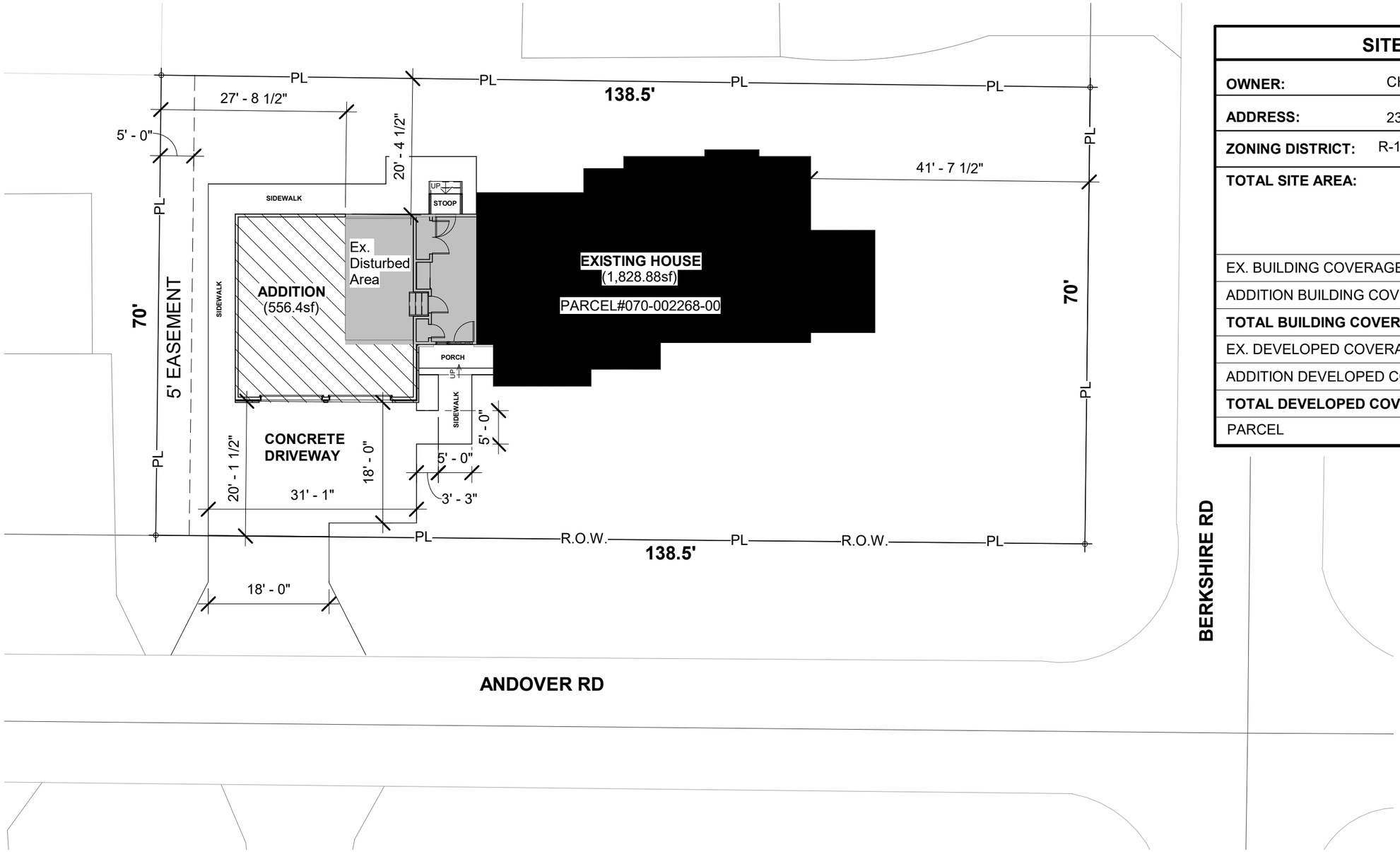
Proposed Site Plan



Proposed Elevations



Existing View from Andover Road



1 SITE PLAN
1/16" = 1'-0"

SITE DATA TABLE

OWNER:	CHARLES & ALYSON MACKEY
ADDRESS:	2395 ANDOVER RD, COLUMBUS, OH 43221
ZONING DISTRICT:	R-1C /ONE-FAMILY DWLG ON PLATTED LOT
TOTAL SITE AREA:	9,583.2SF (0.22 ACRES) 29%= 2,779.13SF max Bldg coverage area 50%= 4,791.60SF max dev, coverage area
EX. BUILDING COVERAGE AREA:	1,828.88SF
ADDITION BUILDING COVERAGE AREA:	556.40SF
TOTAL BUILDING COVERAGE AREA=	**2,385SF**
EX. DEVELOPED COVERAGE AREA:	3,950SF
ADDITION DEVELOPED COVERAGE:	0SF
TOTAL DEVELOPED COVERAGE AREA=	**0SF**
PARCEL	#070-002268-00

SDM Properties LLC

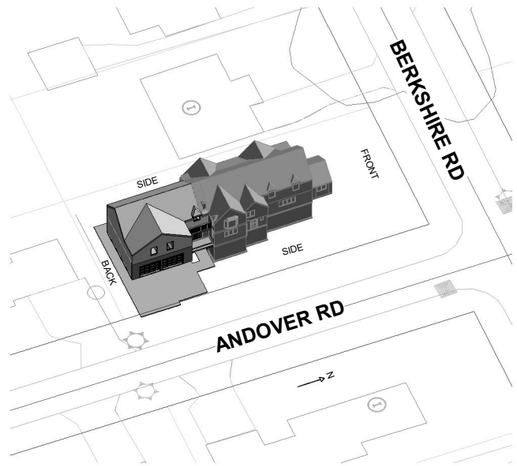
2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

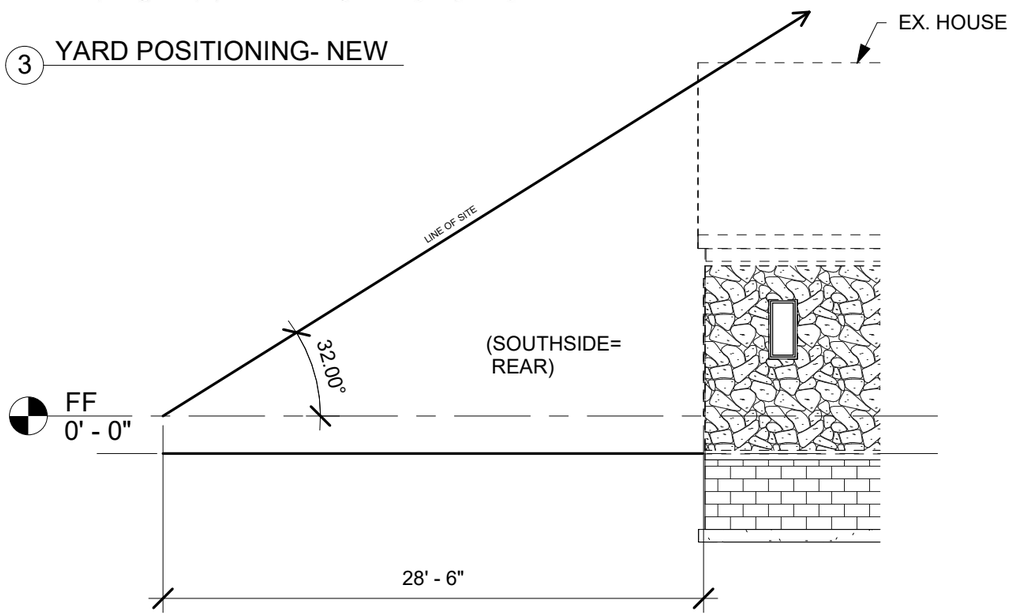
SITE PLAN

Project number	Project Number	SP100
Date	3-14-23	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"

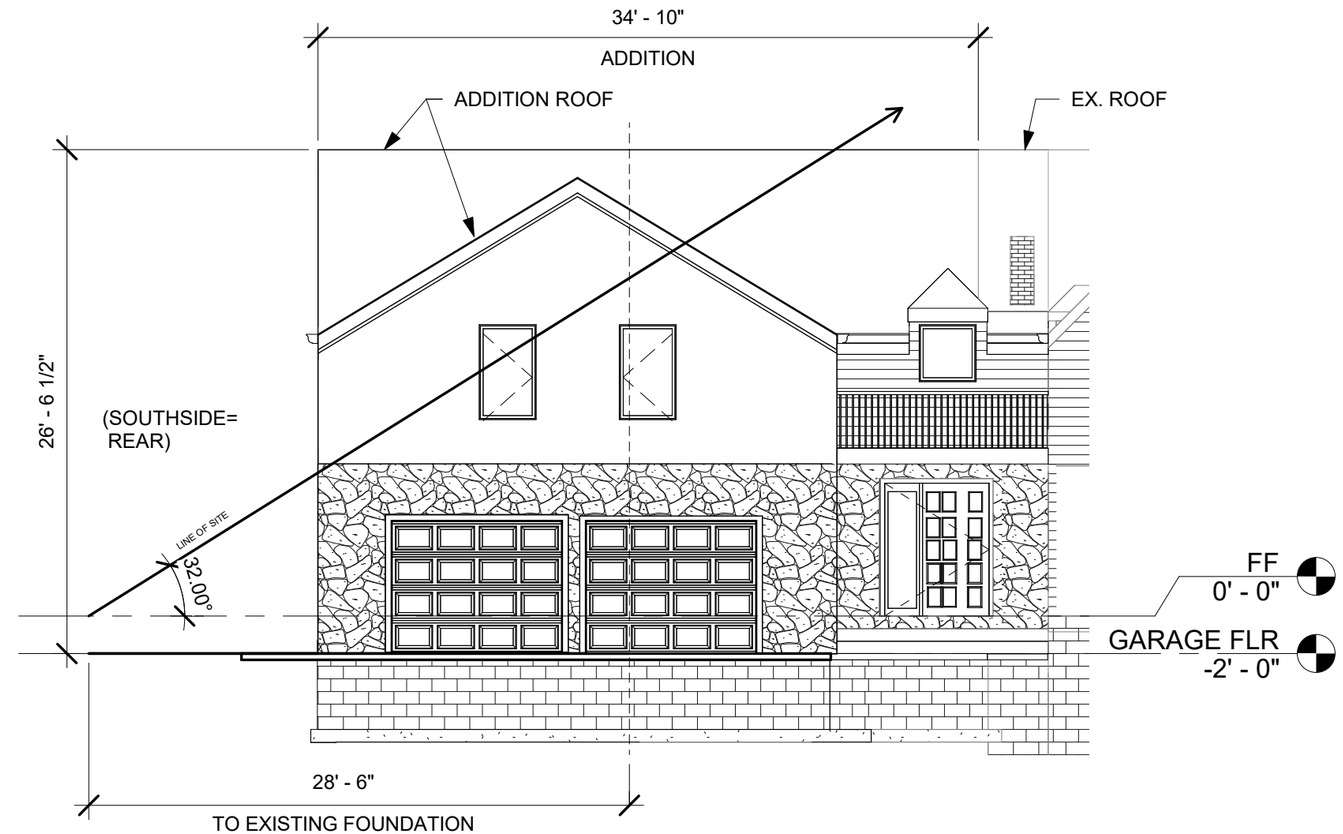
3/14/2024 3:59:36 PM



3 YARD POSITIONING- NEW



1 32 DEGREE LINE OF SIGHT- EXISTING
1/8" = 1'-0"



2 32 DEGREE LINE OF SIGHT- NEW
1/8" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

LINE OF SIGHT ELEV.

Project number	Project Number	DTL-1
Date	3-14-23	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

3/14/2024 4:41:55 PM

24-658

Variance Application

Status: Active

Submitted On: 2/20/2024

Primary Location

2395 ANDOVER RD
UPPER ARLINGTON, OH
43221

Owner

Charles and Alyson Mackey
Andover Rd 2395 Andover Rd
Columbus, OH 43221

Applicant

Charles Mackey
614-296-9925
cmackey78@hotmail.com
2395 Andover Rd
Columbus, OH 43221

BZAP Information

BZAP Case #

VAR-16-24

Status

Pending

BZAP Determination Date

03/20/2024

Vote Tally

Primary Variance

Rear yard profile

Findings of Fact for Approval/Denial

Variance Request

To allow an addition to project up to 7'-4" into the rear yard profile.

BZAP conditions

Variance Information

Describe Variance Request

Garage addition for mudroom and 2nd floor expansion over the garage

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

The only special condition is the line of sight for our neighbor.

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

None that we are aware of. There are constantly renovations being done in our area for additions and tear downs to make older spaces more funtional.

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

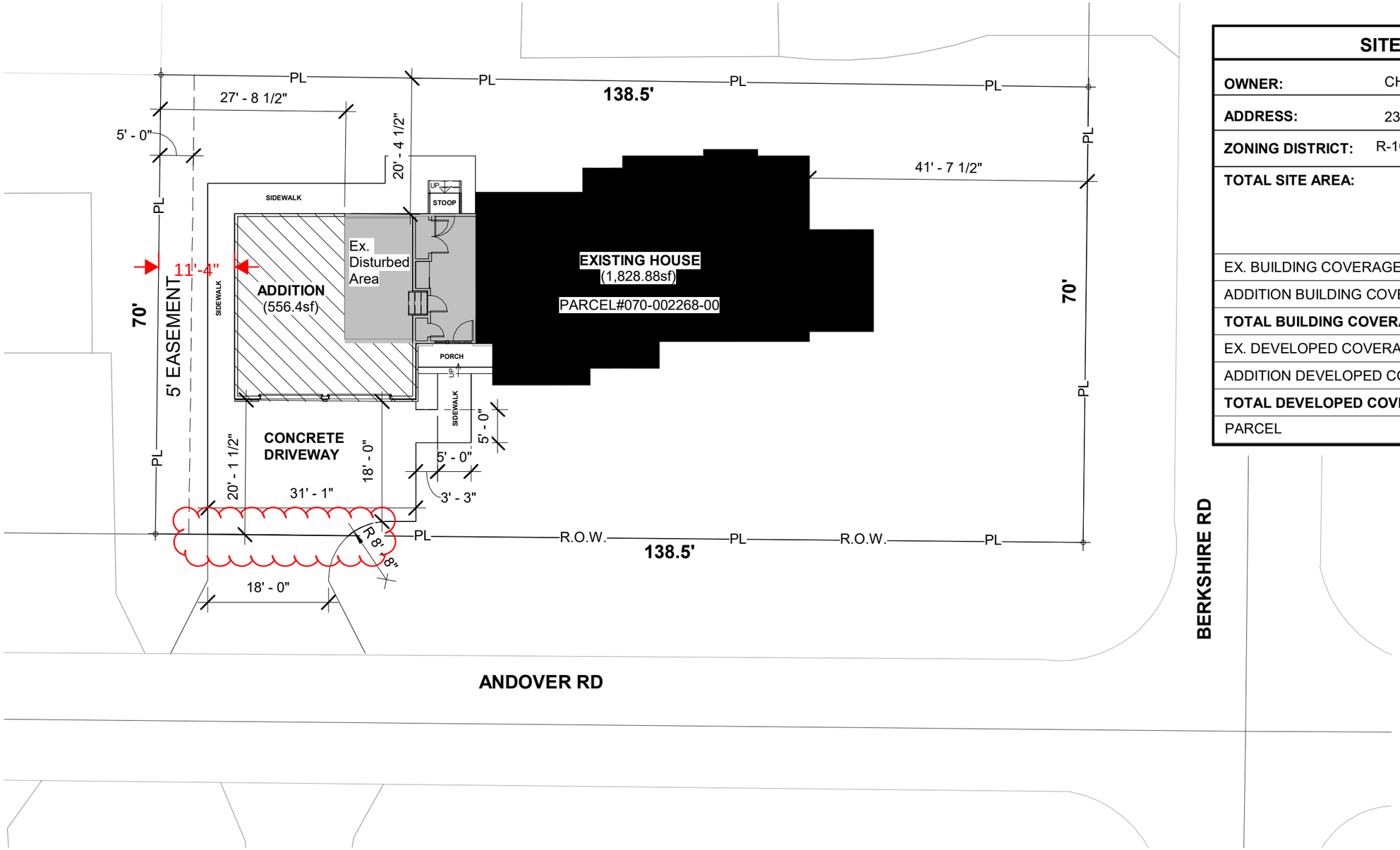
No, we will be leveraging existing driveway space for the garage addition so the garage doors face the street,similar to the other homes. Great care would be taken to make the addition match the existing home, including using existing shingles mixed with new shingles and existing stone mortar.

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

Yes, there is no other exising space on the property to add functional space to make a true 2 car garage, mud room and laundy room.

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

Yes, this addition will make the property more valuable by adding square footage for additional garage, liviable and functional space



1 SITE PLAN
1/16" = 1'-0"

N

SITE DATA TABLE

OWNER:	CHARLES & ALYSON MACKEY
ADDRESS:	2395 ANDOVER RD, COLUMBUS, OH 43221
ZONING DISTRICT:	R-1C /ONE-FAMILY DWLG ON PLATTED LOT
TOTAL SITE AREA:	9,583.2SF (0.22 ACRES) 29%= 2,779.13SF max Bldg coverage area 50%= 4,791.60SF max dev, coverage area
EX. BUILDING COVERAGE AREA:	1,828.88SF
ADDITION BUILDING COVERAGE AREA:	556.40SF
TOTAL BUILDING COVERAGE AREA=	**2,385SF**
EX. DEVELOPED COVERAGE AREA:	3,950SF
ADDITION DEVELOPED COVERAGE:	0SF
TOTAL DEVELOPED COVERAGE AREA=	**0SF**
PARCEL	#070-002268-00

SDM Properties LLC

2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

SITE PLAN

Project number	Project Number	SP100
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"

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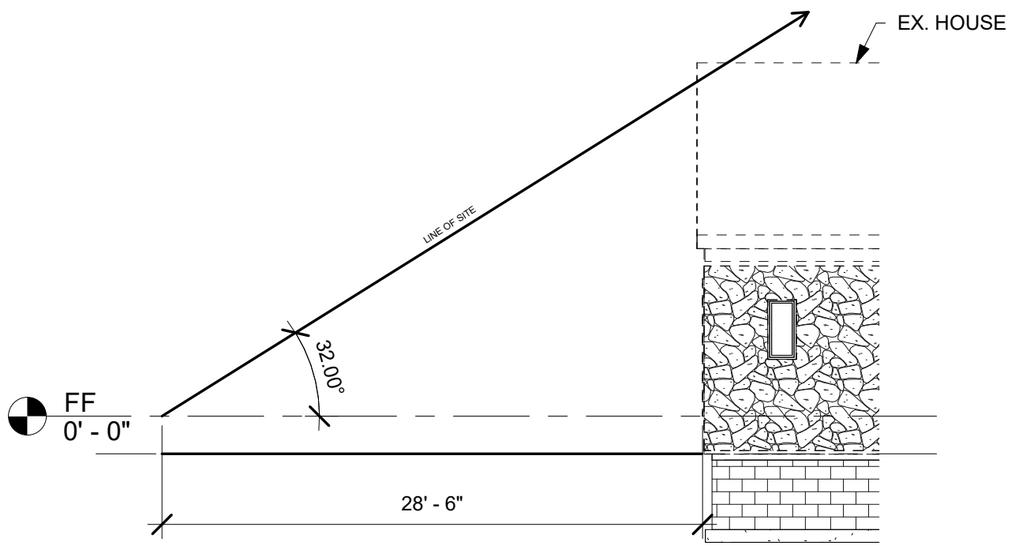
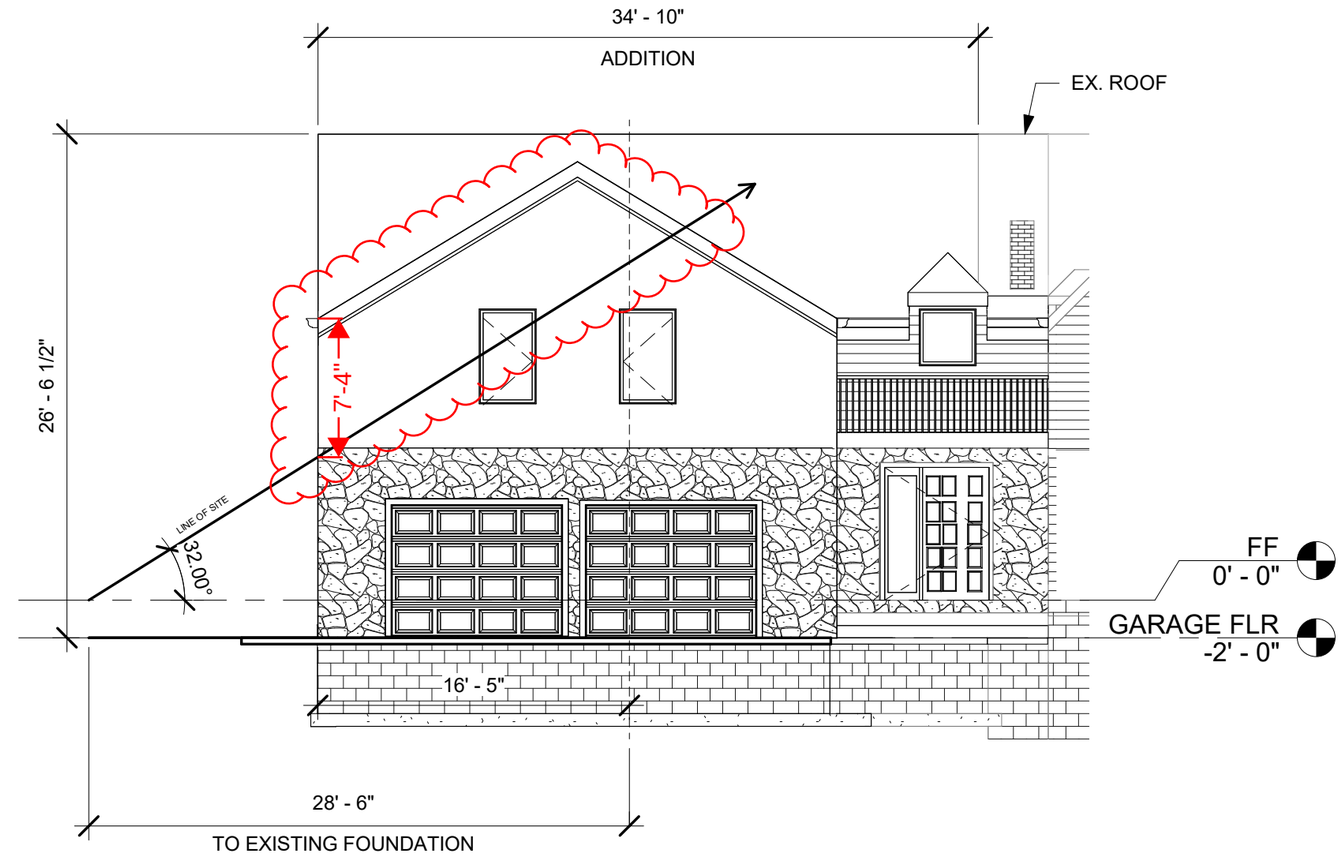


1 32 DEGREE LINE OF SIGHT- EXISTING
1/8" = 1'-0"



2 32 DEGREE LINE OF SIGHT- NEW
1/8" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

LINE OF SIGHT ELEV.

Project number	Project Number	DTL-1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

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2395 ANDOVER RD

RENDERING WITH ADDITION

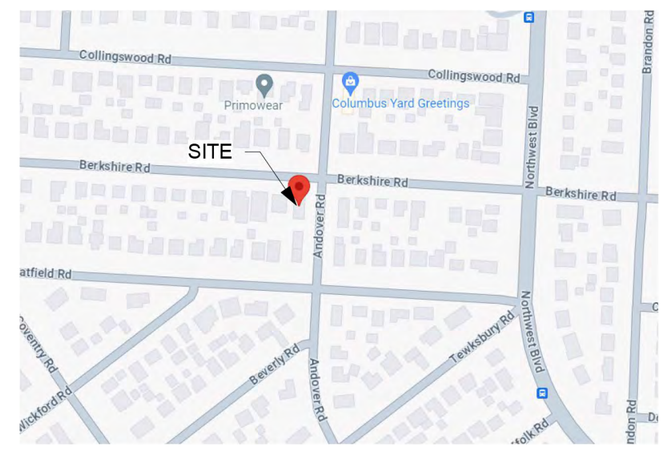
INDEX of DRAWINGS:

Sheet	Description
CS100	COVER SHEET
SP100	SITE PLAN
A100.1	EXISTING FIRST FLOOR
A100.2	EXISTING SECOND FLOOR
A101.0	FOUNDATION PLAN
A102.1	FIRST FLOOR
A102.2	SECOND FLOOR
A102.3	ENLARGED PLANS
A103.0	ELEVATIONS
A103.1	ELEVATIONS
A103.2	BUILDING SECTIONS
A103.3	BUILDING SECTIONS
A103.4	BUILDING SECTIONS
A103.5	BUILDING SECTION/ DETAILS
A103.6	2nd FLR FRAMING/ WALL SEC.
A104.0	ROOF FRAMING PLAN
A104.1	RAFTER/ WINDOW EGRESS

VICINITY MAP

OHIO UTILITIES PROTECTION SERVICE
48 HOURS PRIOR TO DIGGING
CALL 800-362-2764 or 8-1-1

PROPERTY INFO:	
OWNERS:	CHARLES C & ALYSON MACKEY
ADDRESS:	2395 Andover Rd Columbus, OH 43221
EXISTING BUILD SQFT	3,022
PARCEL NUMBER	070-002268-00
ACRES	.22



SITE MAP

SDM Properties LLC

2395 ANDOVER RD

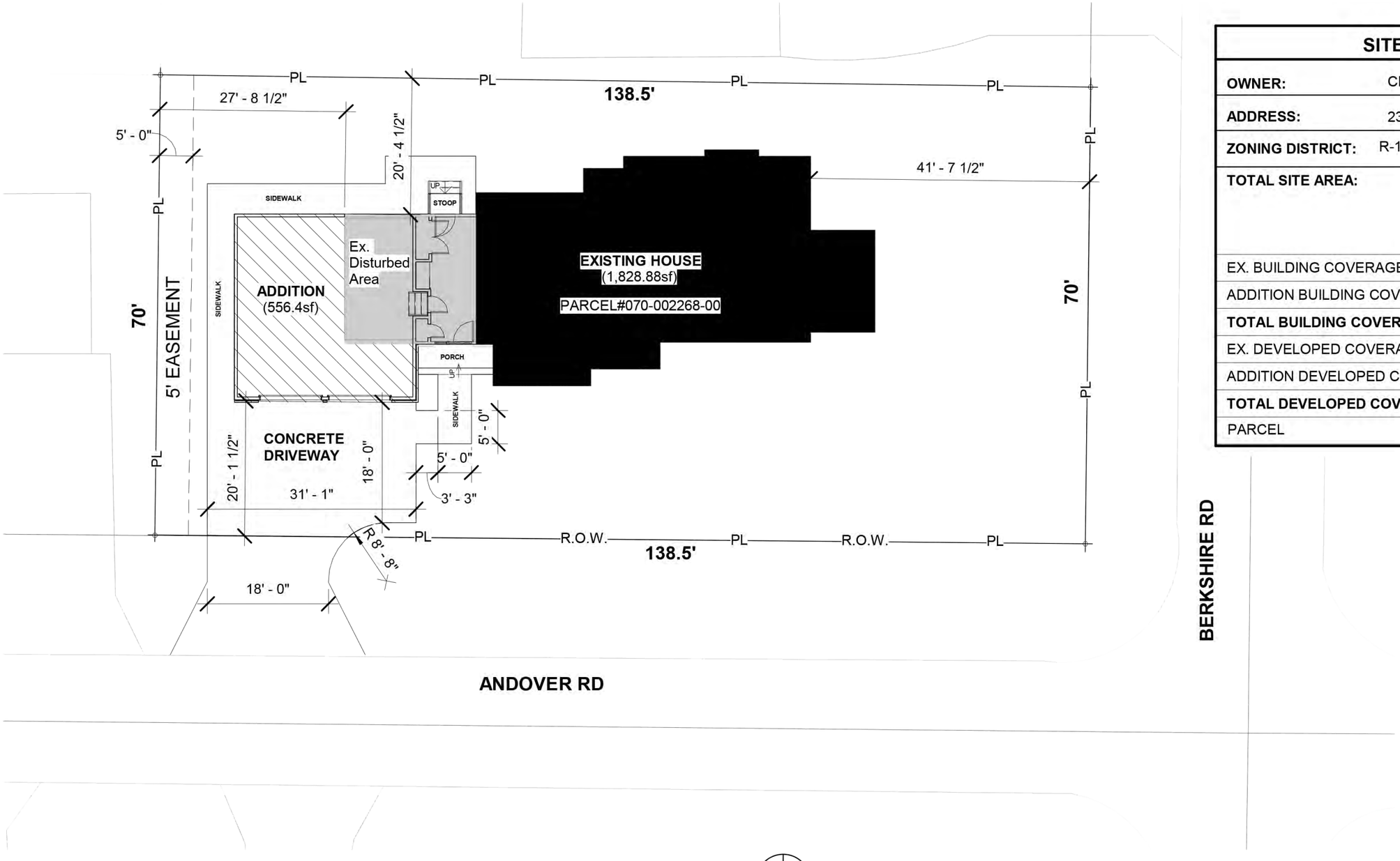
COLUMBUS, OH 43221

No.	Description	Date

COVER SHEET

Project number	Project Number	CS100
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale

12/13/2023 12:09:18 PM



1 SITE PLAN
1/16" = 1'-0"

N

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TOTAL BUILDING COVERAGE AREA=	**2,385SF**
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ADDITION DEVELOPED COVERAGE:	0SF
TOTAL DEVELOPED COVERAGE AREA=	**0SF**
PARCEL	#070-002268-00

SDM Properties LLC

2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

SITE PLAN

Project number	Project Number	SP100
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"

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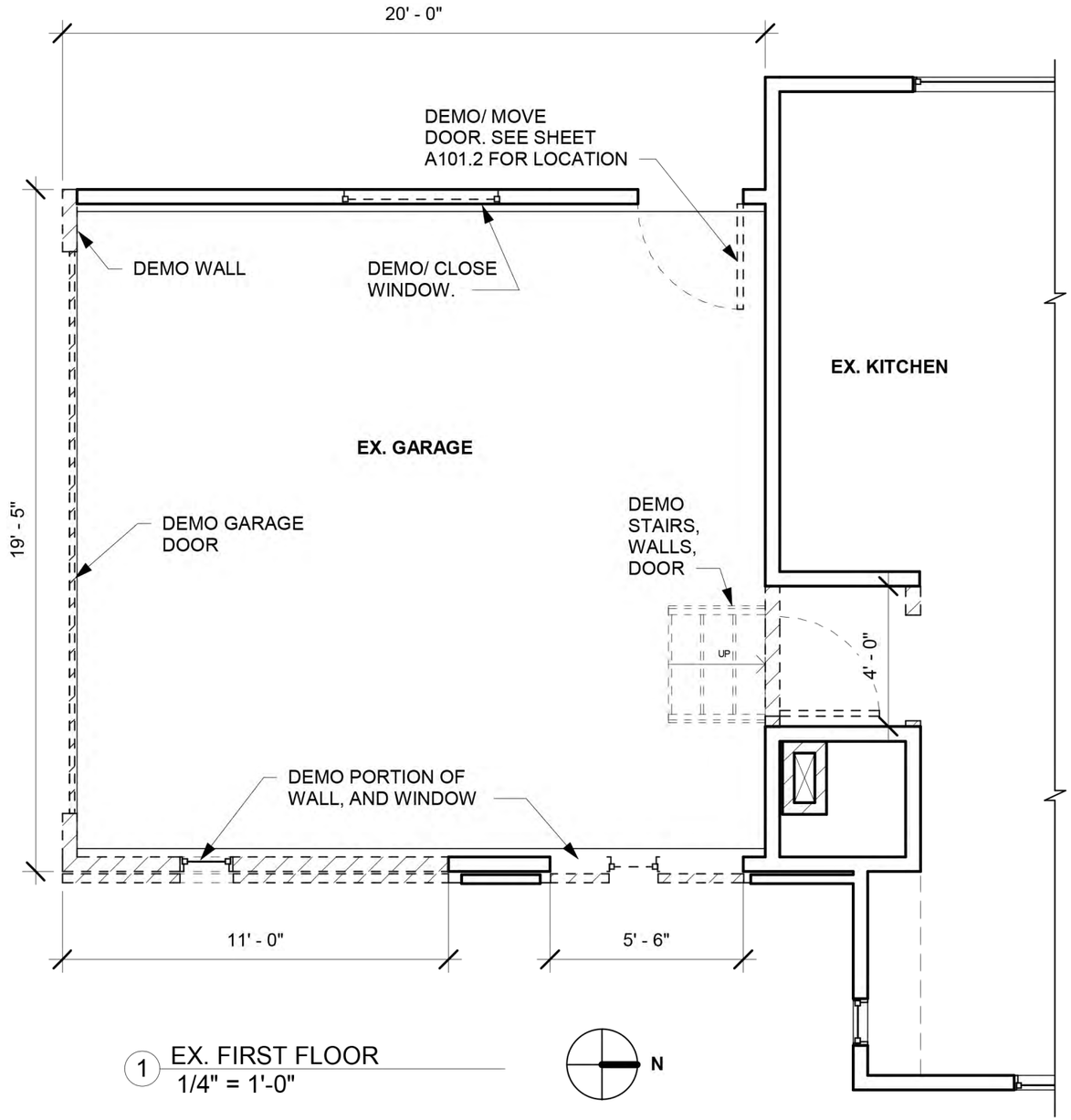
BUILDING DESIGN LOADS:

FOOTING SIZE **BASED** ON 1500 PSI SOIL BEARING

FLOORS:	40 PSF LIVE LOAD 10 PSF DEAD LOAD 50 PSF TOTAL LOAD
ROOFS:	(ROOF) 25 PSF LIVE LOAD (ROOF) 10 PSF DEAD LOAD (CEILING) 10 PSF DEAD LOAD 45 PSF TOTAL LOAD
WIND LOADS:	90 M.P.H. DESIGNS

EXISTING HOUSE



1 EX. FIRST FLOOR
1/4" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

EXISTING FIRST FLOOR

Project number	Project Number	A100.1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"

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TABLE 1102.1.2

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5[h]	13/17	30[g]	10/13	10, 2 ft	10/13

For SI: 1 foot = 304.8 mm.

NR = Not Required.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.

b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

Exception: Deleted.

c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall.

d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs. as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

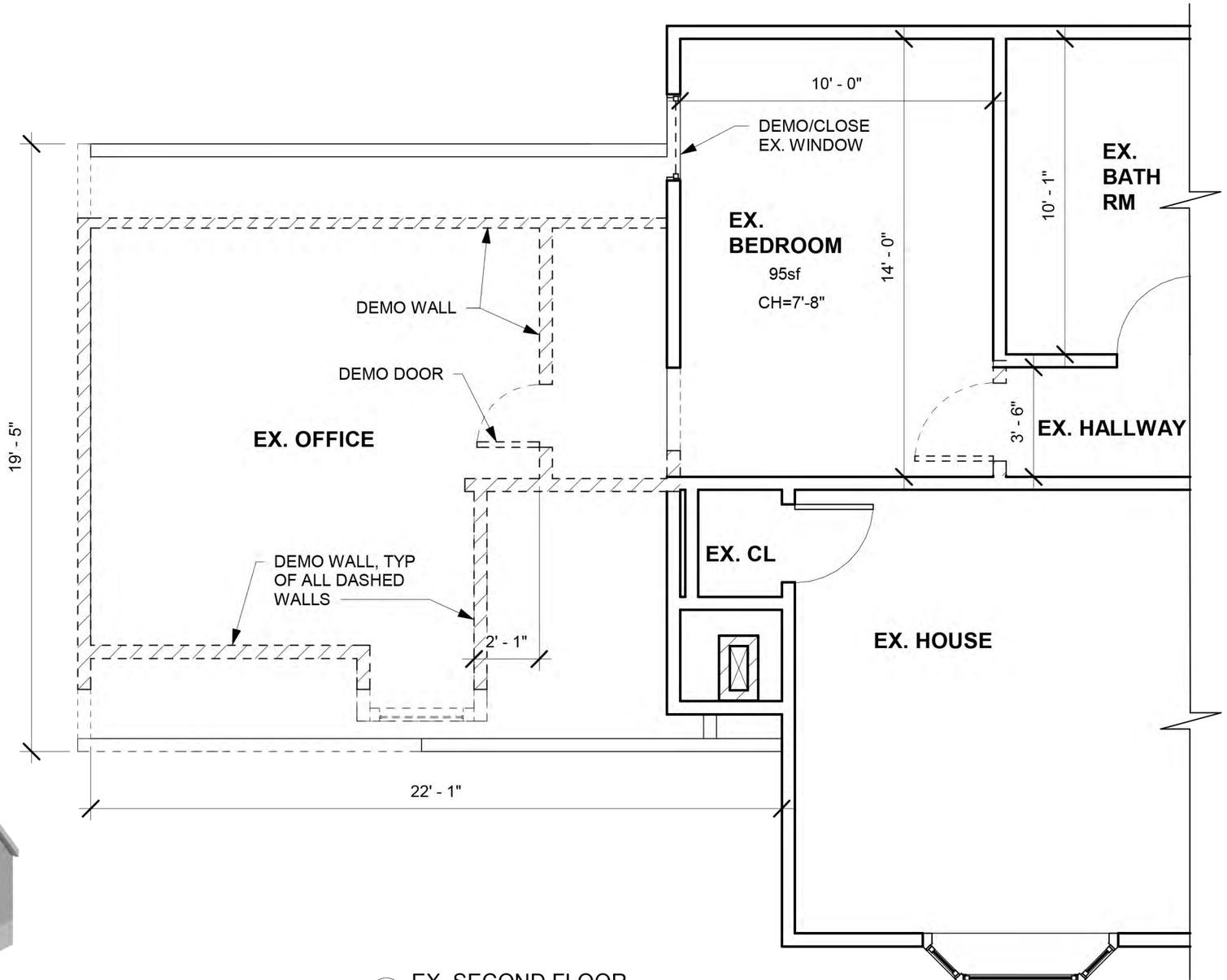
e. There are no SHGC requirements in the Marine Zone.

f. Deleted.

g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an *R*-value of R-19.

h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

EXISTING HOUSE



1 EX. SECOND FLOOR
1/4" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

EXISTING SECOND FLOOR

Project number	Project Number	A100.2
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"

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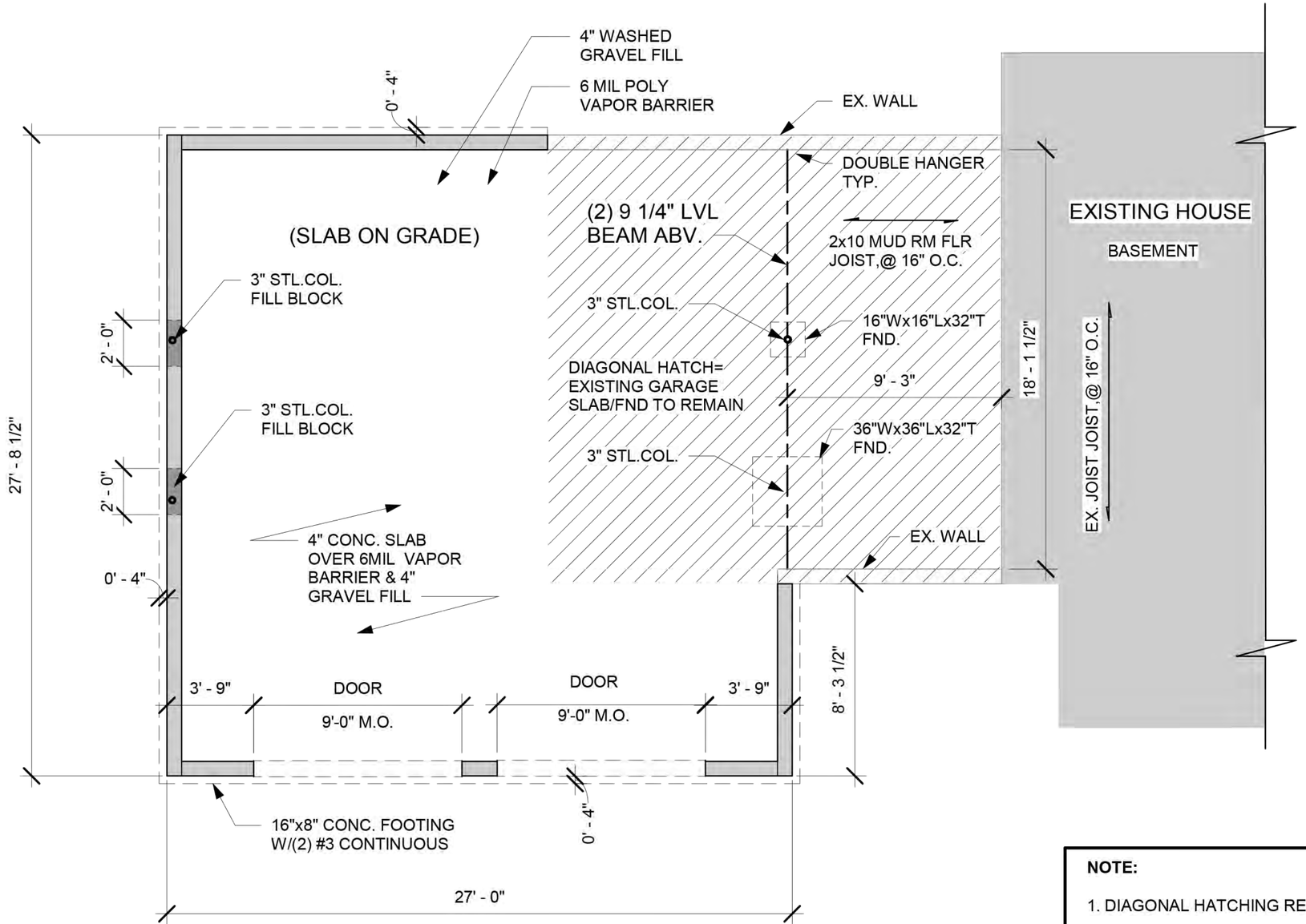


1 GARAGE FLR
3/16" = 1'-0"

N

NOTE:

1. DIAGONAL HATCHING REPRESENTS EXISTING GARAGE FOOTPRINT.
2. SEAL ALL OPENING IN FLOORS, WALLS, AND CEILINGS. SEAL OPENINGS WITH MATERIAL COMPATABLE WITH ADJACENT CONSTRUCTION.
3. CONTRACTOR TO VERIFY DIMENSTIONS PRIOR TO CONSTRUCTION.

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

FOUNDATION PLAN

Project number	Project Number	A101.0
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

1/9/2024 11:57:04 AM

SYMBOL LEDGEND

	4" DIA. EXHAUST FAN
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE
	4" DRYER VENT

SYMBOL LEGEND

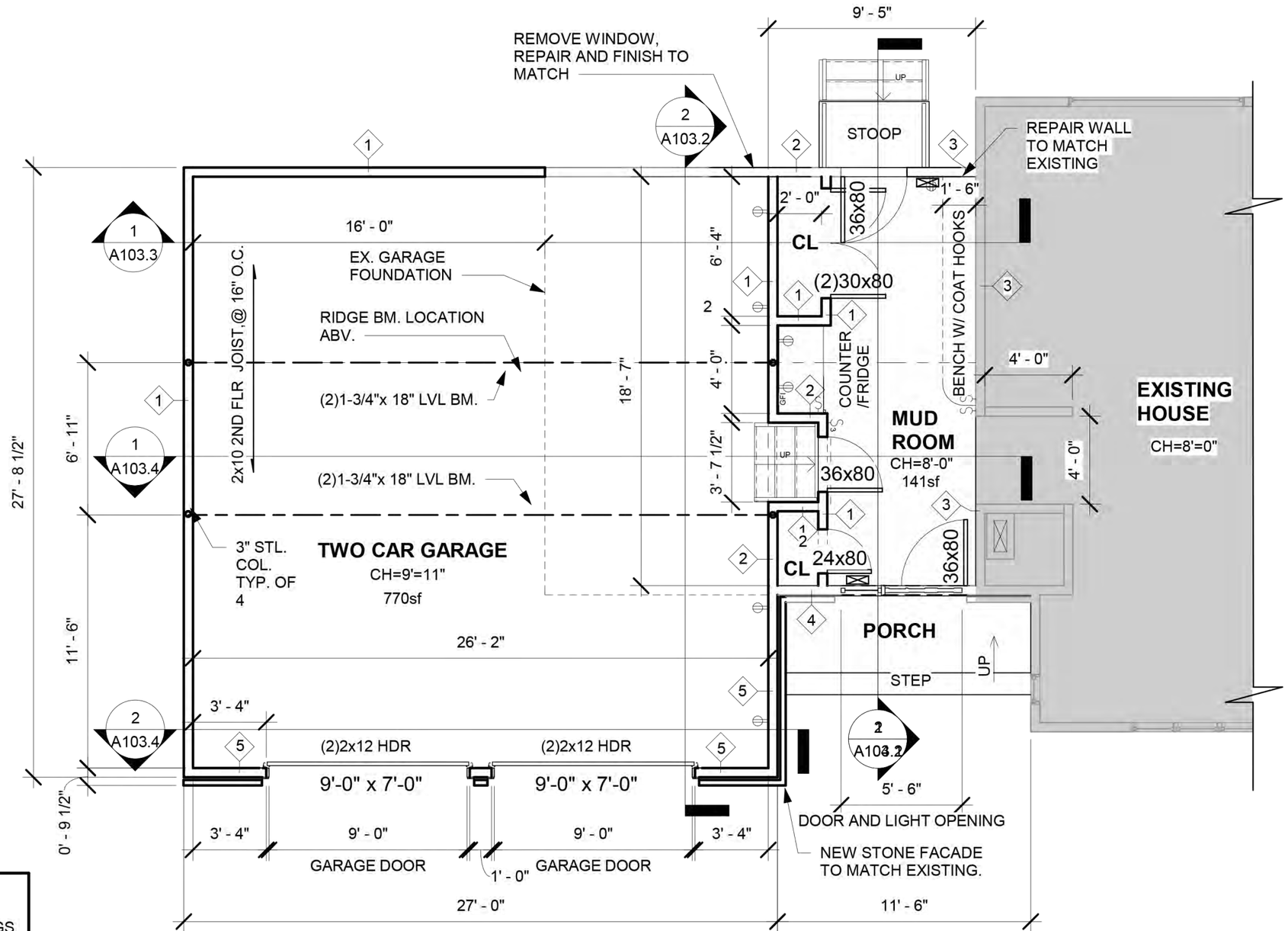
	OUTLET DUPLEX-SINGLE
GFI	OUTLET GFI- SINGLE
3	SWITCH- THREEWAY
	SWITCH- SINGLE
	DUCT- RETURN
	DUCT- SUPPLY
	GRILLE - SUPPLY

WALL TYPE

1. NEW 2x4 STUD WALL. SEE WALL SECTION DETAIL 2 ON SHEET A06.
2. NEW 1HR FIRE RATED 2x4 STUD WALL, W/ NEW R-15 INSUL. SEE DETAIL 4 SHEET A107.
3. EXISTING 2x4 STUD WALL.
4. EXISTING 2x4 STUD WALL, W/ STONE FACADE
5. NEW 2x4 STUD WALL, W/ STONE FACADE TO MATCH EXISTING. SIM. TO WALL SECTION DETAIL 2 ON SHEET A06. CONTRACTOR TO FOLLOW STONE MANUFACTURES INSTRUCTIONS FOR INSTALLATION.

NOTE:

1. SEAL ALL OPENING IN FLOORS, WALLS, AND CEILINGS. SEAL OPENINGS WITH MATERIAL COMPATABLE WITH ADJACENT CONSTRUCTION.
2. CONTRACTOR TO VERIFY DIMENSTIONS PRIOR TO CONSTRUCTION.



1 FIRST FLOOR
3/16" = 1'-0"

N

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

FIRST FLOOR

Project number	Project Number	A102.1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

1/9/2024 11:57:04 AM

SYMBOL LEGEND	
	4" DIA. EXHAUST FAN
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE
	4" DRYER VENT

SYMBOL LEGEND	
	OUTLET DUPLEX-SINGLE
GFI	OUTLET GFI- SINGLE
3	SWITCH- THREEWAY
	SWITCH- SINGLE
	DUCT- RETURN
	DUCT- SUPPLY
	GRILLE - SUPPLY
	GRILLE - RETURN

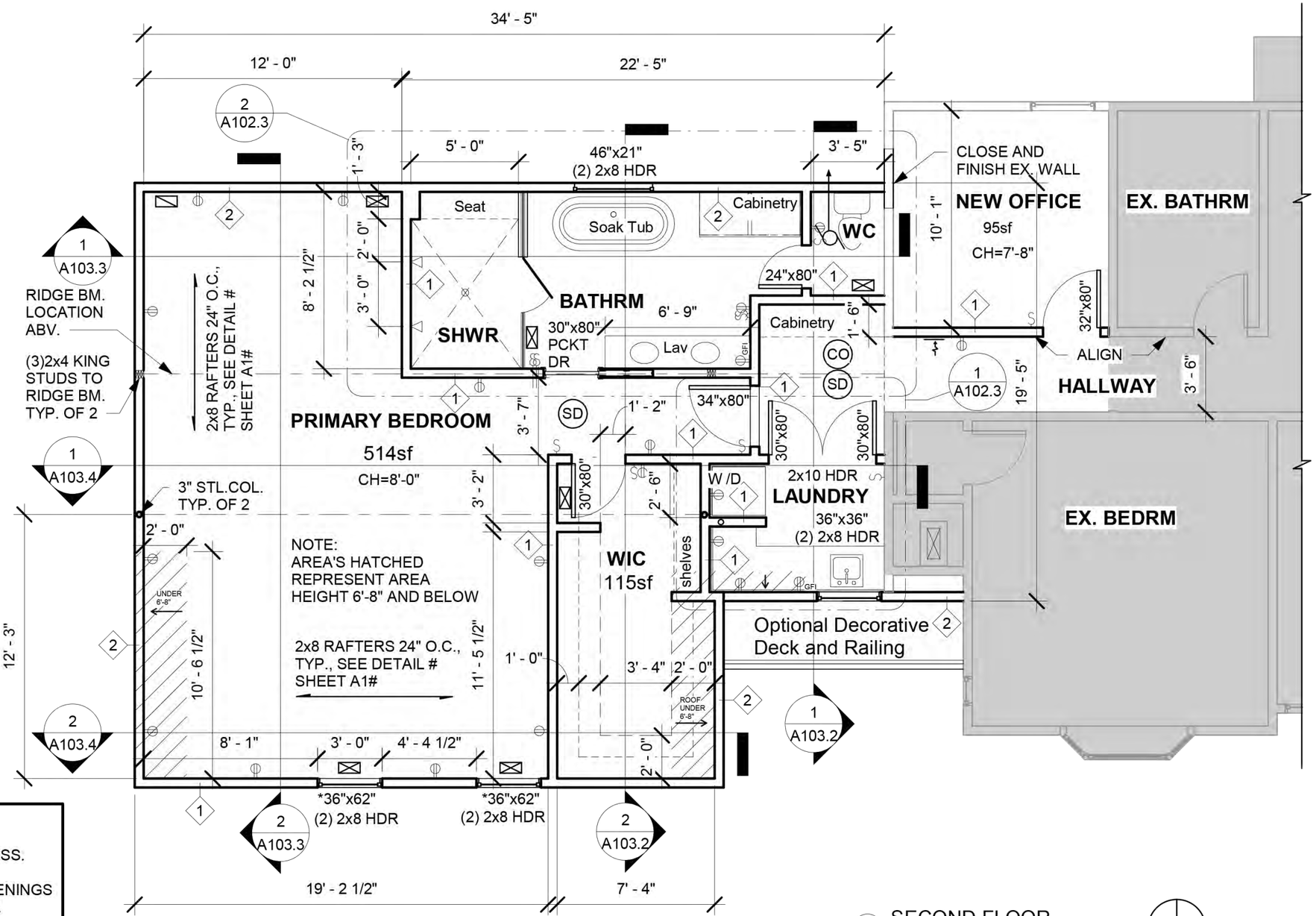
WALL TYPE

1. NEW 2x4 STUD WALL. SEE DETAIL 2 ON SHEET A06.
2. NEW 2x4 EXTERIOR STUD WALL, W/ NEW R-13 INSUL. SEE DETAIL 4 SHEET A107.

NOTE:

1. DIAGONAL HATCHING REPRESENTS CEILING AREAS 6'-8"H OR LESS.
2. SEAL ALL OPENING IN FLOORS, WALLS, AND CEILINGS. SEAL OPENINGS WITH MATERIAL COMPATABLE WITH ADJACENT CONSTRUCTION.

* EGRESS WINDOWS



1 SECOND FLOOR
3/16" = 1'-0"

N

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

SECOND FLOOR

Project number	Project Number	A102.2
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

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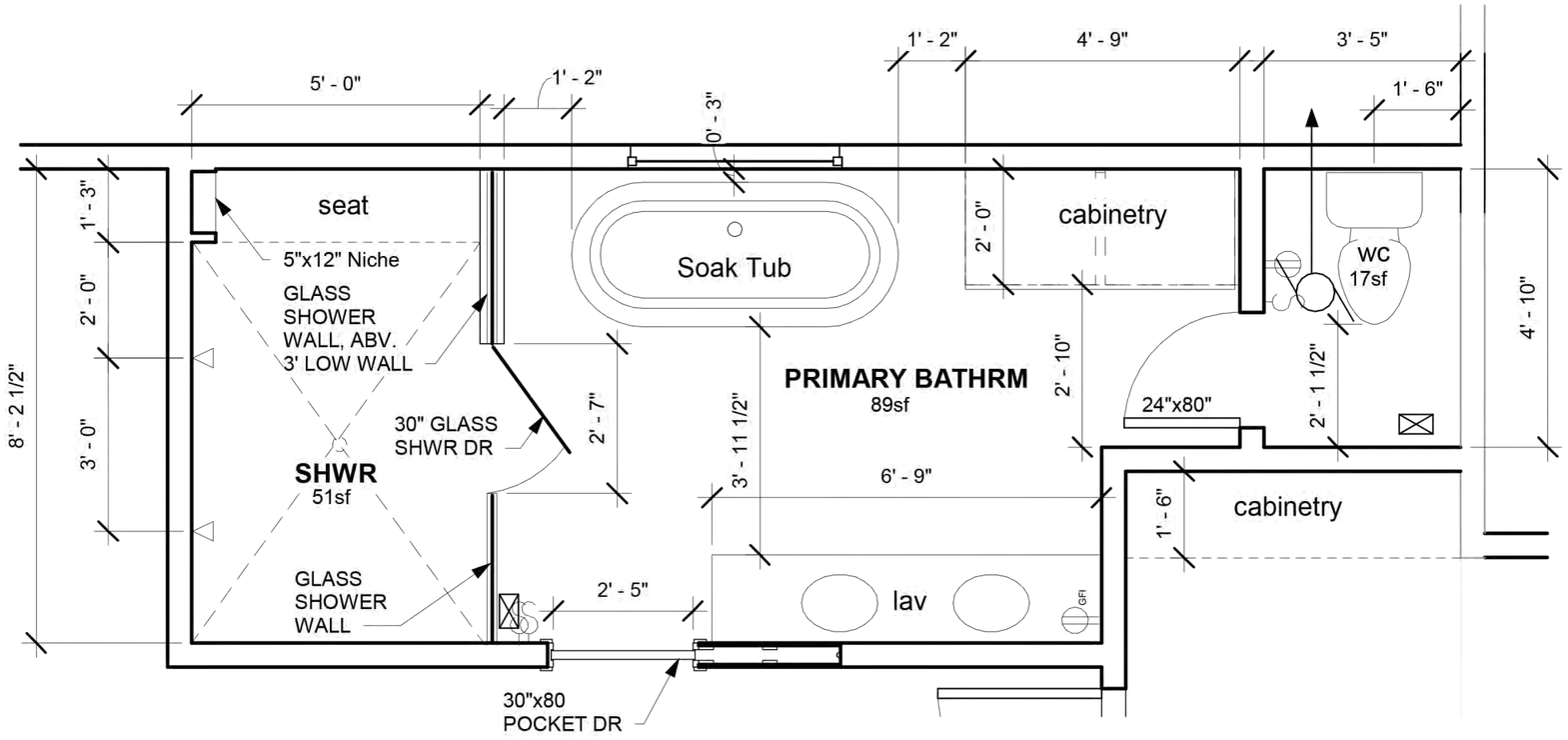
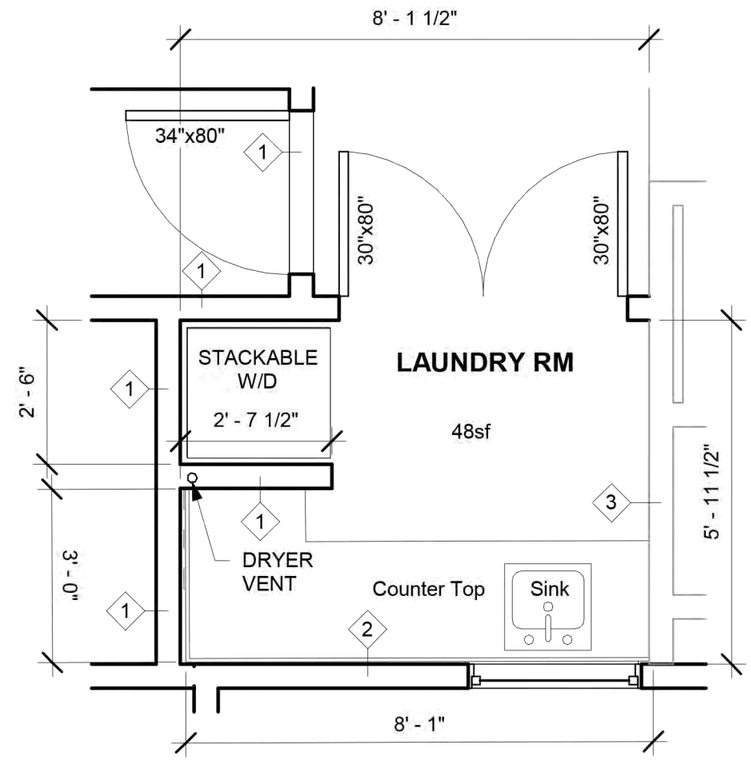


2 PRIMARY BATHROOM
3/8" = 1'-0"



1 LAUNDRY RM
3/8" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

ENLARGED PLANS

Project number	Project Number	A102.3
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/8" = 1'-0"

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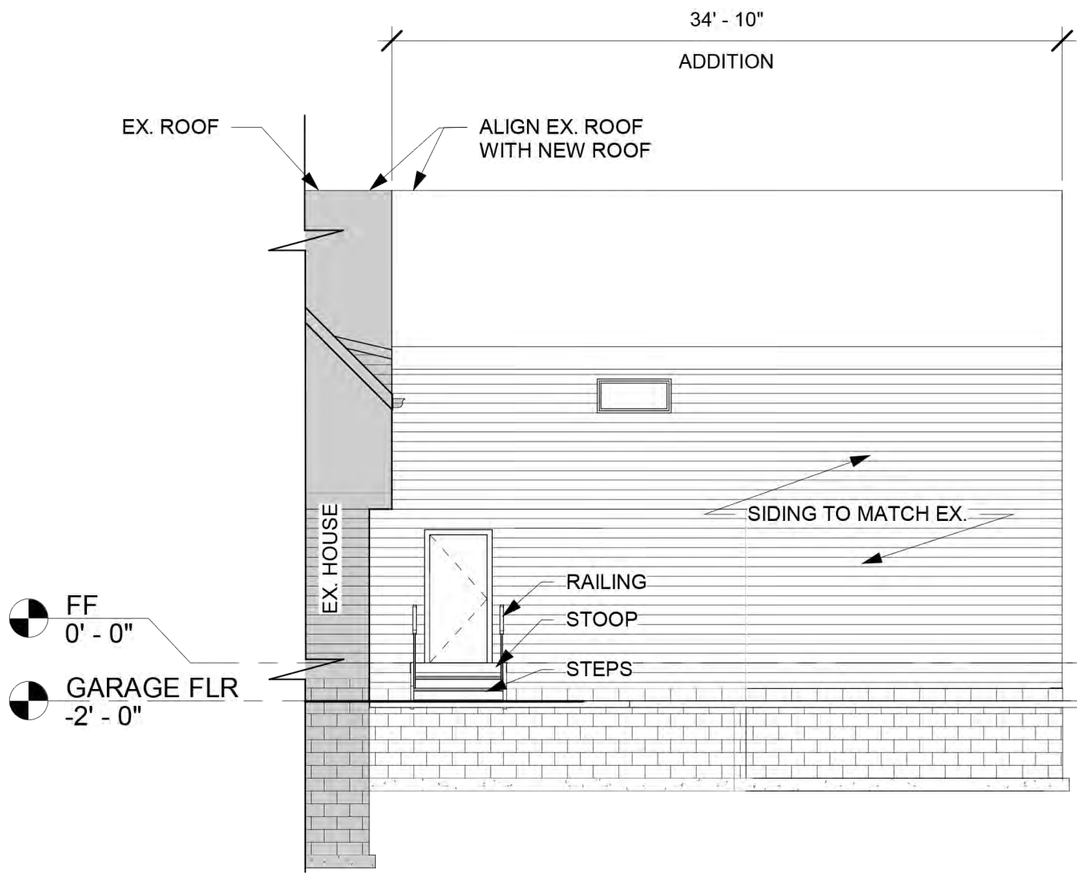
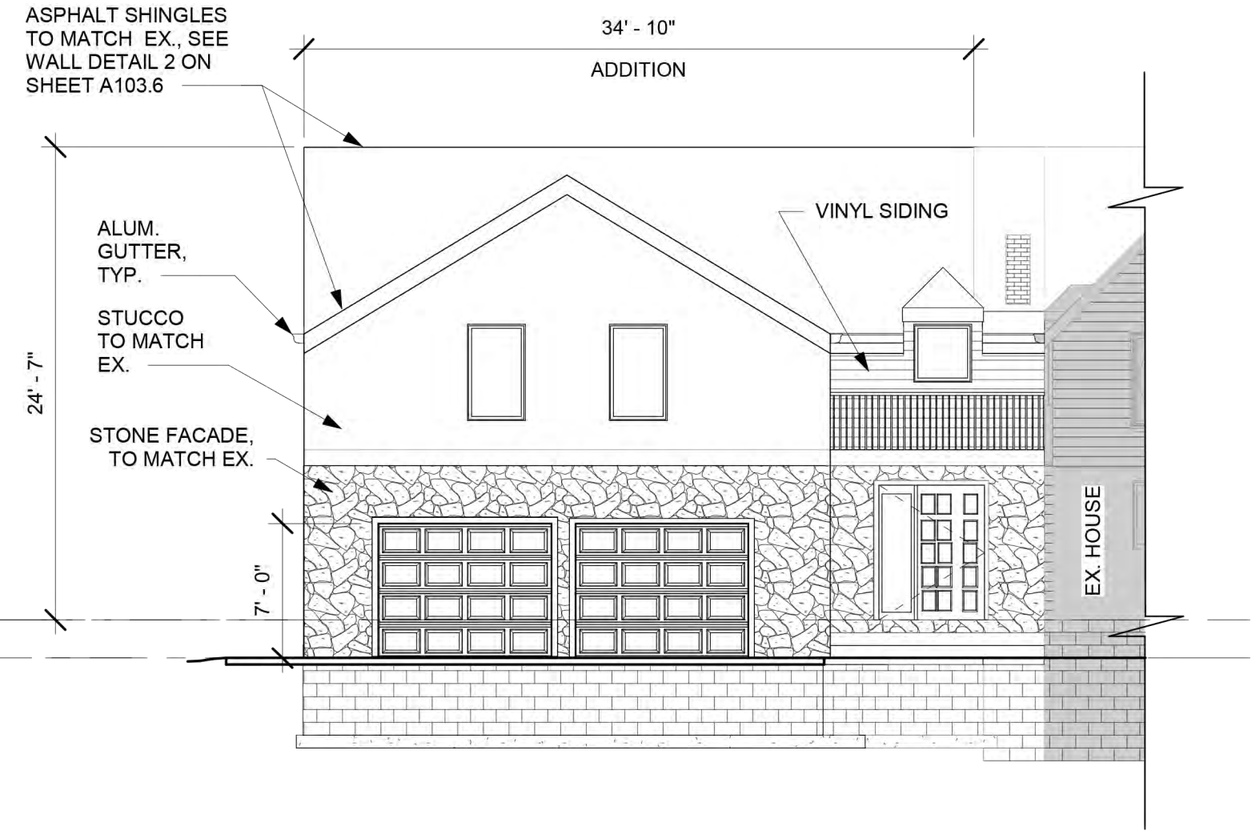


2 WEST ELEVATION
1/8" = 1'-0"



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

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

ELEVATION

Project number	Project Number	A103.0
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

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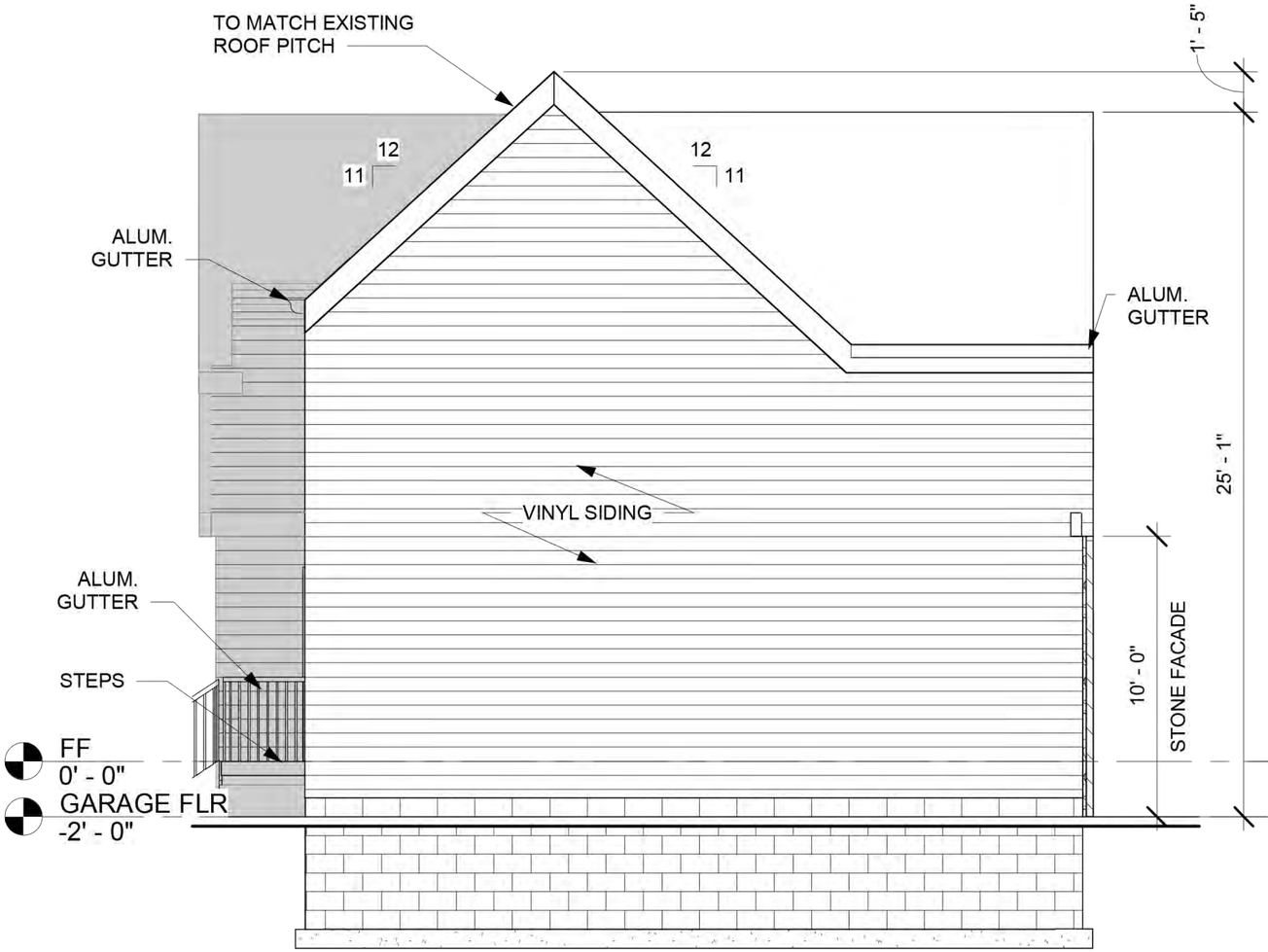
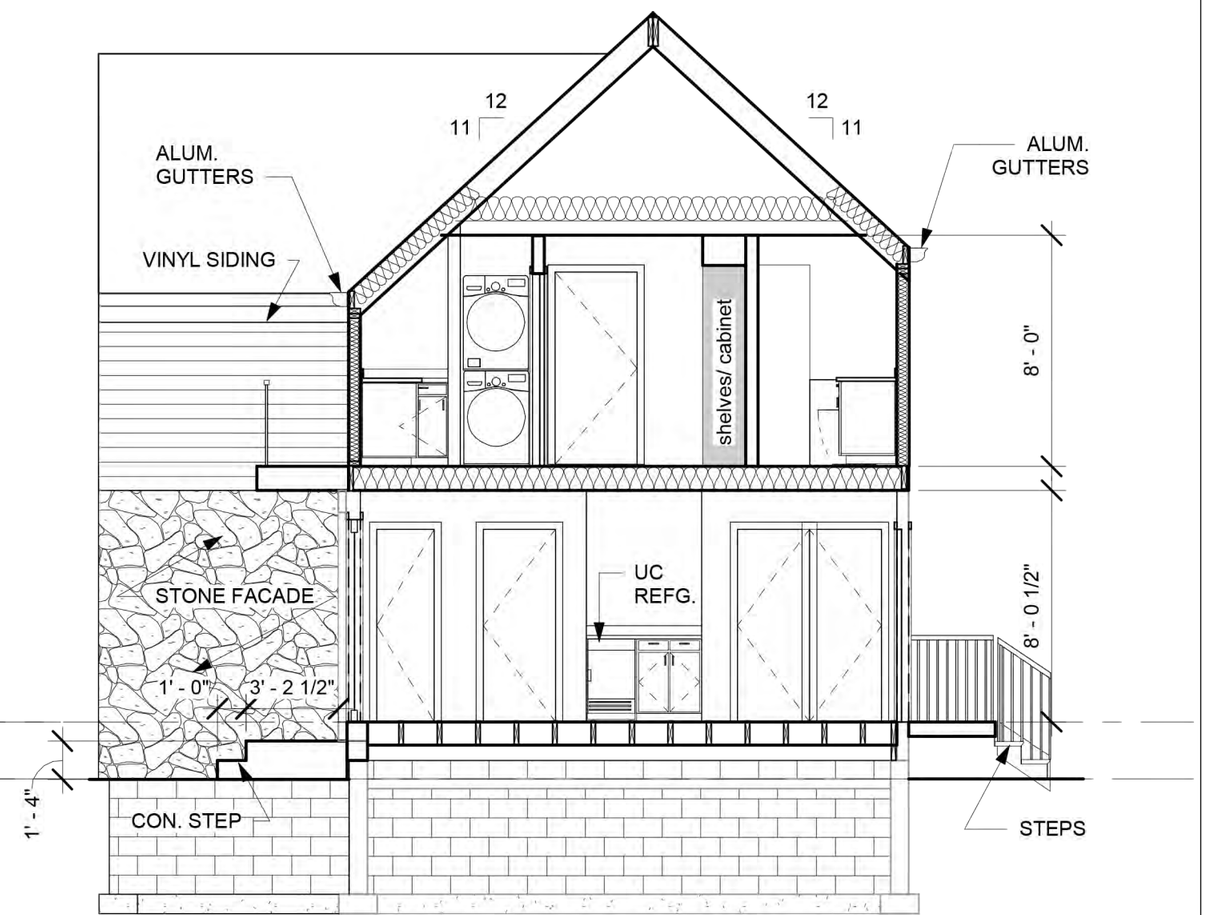


2 SOUTH ELEVATION
3/16" = 1'-0"



1 NOTH ELEV./ SECTION
3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD
COLUMBUS, OH 43221

No.	Description	Date

ELEVATION

Project number	Project Number	A103.1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

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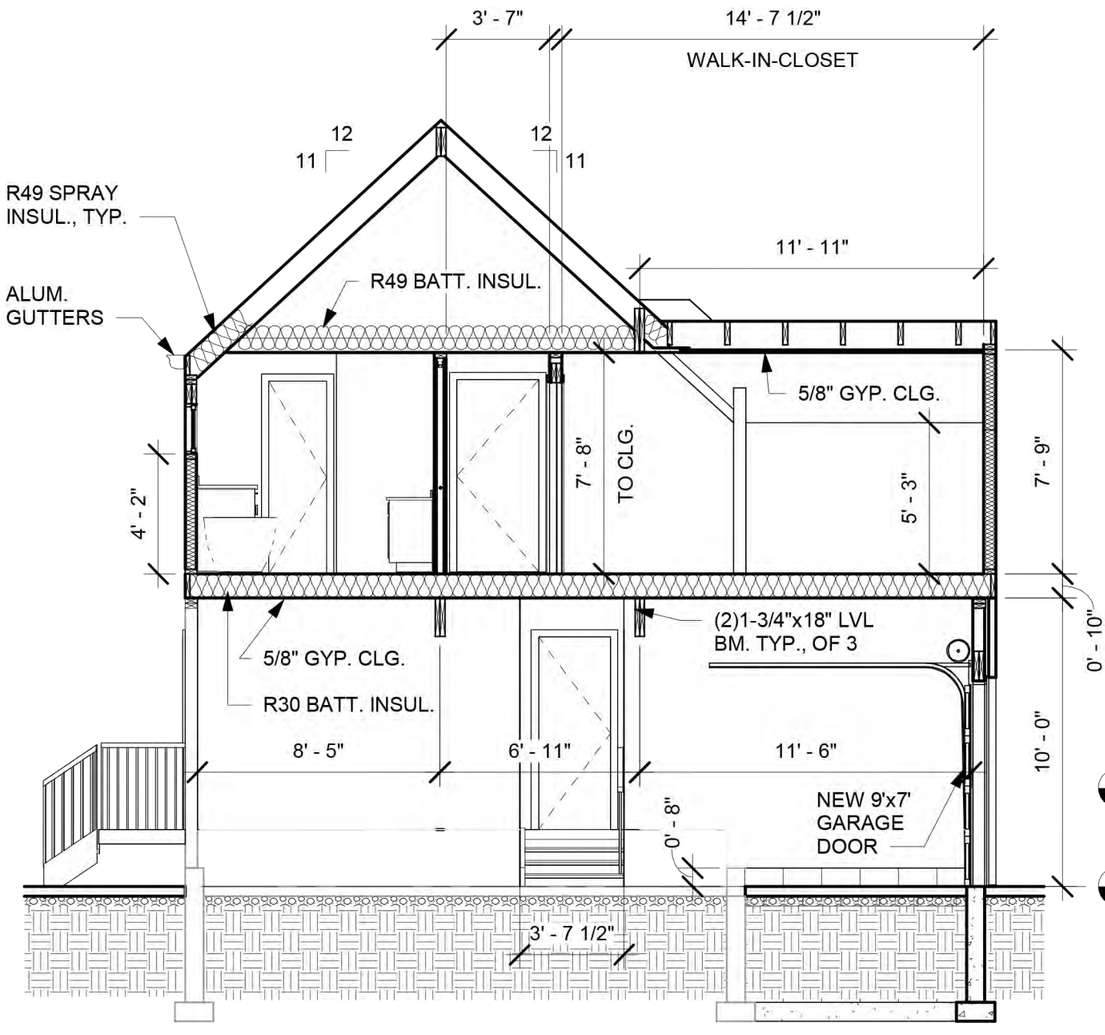
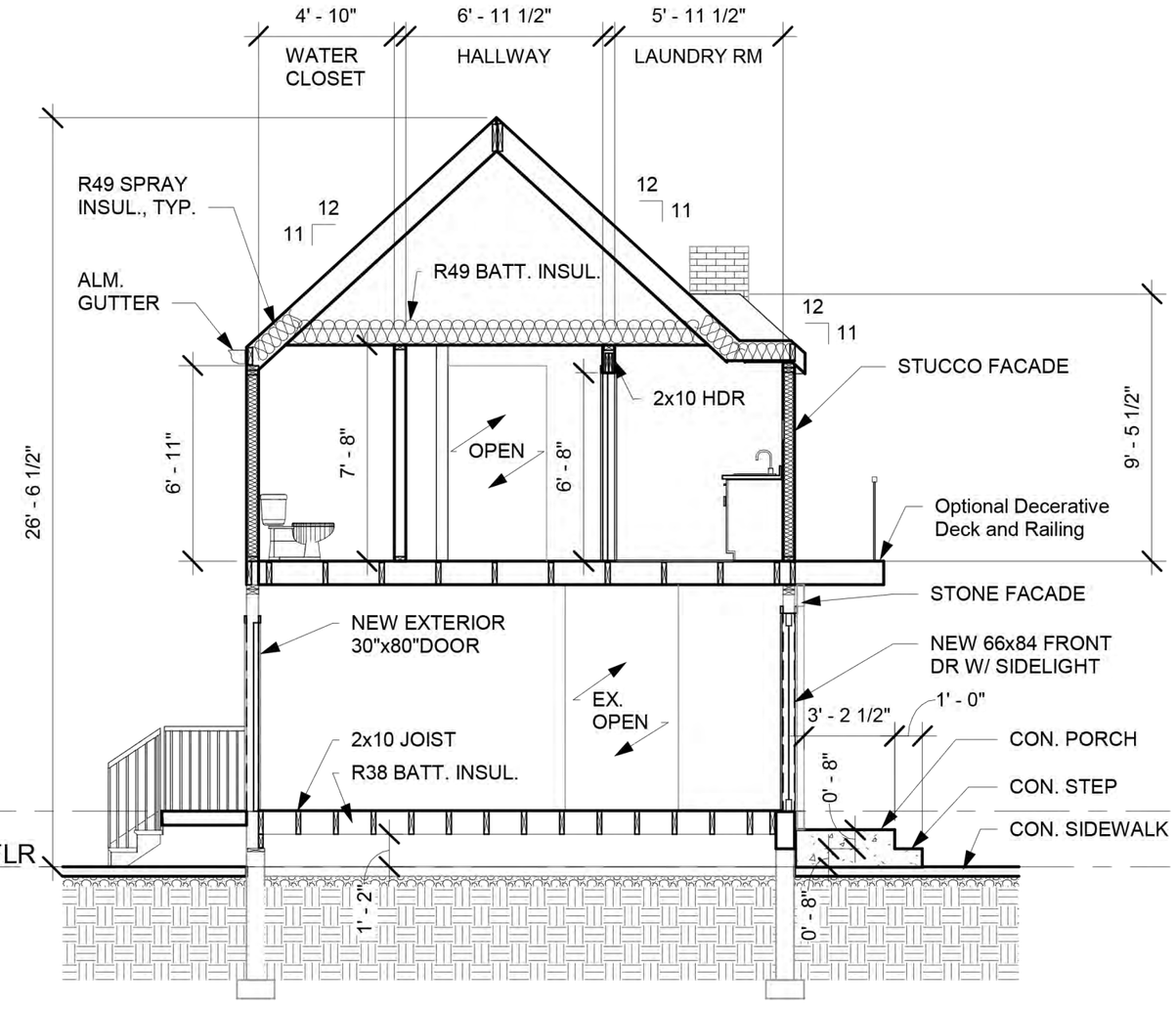


2 SECTION 1
3/16" = 1'-0"



1 SECTION 6
3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

BUILDING SECTIONS

Project number	Project Number	A103.2
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

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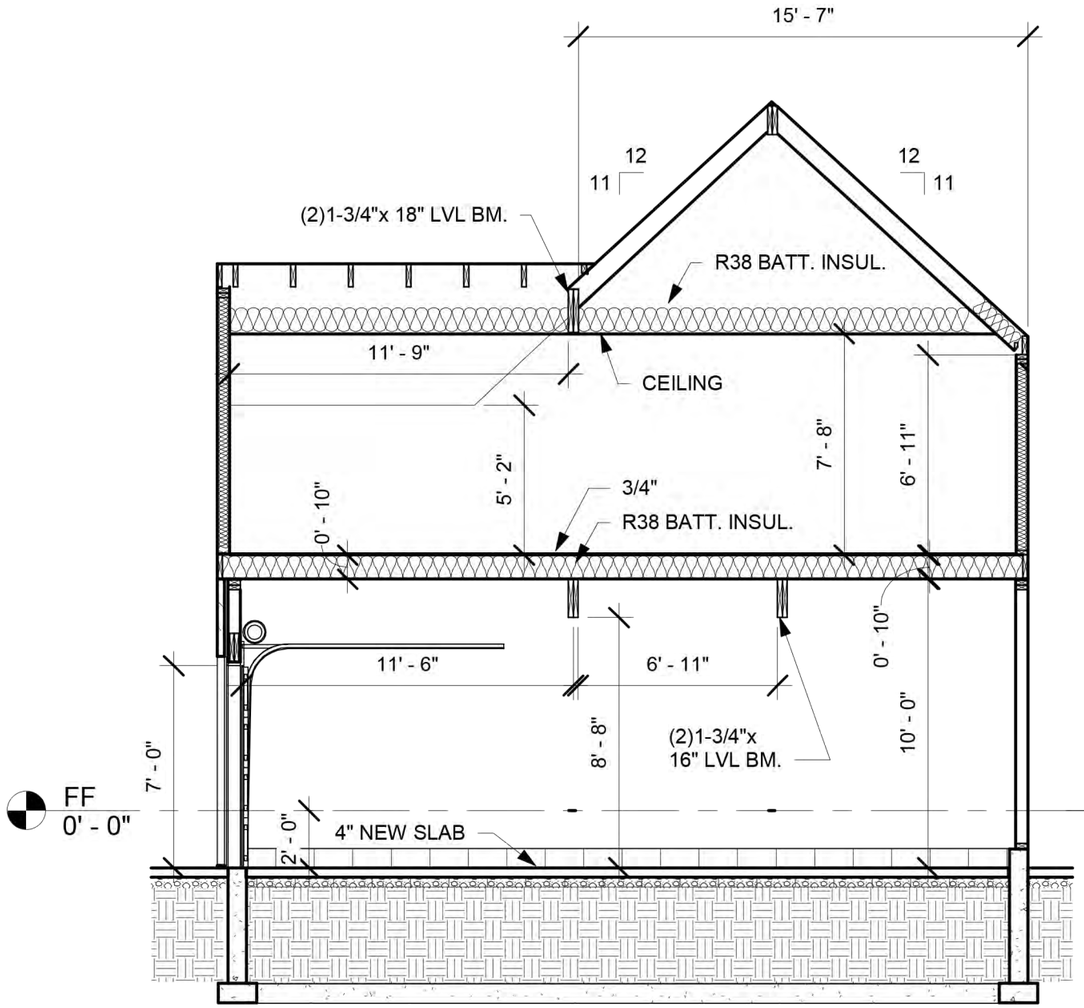
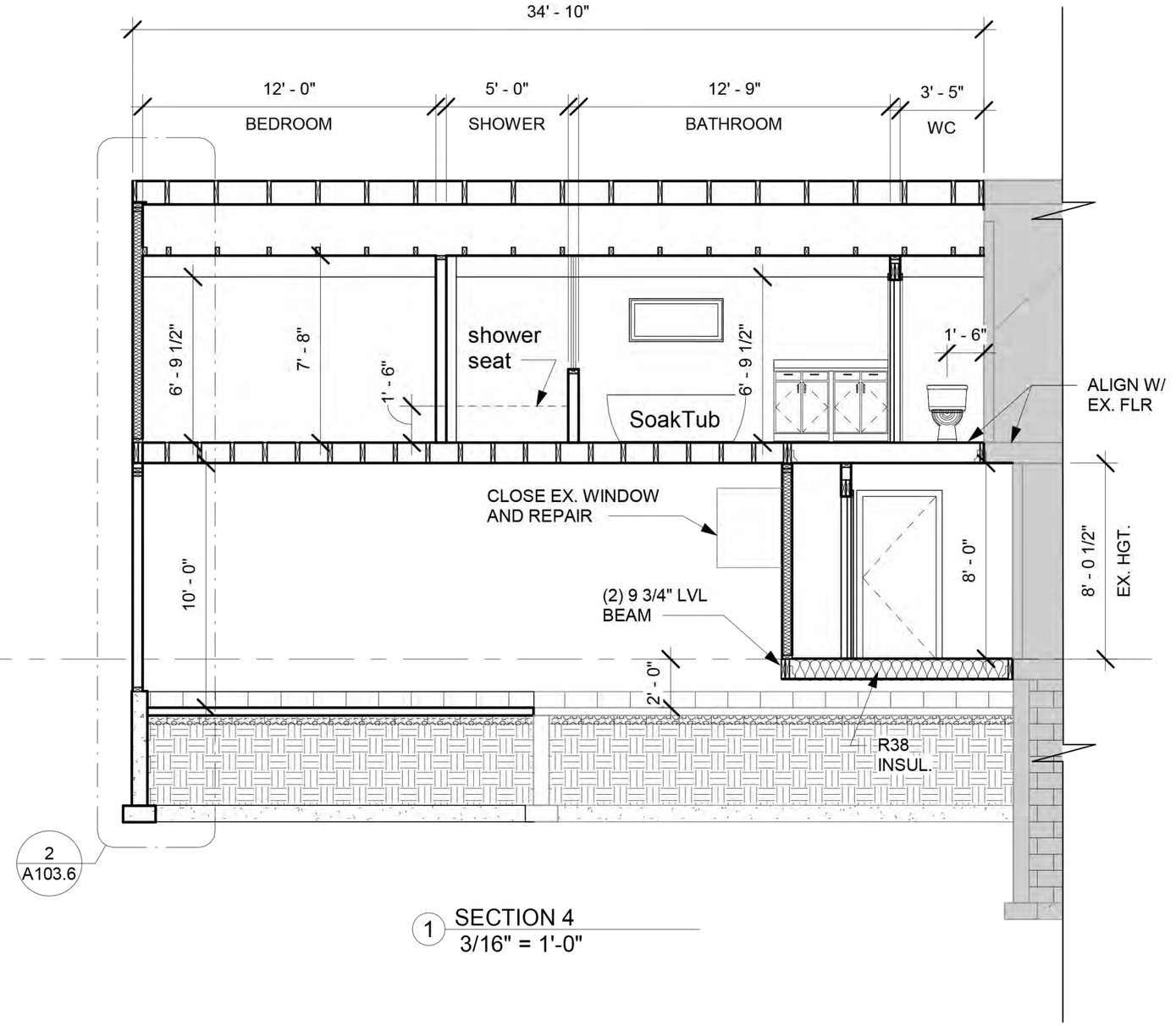


2 SECTION 3
3/16" = 1'-0"



1 SECTION 4
3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

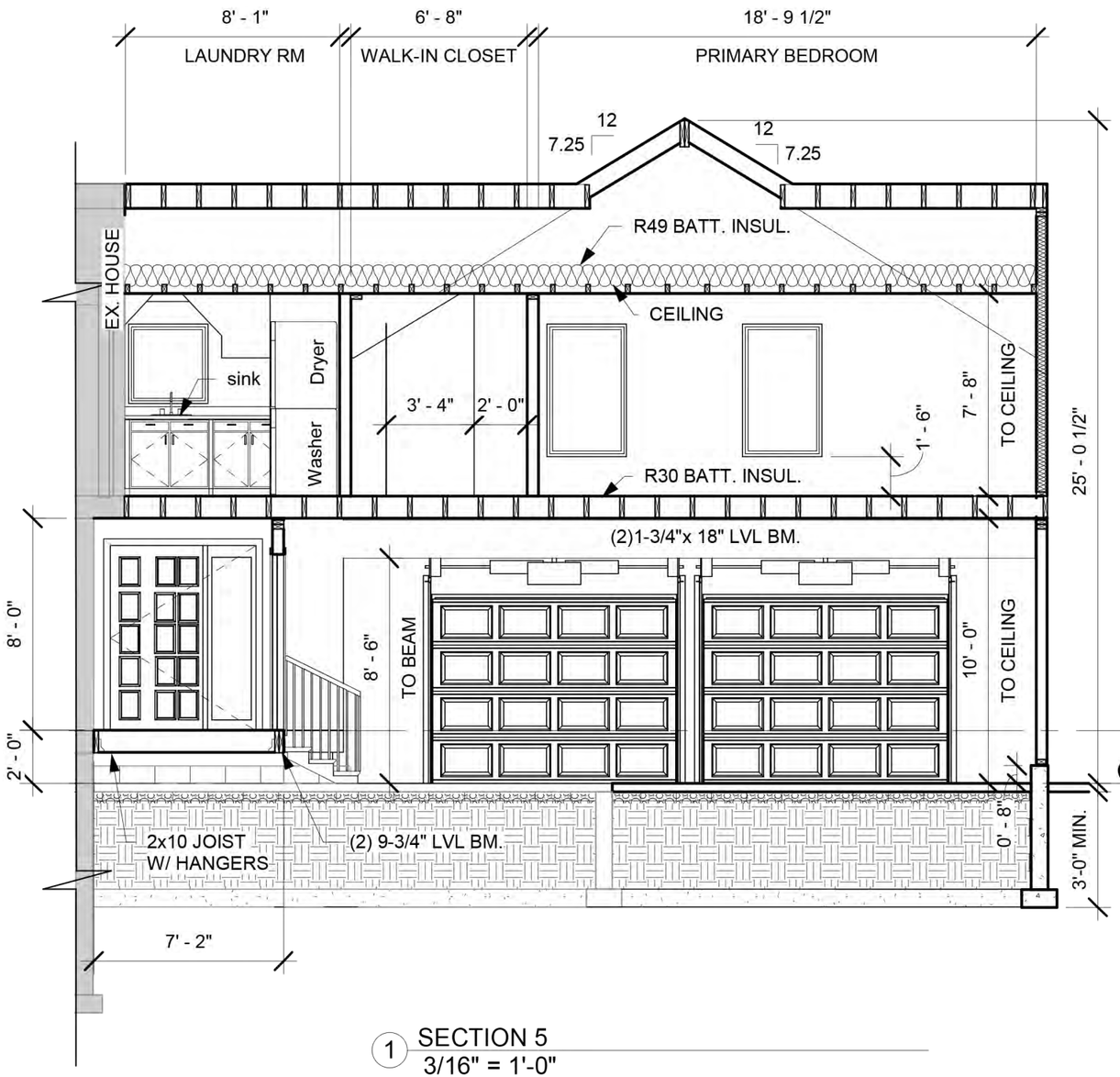
COLUMBUS, OH 43221

No.	Description	Date

BUILDING SECTIONS

Project number	Project Number	A103.3
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

12/13/2023 12:02:35 PM



1 SECTION 5
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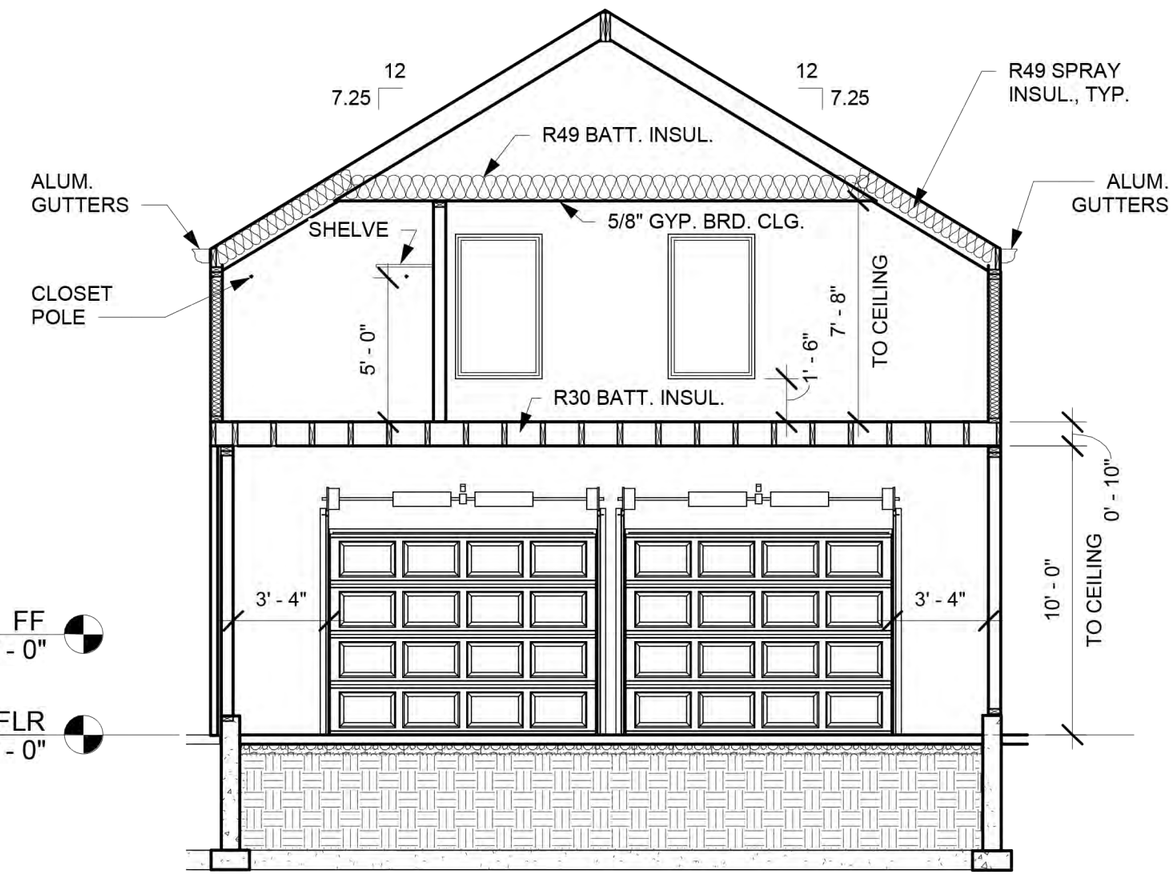

2 SECTION 2
3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

BUILDING SECTIONS

Project number	Project Number	A103.4
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

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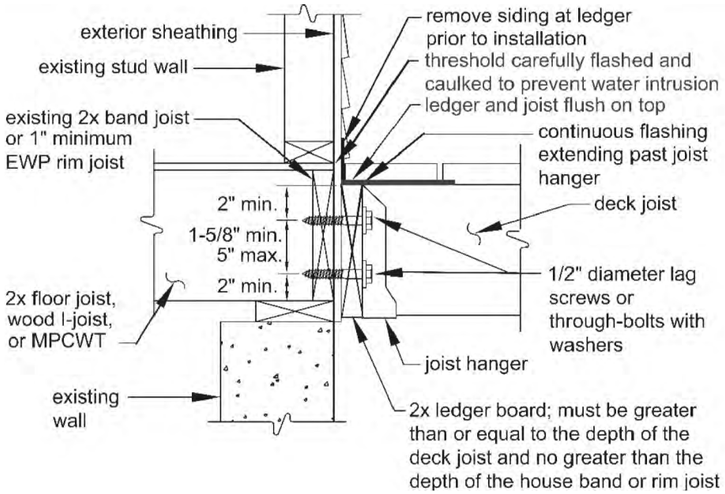
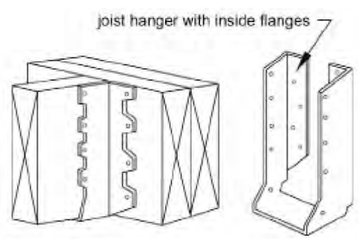


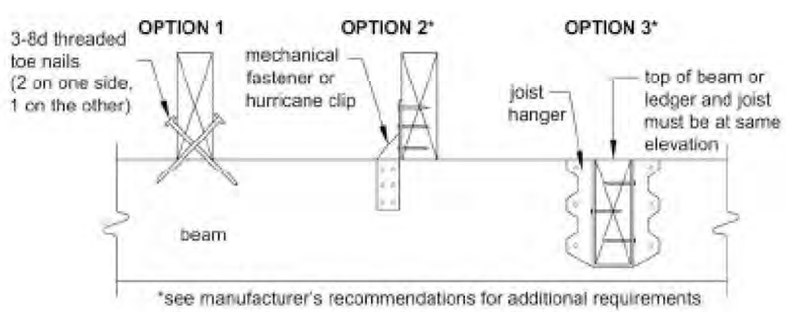
4 TYPICAL LEDGER BOARD DETAIL

N.T.S.



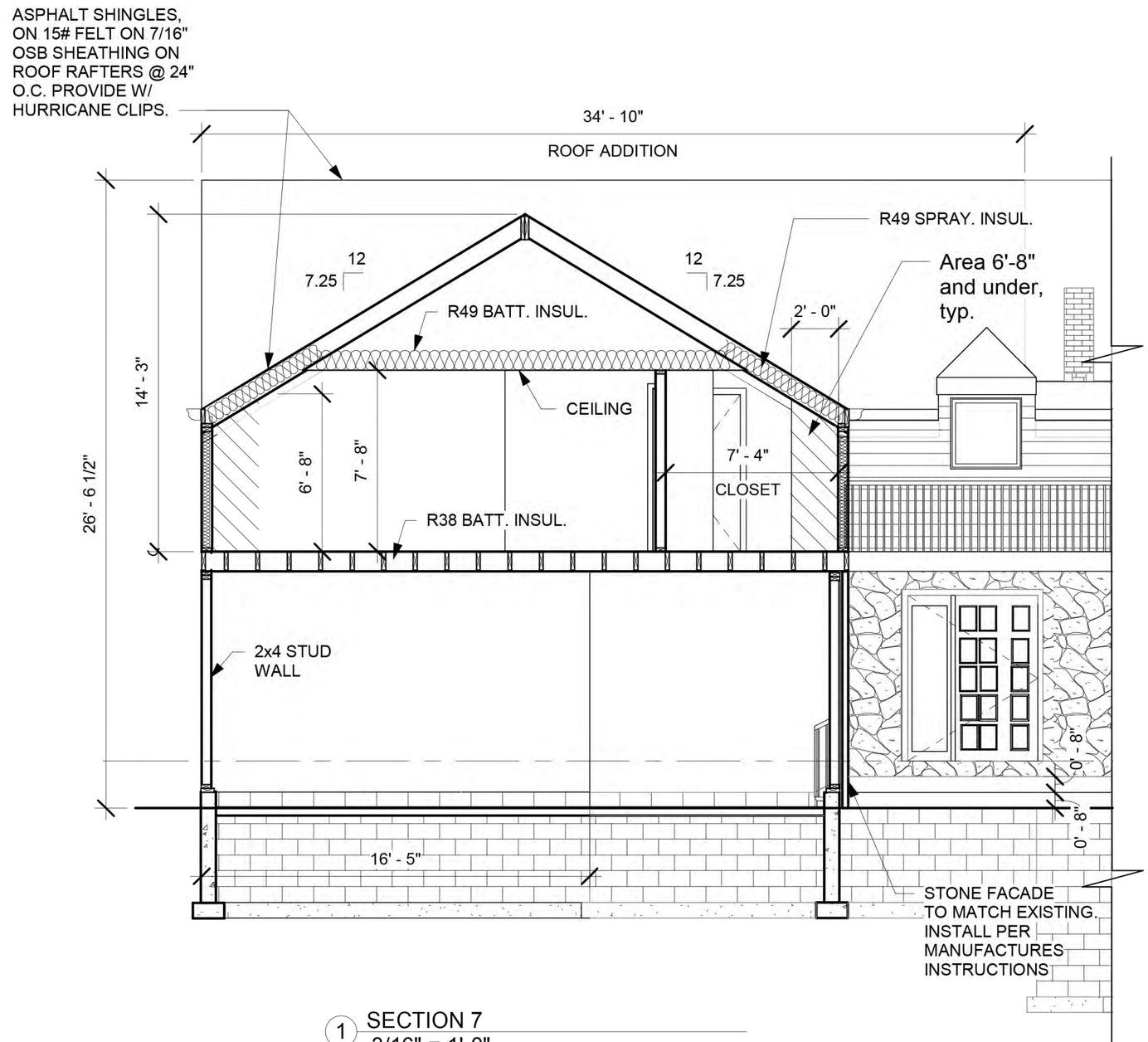
3 TYPICAL HANGER DETAIL

N.T.S.



2 TYPICAL JOIST BEAM DETAIL

N.T.S.



1 SECTION 7

3/16" = 1'-0"

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

BUILDING SECTION/ DETAILS

Project number	Project Number	A103.5
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

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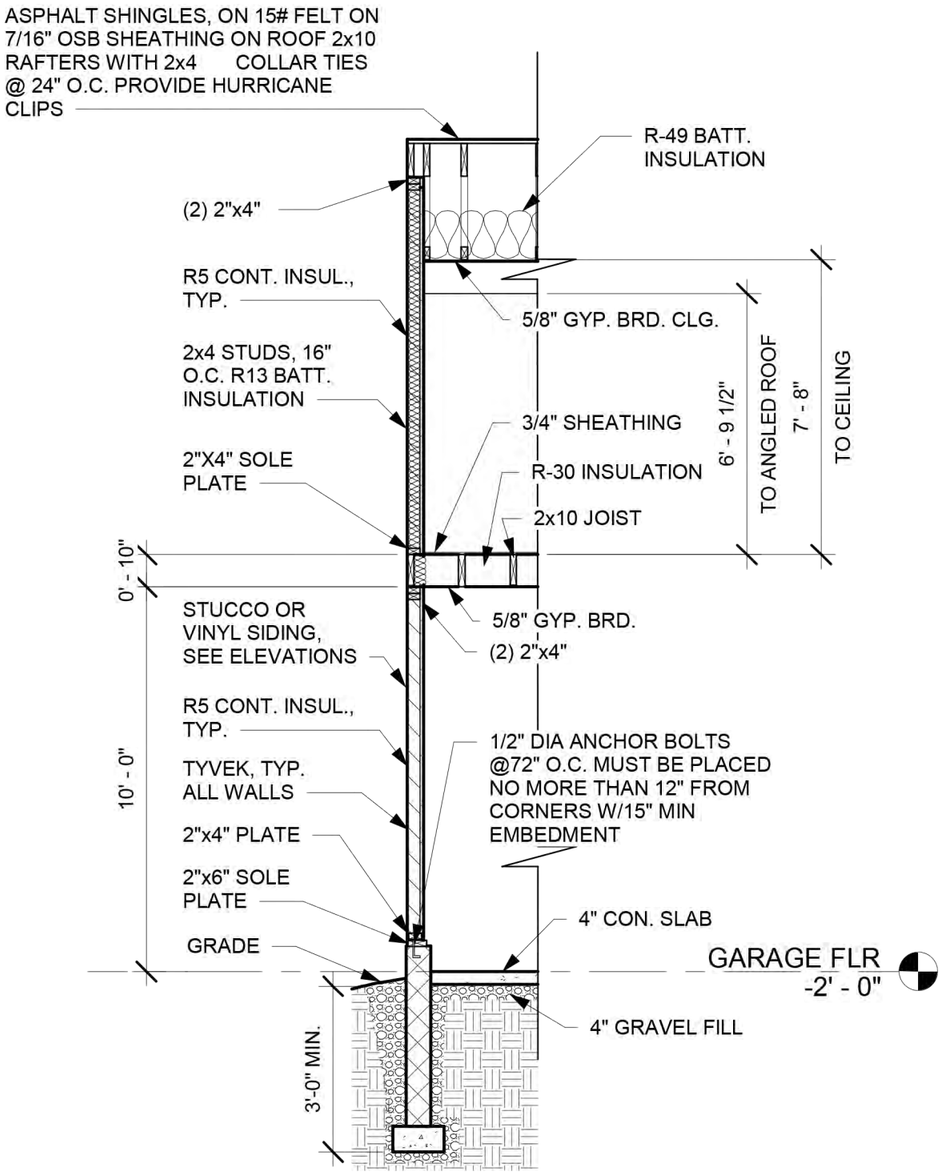
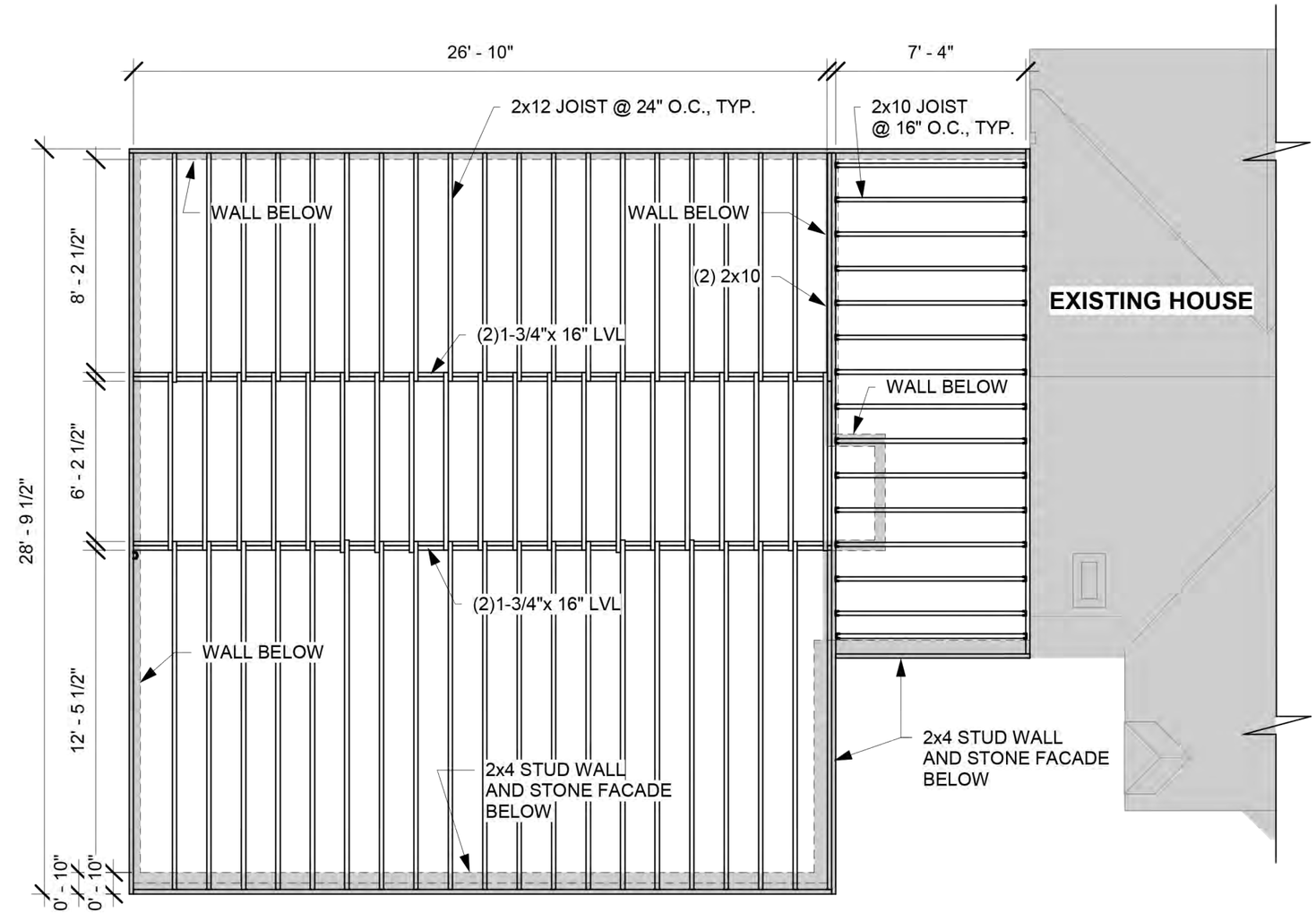


2 WALL SECTION
1/4" = 1'-0"



1 SECOND FLR FRAMING
3/16" = 1'-0"

N

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

2nd FLR FRAMING/ WALL SEC.

Project number	Project Number	A103.6
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale As indicated

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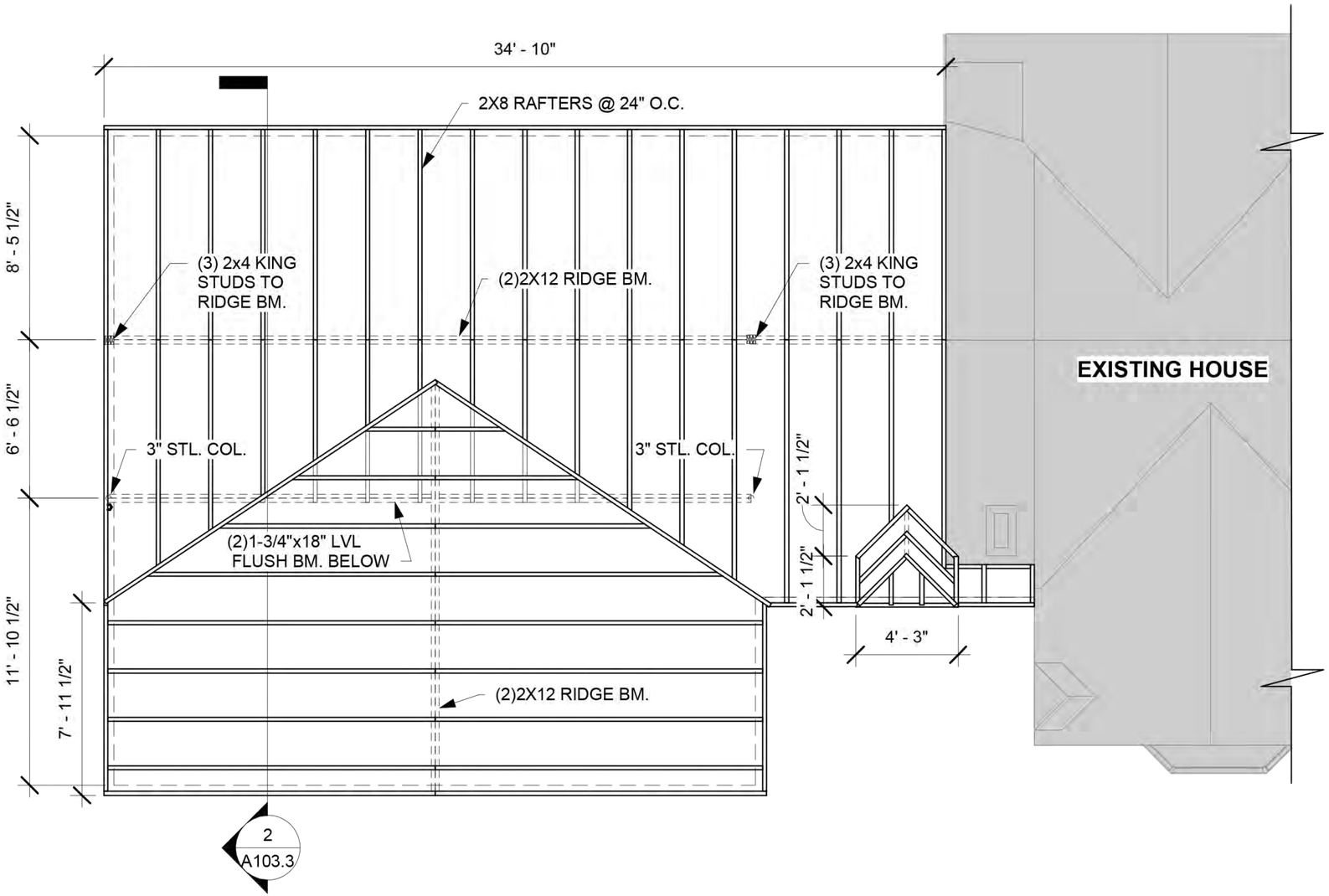
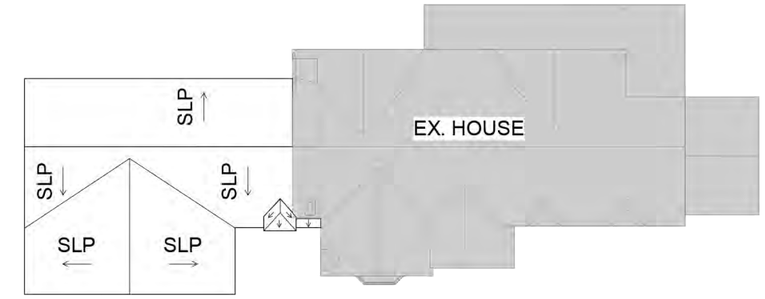
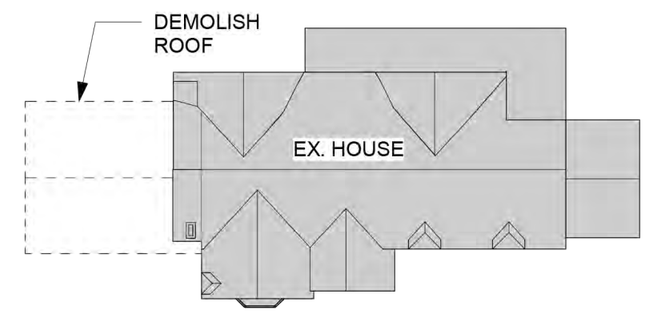


3 ROOF FRAMING PLAN
3/16" = 1'-0"



1 NEW ROOF SLOPE PLAN
1" = 20'-0"



2 EX. ROOF PLAN
1" = 20'-0"

SDM Properties LLC

2395 ANDOVER RD

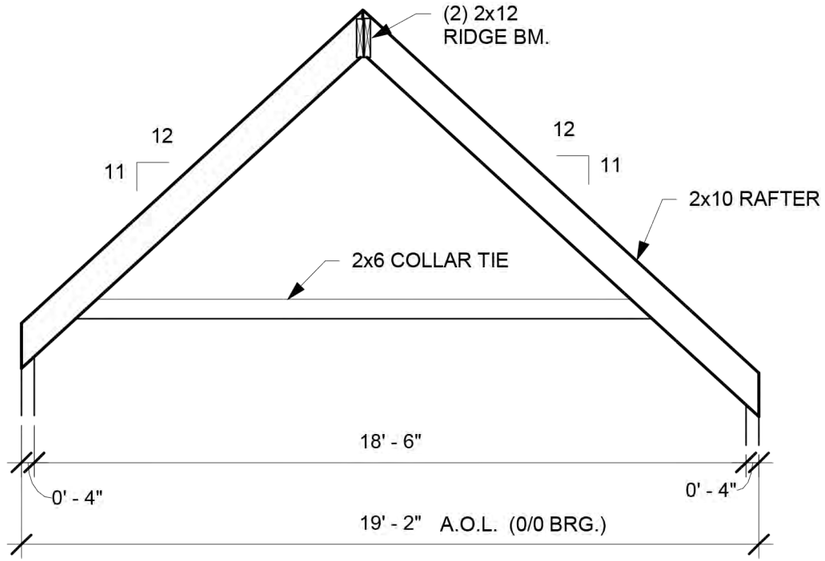
COLUMBUS, OH 43221

No.	Description	Date

ROOF FRAMING PLAN

Project number	Project Number	A104.0
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale As indicated

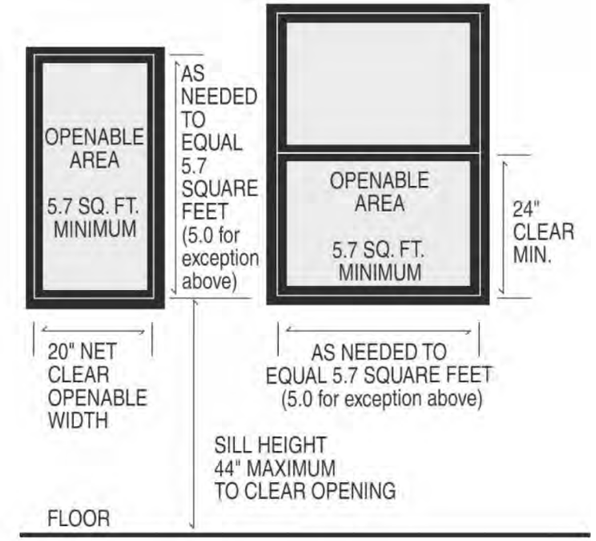
12/13/2023 12:02:38 PM



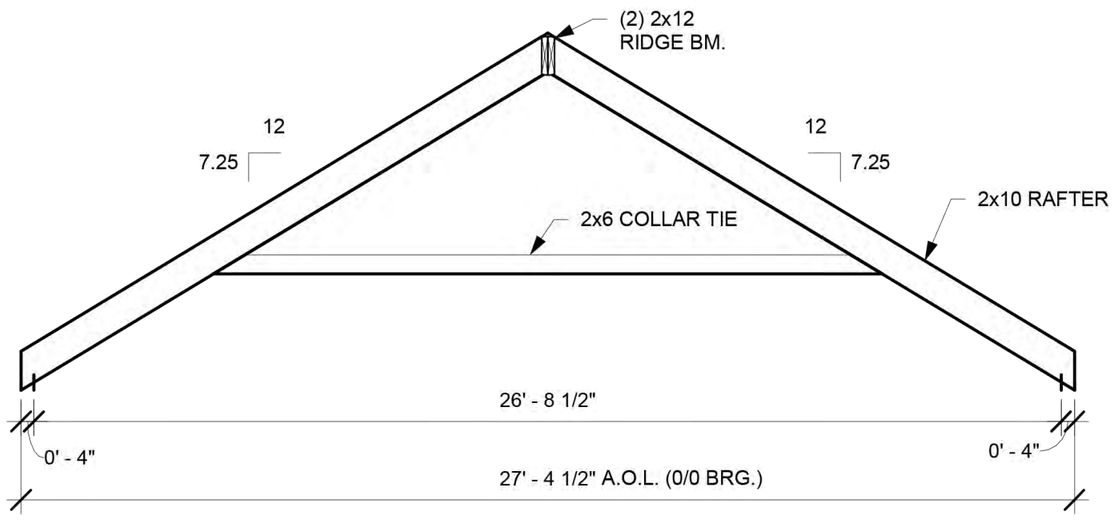
2 MAIN RAFTER DETAIL
1/4" = 1'-0"

EGRESS WINDOW NOTE:

EVERY ROOM USED FOR SLEEPING MUST HAVE AN OPERABLE WINDOW FOR EMERGENCY EGRESS. SILL HEIGHT LESS THAN 44" ABOVE FLOOR. MINIMUM NET CLEAR OPENING OF 5.7SQ.FT. (24" MIN. HEIGHT AND 20" MIN. WIDTH).



5 WINDOW EGRESS DETAIL
N.T.S.



1 RAFTER DETAIL
1/4" = 1'-0"

- ROOF TRUSS SPACING, 24" O.C.
- TOP & BOTTOM CHORDS 2x4.
- TRUSS WEB SIZE & SPACING BY TRUSS MFG'R.
- LUMBER GRADES & STRENGTH BY TRUSS MFG'R.
- DESIGN LOADS IN GENERAL NOTES.
- BRACING & BLOCKING PER TRUSS MFG'R.
- INSTALL & HANDLE TRUSSES PER LATEST T.P.I. GUIDELINES.
- TRUSS MFG'R. TO PROVIDE ENGINEERED SHOP DFAWINGS PRIOR TO TRUSS FABRICATION OR ROOF CONSTRUCTION.
- PROVIDE (1) MATCHING GABLE END WALL TRUSS.

SDM Properties LLC

2395 ANDOVER RD

COLUMBUS, OH 43221

No.	Description	Date

RAFTER/ WINDOW EGRESS

Project number	Project Number	A104.1
Date	9-22-23	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"

12/13/2023 12:02:38 PM

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: CHARLES AND ALYSON MACKEY

Location of property subject to BZAP request: 2395 ANDOVER RD, COLUMBUS 43221

This application will be heard by the Board of Zoning and Planning on: _____

Describe activity which requires Board of Zoning and Planning review:

Variance for back line of sight for garage and 2nd floor addition.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1914 BERKSHIRE RD	MURTAUGH, DANIEL & TERESA		1/20/24
1904 BERKSHIRE RD	GRAY, DANIEL A	9407111206210902423334	2/19/24
2421 ANDOVER RD	FICKELL, TODD & NATALINA		2/17/2024
2395 ANDOVER RD	MACKEY, CHARLES & ALYSON		2/19/24
1905 BERKSHIRE RD	CLEMONS, ADAM		2/17/24
1915 BERKSHIRE RD	WINDLER, TERESA H	9407111206210902471458	2/19/24
1920 CHATFIELD RD	MOORE, CHARLES & LEYLA		20JAN24
1914 CHATFIELD RD	CORONA, IGNACIO & MARIBEL		01 2024
2375 ANDOVER RD	CORNA, JOSHUA & AMY		1/20/24
2376 ANDOVER RD	JEHL, KEVIN & KAREN		1/28/24
2396 ANDOVER RD	WOODWARD, JANE & JOHN OLIVER		1/20/24
2424 ANDOVER RD	STATHULIS, EVAN & LAROE, REBECCA		1.28.24

Applicant Signature: _____ **Date:** 2/19/24

Dear Neighbor,

We are writing to let you know that we will be seeking a variance in March from the Upper Arlington Board of Zoning and Planning to expand our garage and add a 2nd story addition on top of it.

Per the Board's guidelines, the city requires that we provide written notice to all property within 100 feet of the subject property, that we will be seeking the variance at the March 20th meeting at 6 PM EST at the Upper Arlington Municipal Building.

Please do let us know if you have any questions.

Best Regards,

Charles and Alyson Mackey

2395 Andover Rd

Columbus, OH 43221

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: March 20, 2024

Subject: **POSTPONED.** 2355 North Star Road/1480 W. Lane Avenue (#23-3185) - Review of an updated Certificate of Zoning Compliance application concerning access to/from North Star Road for OhioHealth. [This application was previously subject to an appeal.]

Site Description/History

This serves as an update to Certificate of Zoning Compliance (CZC) #23-3185, which was conditionally issued in October 2023. OhioHealth is renovating and relocating to an existing office building at 1480 W. Lane Avenue and sought to improve the existing parking lot at 2455 North Star Road, which is adjacent to the office building. Staff had determined that all the proposed changes, including driveway location, coverage limits, and other concerns, complied with the UDO. The conditions on the permit included: *1) Per City Parking Agreement for after-hours public parking; 2) Pending approval of a landscape plan by the City Forester; 3) Combine the two parcels or grant a cross-access easement; and 4) Any changes to outdoor lighting fixtures must be approved by the Planning Division.* All items except #3 have been resolved. The building modifications are included in a separate zoning review which is not before the Board. The first floor of the OhioHealth building is expected to open March 25.

An adjacent property owner (Dan Callanan, who is part of the Akinita Five LLC) filed an appeal to this CZC's issuance. The Board denied that appeal at its January 17, 2024 public meeting. There has been no appeal of the Board's findings at that meeting.

As discussed below, Staff reviewed the proposed changes and finds them to be in compliance with the UDO. Although CZCs do not typically come before the Board where all UDO requirements are met, Staff is bringing these changes to the Board to review since they differ from the plan previously presented to the Board in January.

Proposal

While the appeal of the administrative appeal was pending, the driveway was widened from less than 20 feet in width to 24 feet. That widening was discussed at the appeal hearing and the Board was aware that an as-built application would be filed. That addendum for the as-built was submitted and approved by Staff. OhioHealth now proposes to expand the existing curb cut at North Star Road slightly to the north and remove the bend in the new driveway so that the approach and driveway will align. The existing street tree north of the curb cut would remain. No other changes are proposed.

Zoning Code Requirements

The Unified Development Ordinance (UDO) allows curb cuts and street openings to be up to 41 feet wide, where 35 feet of that could be a driveway. The opening here would be 30 feet. While the UDO does not allow driveway flares to cross the extended property line at the street, existing ones are permitted to be replaced like-for-like per the UDO and Streets and Services Code. The Board does have powers and duties relating to completing design reviews.

Alternatives

OhioHealth could keep the existing site development as it is, however, they have observed issues with the difference in driveway approach and the new driveway, and expressed a safety concern with their patients and employees. Other changes, such as the neighbor's request to relocate the driveway and curb cut to the center of the property, are not being considered as alternatives, especially in light of the building's pending opening and other challenges related to the site. Also, since the only issue before the Board at this meeting is OhioHealth's proposed modifications to the CZC, this is not an opportunity to readdress any concern from the January 2024 appeal hearing.

Requested Action and Findings

Staff is supportive of the expanded curb cut and re-aligned driveway, as it would create a safer, 24-foot wide access for OhioHealth patients and employees. Staff notes that the condition of the driveway prior to any improvements was narrow and in significant disrepair, which supports the need for modifications and recognizes that the driveway as-built is creating an awkward turning movement which is not ideal. For these reasons, Staff would recommend that the Board approve this revised Certificate of Zoning Compliance.

Attachments

1.	OhioHealth - Proposed Driveway
2.	OhioHealth - AsBuilt Driveway
3.	BZAP Appeal Staff Report - 2355 North Star Road

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE PARKING LOT MODIFICATIONS
2023

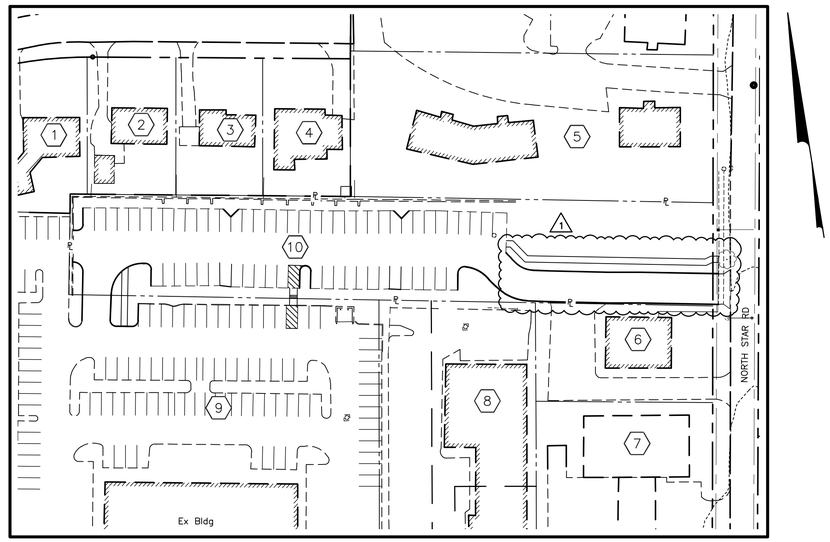
BENCH MARKS
(NAVD 1988)

BM#41 Chiseled square on the north side of a concrete light pole base located 275 feet north of the northwest building corner of 1480 W. Lane Ave.

Elev. = 837.00

BM#42 Chiseled square on the north side of a concrete light pole base located 275 feet north of the northeast corner of 1480 W. Lane Ave.

Elev. = 837.24



INDEX MAP
Scale: 1" = 60'

OWNERSHIP

1. Song Young
APN: 070-008041-00
Deed Acreage: 0.1863 ac
2. Sharon S Arnold
APN: 070-008040-00
Deed Acreage: 0.1752 ac
3. Roberta W Lindner
APN: 070-008039-00
Deed Acreage: 0.1716 ac
4. James M Vaughan
APN: 070-008038-00
Deed Acreage: 0.1735 ac
5. Ombersley Village INC
APN: 070-004514-00
Deed Acreage: 0.7651 ac
6. Akinita Five LLC
APN: 070-004548-00
Deed Acreage: 0.2487 ac
7. Emro Marketing Co
APN: 070-004168-00
Deed Acreage: 0.5425 ac
8. C-Z Company
APN: 070-004547-00
Deed Acreage: 0.8286 ac
9. Ohio Health Corporation
APN: 070-004546-00
Deed Acreage: 1.8739 ac
10. Ohio Health Corporation
APN: 070-004665-00
Deed Acreage: 0.9496 ac

STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans are to be considered a part thereof.

AA-S112
AA-S115
AA-S133B

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

SHEET INDEX

TITLE SHEET	1
GENERAL NOTES	2
DETAILS	3
EXISTING CONDITIONS AND DEMOLITION PLAN	4
PAVEMENT PLAN	5
UTILITY AND GRADING PLAN	6
EROSION CONTROL PLAN	7
LANDSCAPE PLAN	8
LANDSCAPE DETAILS AND NOTES	9

PREPARED BY:

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

STATE OF OHIO
KATHERINE S. BAUMAN
E-82869
REGISTERED PROFESSIONAL ENGINEER

Katherine S. Bauman E-82869 8/22/2023
Registered Engineer No. Date

OHIO811.org
Before You Dig

DEVELOPER/OWNER

Elford
Ally Ritter
1220 Dublin Road
Columbus, Ohio 43215
Tel: (614) 315-4277

REVISIONS

MARK	DATE	DESCRIPTION
1	01/09/24	Revision 1 - Widened Entry Drive

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
TITLE SHEET

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
January 12, 2023

SCALE
1" = 60'

JOB NO.
20230106

SHEET
1/9

J:\20230106\Dwg\04Sheets\Site Improvement Plan\20230106 - Title Sheet.dwg Last Saved By: jwhorton 3/13/2024 7:44 PM Last Printed By: Winston Jordan 3/14/2024 8:48 AM (No Xref's)

1. **SPECIFICATIONS**
The City of Columbus, together with the City of Upper Arlington specifications including all supplements thereto and the project specifications, shall govern all construction items on these plans unless otherwise noted. If conflict between specifications is found, the more strict specification will apply as decided by the Design Engineer with written approval from the City Engineer. CMSC item numbers listed refer to the City of Columbus Construction and Material Specifications (2018 edition). All design related questions shall go first to the Design Engineer for consideration, upon which, a recommendation will be made to the City Engineer for written approval.

2. **SAFETY REQUIREMENTS**
The Contractor and Subcontractor shall be solely responsible for complying with all federal, state and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also solely the responsibility of the Contractor and Subcontractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work.

3. **PERMITS**
The Contractor shall obtain all necessary permits. All necessary permits and licenses shall be obtained from the appropriate City Offices: in general, Public Infrastructure & ROW – Division of Engineering, Private Development – Development Department, prior to construction. Other permits from State OEPA, Franklin County and City of Columbus may be required; these permits shall be obtained from the appropriate jurisdiction.

Any excavation in the City Rights of Way will require the owner to obtain a Right–of–Way Construction Permit from the City Engineer's Office.

4. **WORK HOURS**
Per City Ordinance, on–site work hours in the City of Upper Arlington are between the hours of 7:30 am and 7:00 pm Monday through Saturday. Work within the right of way shall not take place between 7:00 and 9:00 am and 4:00 to 6:00 pm Monday through Friday as stated on the MOT Plan.

5. **AS-BUILTS**
As–Built drawings shall be submitted to the city for all public improvements and post construction water quality control systems before improvements will be accepted by the City.

6. **SANITARY FACILITIES**
The Contractor shall furnish and maintain sanitary convenience facilities for the workmen and inspectors for the duration of the work before improvements will be accepted by the City.

7. **OUPS NOTIFICATIONS**
The Contractor shall cause notice to be given to the Ohio Utility Protection Service (telephone number (800) 362–2764 – toll free) and to the Owners of the utility facilities shown on the plan who are not members of a registered underground protection service in accordance with Section 153.64 of the Revised Code. Said notices shall be given at least three (3) working days prior to the start of construction.

8. **SITE VISIT**
The Contractor shall perform field reconnaissance to become acquainted with the existing site conditions and the potential affects upon the work scope. Any performance of site subsurface investigations (test holes) shall be coordinated in advance with the owner as warranted. Excavated material shall be replaced in a controlled manner to minimize impact on field earthwork operations.

9. **EXISTING UTILITIES**
The identity and location of the existing underground utility facilities known to be located in the construction area have been shown on the plans as accurately as provided by the Owner of the utility. The City of Upper Arlington and/or the Engineer assumes no responsibility as to the accuracy of the locations or the depths of the underground facilities whether shown on the plans or not. Support, protection and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor. The cost of this work shall be included in the price bid for the various items.

Investigation, location, support, protection and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor. The cost of this work shall be included in the price bid for the various items. The Contractor shall cause notice to be given to the Ohio Utilities Protection Service (telephone number (800) 362–2764 – toll free) and to the Owners of the utility facilities shown on the plan who are not members of a registered underground protection service in accordance with Section 153.64 of the Revised Code. Notice shall be given at least 48 hours prior to start of construction. The following known utilities are located within the work limits of this project:

UTILITY	OWNER	TELEPHONE
Sanitary Sewer & Storm Sewer	City of Upper Arlington 3600 Tremont Road Upper Arlington, OH 43221	(614) 583–5000
Water Facilities	City of Columbus Division of Water Water Distribution Center 910 Dublin Rd. Columbus, OH 43215	(614) 645–7788
Street & Traffic Lighting	City of Upper Arlington 3600 Tremont Road Upper Arlington, OH 43221	(614) 583–5000
Electric	AEP 850 Tech Center Drive Gahanna, OH 43230	(614) 883–6839
Telephone	AT&T 111 N. 4th Street, Rm. 802 Columbus, OH 43215	(614) 223–5316
Gas	Columbia Gas 290 W. Nationwide Blvd Columbus, OH 43215	(800) 344–4077
Cable	Time Warner Cable 1266 Dublin Road Columbus, OH 43215	(614) 481–5262

When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the Owner, Design Engineer, and City Engineer.

Where potential grade conflicts might occur with existing utilities, the Contractor will be required to uncover such utilities sufficiently in advance of laying pipe or duct in order that the Engineer may determine the exact elevation and make any necessary adjustments. Cost of the above shall be included in the price bid for the various items in the Contract.

10. **MISCELLANEOUS WORK**
All items of work called for on the plans for which no specific method of payment is provided shall be performed by the Contractor and the cost of same shall be included in the price for the various related items.

11. **RIGHTS-OF-WAY**
In addition to direct requirements of the contract specifications, the Contractor shall observe and conform to the specific requirements of all rights–of–way including easements, court entries, rights–of–entry or action filed in court in accordance with the code of applicable governing agency. The cost of the operations necessary to fulfill such requirements shall be included in the lump sum price bid for the project improvement.

12. **FIRE HYDRANT USE AS TEMPORARY WATER SERVICE**
A permit must be obtained from City of Upper Arlington Fire Department and City of Columbus Division of Water, prior to connection to any fire hydrant.

Only Contractors or individuals experience using backflow prevention devices may apply for temporary use permits.

Contractor must use backflow assembly provided by the City of Columbus (deposit required) or backflow assembly that has been tested by the City of Columbus at least once during the previous year.

13. **TRAFFIC MAINTENANCE**
MOT Plan will be provided as an addendum at a later date.

All temporary traffic control devices shall be furnished, erected, maintained, and removed by the Contractor in accordance with the "Ohio Manual of Traffic Control Devices for Construction and Maintenance Operations", copies of which are available from the Ohio Department of Transportation, Bureau of Traffic, 1980 West Broad Street, Columbus, OH 43223.

Temporary single lane closure may be permitted on Northwest Boulevard. For existing drive approach removal, proposed drive approach and sidewalk installation, and water installation, contractor shall submit MOT Plan meeting OMUTCD standards to the City of Upper Arlington for review and approval prior to star of construction. proposed drive approach installation.

All trenches shall be backfilled or securely plated during non–working hours.

Steady–burning, Type "C" lights shall be required on all barricades, drums, and other similar traffic control devices used at night. Cones are not permitted at night.

Manual control of traffic by anyone other than a police officer shall not be permitted.

Any work done by the City of Upper Arlington, including the 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 expense of the Contractor at twice the City's Expense.

All permanent traffic controls not in conflict with the temporary traffic controls shall be maintained throughout this project by the Contractor. Permanent traffic controls may be temporarily relocated, as approved by the City Engineer.

The Contractor shall assume all liability for missing, damaged, and improperly placed signs.

Payment for all traffic maintenance items shall be included within the lump sum price bid for the project improvement.

14. **CONSTRUCTION LAYOUT**
General Field layout control shall be provided by the Contractor. Establishment of the necessary cut and fill stakes required to accomplish the earthwork improvements shall be coordinated by the Contractor.

15. **SECURITY FENCE**
The contractor shall construct the proposed security fence as directly the the Owner and/or his representatives.

16. **EARTHWORK OBSERVATIONS & TESTING**
All earthwork operations shall be observed and tested (as applicable) by the Registered Site Soils Engineer contracted by the Owner.

The name of the testing firm shall be submitted to the City Engineer for approval.

17. **SOILS REPORT**
Reference is made to the Subsurface Investigation Report prepared by GCI, dated September 2015. The report was prepared solely for the use of the owner and their design representative. A copy of the report many be obtained by written request, but is not for use in developing means or methods as associated with this project. The contractor may engage a geotechnical engineer to develop details necessary for construction. This may include digging test pits on the site to confirm the conditions referenced in the report.

18. **TEMPORARY SOIL EROSION AND SEDIMENT CONTROL**
Erosion and Sedimentation Control has been established throughout the project limits and can be seen on Sheet 4 Demolition Plan. General Maintenance of the existing Erosion and Sedimentation Control features shall be the obligation of the Earthwork Contractor.

All persons are responsible for NPDES compliance. However, it will be the person/firm listed on the State General Construction Permit who is responsible for NPDES compliance. Consider a co–permittee relationship with firms responsible for SWP3 implementation.

Provide copy of the NOI submission to the OEPA for coverage under the State General Construction Permit. When coverage is granted, a copy of the OEPA's letter granting coverage shall be provided to the City Engineer.

Land–disturbing activities must comply with all provisions of the Ohio EPA EROSION AND SEDIMENT CONTROL REGULATION. All land–disturbing activities shall be subject to inspection and site investigation by the Ohio EPA. Failure to comply with these regulations is subject to legal enforcement action.

19. **CONCRETE PIPE AND STRUCTURE INSPECTION**
All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products must meet City of Columbus specifications.

20. **MONUMENTS**
Any property corner pins or permanent survey markers disturbed during construction shall be reset by a registered surveyor at the Contractor's expense.

21. **SIGNS, FENCES, DRAINAGE STRUCTURES, ETC.**
All signs, fences, shrubs, drainage structures, or other physical features disturbed or damaged during the work under this Contract shall be restored to their original condition by the Contractor. Unless otherwise provided in the Contract, the cost of all such work shall be included in the price bid for the various items.

22. **DEWATERING**
Contractors installing any well, well point, pit, or other device(s) used for the purpose of removing ground water from an aquifer shall complete and file a Well Log and Drilling Report with the Ohio Department of Natural Resources within 30 days of the well completion in accordance with the Ohio Revised Code Section 1521.16 and 1524.05. In addition, any such facility shall be completed in accordance with Section 1521.15 of the Ohio Revised code. For copies of the necessary well log, drilling report, or registration forms, contact:

Ohio Deptartment of Natural Resources
Division of Water
Fountain Square
Columbus, Ohio 43224–1387
(614) 265–6717

The Contractor shall be responsible to the ODNR for registry, maintenance and abandonment of any withdrawal device used in the construction of this project.

Any well, well point, pit, or device installed for the purpose of lowering the ground water to facilitate construction of this project shall be properly abandoned in accordance with the provisions of Section 3745.9.10 of the Ohio Administrative Code or in accordance with the provisions of this plan.

The outlet for the well shall be directed into a suitable erosion control device as approved by the City Engineer.

If during construction of the sewer, the water wells belonging to nearby residences are dewatered, the Contractor shall provide potable water to the residents and if the well is unable to be re–commissioned after construction, a tap to a water line shall be provided if available or another well dug, at no extra cost to the residents.

23. **EXPOSE**
The Contractor shall expose the utility or structure indicated sufficiently in advance of laying the proposed sewer in order to verify the proposed location and elevation. Cost to be included in the price bid for the various items.

24. **CLEAN WATER CONNECTION PROHIBITED**
Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited on this project.

25. **CASTING SET TO GRADE**
Manhole/Inlet tops shall be built or subsequently adjusted to meet surface grades established for the development/project. The cost of this work is to be included in the price bid for the various sewer items.

26. **UTILITY TRENCH BACKFILL SPECIFICATION**
All backfill under pavement or within the influence line of a building foundation shall be compacted granular material meeting material Item 304 in accordance with Specification 912 or 812 for waterline.

27. **STORM SEWER**
Pipe specification for the plan improvements may be in accordance with the following (Except as designated within the profiles.)

– Reinforced concrete pipe ASTM C–76 (CMSC 706.02). Concrete classification shall be in conformance with the following unless otherwise referenced by the profiles.
  12" – 15" diameter pipe Class IV
  18" – 24" diameter pipe Class III
  30" – 60" diameter pipe Class II

– P.V.C. sewer pipe ASTM D3034 with joints as per ASTM D3212. PVC sewer pipe placement shall be limited to sewers through 15" diameter.

– Smooth–lined corrugated polyethylene pipe meeting the requirements of CMSC 707.16. (ADSN–12 or Equal)

The Contractor shall provide written certification to the Engineer reflecting the pipe material to be used along with the current City consignment list identifying the approved pipe material specification.

Concrete encasement in accordance with C.M.S.C. Item 910 shall be used with PVC Sewer Pipe and Corrugated Polyethylene Pipe for all sewer runs within paved areas that have less than 30" of cover or less than 24" of cover for RCP (top of pavement to top of pipe). Concrete encasement shall extend from structure to structure along the entire length of the pipe run.

All bedding shall be in accordance with Standard Drawing AA–S151 for rigid pipe sewer and in accordance with Standard Drawing AA–S149 for flexible pipe sewer.

All flexible sewer pipe shall be deflection tested after installation in conformance with the requirements of Item 901.21 of the City of Columbus, Construction and Material Specifications, current version.

All concrete products shall be inspected at the location of manufacture. Approved precast concrete products must meet City of Columbus specifications.

The flow in all sewers, drains, field tiles and watercourses encountered shall be maintained by the Contractor at his expense, and whenever such watercourses and drains are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor at his own cost and expense to a condition satisfactory to the Owner.

All existing inverts along with the proposed top of casting elevations shall be verified by the Contractor prior to construction of the sewer.

It is the Contractor's responsibility to schedule all needed inspections with the applicable agencies.

All structures with a depth greater than four feet shall have steps (AA–S119) installed at 16" intervals maximum.

The contractor shall ensure there is a surveyor's level and rod on the project for use in performing grade checks whenever sewer line structures or pipe are being installed. The contractor shall make this equipment available for use of and assist the City inspector in performing grade checks when requested by the inspector. The inspector will make all reasonable attempts to confine requests for assistance in performing grade elevation checks to times convenient to the contractor.

These checks will be performed to ensure the following:
a. Proper placement of each structure.
b. Proper installation of initial runs of pipe from a structure.
c. Grade, after an overnight or longer shutdown.
d. Grade, at any other time the inspector has reason to question grade of installation.

Grade checks performed by the City Inspector in no way relieve the contractor of the ultimate responsibility to ensure construction to the plan grade.

30. **UNDERDRAIN OUTLETS**
Openings shall be provided in the drainage structures or core drilled to accommodate underdrain outlets.

Extend underdrains to nearest storm structure.

31. **EXISTING STRUCTURE CORING**
The contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to structure connections for all storm sewers shall be flexible and watertight and utilize either rubber sleeve with stainless steel banding or rubber gasket compression. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1–inch beyond the inside face of the structure. Any metal that is used shall be Type–300 Series Stainless Steel. Cost to be included with Item 604 Manhole, Catch Basin, or Inlet Reconstruction.

32. **TREES**
All contractors shall maintain a minimum tree protection zone of 10–foot (or greater as defined in the field by the City Forester) as measured from the trunk of any tree located within the city rights of way. If excavation, fill, or other work is necessary within 10' of a city street tree, the city forester shall be notified and will perform a field inspection prior to work. A separate excavation permit may be required from the City Forester for work within 10' of a tree on city property per Upper Arlington Code of Ordinances chapter 907.

A separate street tree removal permit from the City Forester is required for all tree removals in the city's Right–of–Way. Any trees in the city's street rights of way that are proposed for removal shall be clearly marked in the field at least five days prior to removal. The City Forester shall be notified when trees are marked. An inspection will be performed by the City Forester prior to issuance of any removal permit. Tree removal without the appropriate permit is a violation of C.O. 907.

No tree or shrub planting shall occur in the city's street Right–of–Way except as shown on landscape plans stamped and approved by the City Forester, or approved by a separate planting permit as issued by the City Forester per C.O. 907.

Protect City trees overhanging work area from Right–of–Way. Any damage will require repairs to be performed by a certified arborist; extensive damage (as determined by the City Forester) may require the contractor to remove and replace the damaged trees, to the City Forester's satisfaction, at the contractor's expense.

33. **EARTHWORK-GENERAL**
Surface grading tolerance for hard surface areas (Parking Areas, Drives) shall not deviate more than 0.1' from proposed surface elevation. Landscape grading tolerance shall not deviate more than 0.3' from proposed surface elevation.

Stockpiling of top soil and/or excess material for these improvements or offsite hauling of topsoil/suitable material, etc. shall be coordinated with the Owner. Appropriate means for sedimentation control of the onsite stockpiles shall be provided as a matter of general practice in accordance with the required standards referenced as a part of the Mass Excavation and Demolition Plan. It is the Contractors responsibility to assure that a sufficient amount of topsoil remains so that any landscaping and landscape mounding can be completed.

The plan elevations and contours provided reflect the general grading conditions required for final completion of the site improvements. All elevations shown at curb locations are top of curb elevations. Elevations referenced at storm drainage structures indicate elevation at top of casting.

34. **SURPLUS EXCAVATION**
The Contractor shall dispose of all excess material off–site at no extra cost to the Owner or Engineer.

35. **NON RUBBER TIRED VEHICLES**
No non–rubber tired vehicles shall be moved on public streets. Exceptions may be granted by the City of Upper Arlington where short distances and special circumstances are involved. Granting of exceptions must be in writing, and any damage must be repaired by the Contractor to the satisfaction of the City of Upper Arlington.

36. **DUST CONTROL**
The contractor shall be responsible for providing Dust Control measures in accordance with COC CMS Item 616. Dust control operations shall be performed on a periodic basis and/or as directed by the City Engineer to alleviate or prevent a dust nuisance originating within the project limits.

37. **REPLACEMENT OF DRAIN TILES AND STORM SEWERS**
All drain tile and storm sewers damaged, disturbed, or removed as a result of the Contractor's operations shall be replaced with the same quality pipe or better, maintaining the same gradient as existing. The drain tile and/or storm sewer shall be connected to the curb sub–drain, storm sewer system or provided with an outlet into the roadway ditch as applicable. Replaced drain tile/storm shall be laid on compacted bedding equal in density to surrounding stratum.

38. **SEEDING**
Temporary and/or permanent seeding within the limits of disturbance shall be completed as a part of this contract bid. Cost of this work to be included in the lump sum price bid for the project improvements.

39. **RESTORATION AND CLEAN UP**
Inconvenience to the adjacent property owners and to the traveling public shall be kept to an absolute minimum. All work is to continue on a uniform basis and on schedule, particularly the restoration and clean up of disturbed areas after construction.

All fences, signs, drainage structures, valves, landscaping, etc. removed, disturbed or damaged during work within PUBLIC RIGHT–OF–WAYS and EASEMENT AREAS shall be restored to their original condition by the Contractor unless otherwise specified.

Haul route through City shall be as follow: Ackerman Road, Kenny Road and Fishinger Road. Contractor must submit any changes of the haul route to the City Engineer for approval. If any of the public roads used during construction and are damaged as a result of construction traffic related to Site Improvements as determined by the City Engineer, all requested repairs shall be made by the Contractor.

Contractors shall take care to maintain the haul road, the site and adjacent areas in as clean a condition as possible. Any debris, dirt, mud, etc., shall be cleaned daily, or as the City directs, from any adjoining streets or properties by the responsible contractor as a part of the primary construction work. This work shall be performed at no cost to the City or the property owners. If needed a wheel bath may be required. Any work performed by City Forces to clean streets will be billed to the owner at 2 times that of the City's realized costs.

40. **MAINTAIN DRAINAGE**
The flow in all sewers, drains, and watercourses encountered shall be maintained by the Contractor at his own expense, and whenever such watercourses and drains are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor at his own cost and expense, unless specific provision is made within the Contract Documents for the measure of and payment for such cost specific items, to a condition satisfactory to the Engineer.

41. **SITE GRADING**
The Contractor shall return all grades to original condition, matching undisturbed areas, so as to maintain original drainage. Cost of this work shall be included in the prices bid for the various items.

42. **STORAGE OF EQUIPMENT AND MATERIALS**
No materials or equipment shall be stored within the right–of–way or within one hundred (100) feet of any intersecting street or driveway. Compliance with these requirements along with additional provisions of the contract specifications shall not in any way relieve the Contractor of his legal responsibilities or liabilities for the safety of the public. The Contractor shall indicate his intent with regard to storage of material at the preconstruction meeting.

43. **WARRANTY**
The contractor shall be responsible of the maintenance inspection and repair of public infrastructure built in City Easement or City Right–of–Way for a period of 1 (one) year until the final acceptance of the work, and shall make any necessary repairs at no cost to the City.

44. **PEDESTRIAN PATHWAY PROVISION AND MAINTENANCE**
All signs and barricades shall be placed so that they do not cause a hazard for pedestrians. All signs, not on barricades or separators, near or over active sidewalks shall have a minimum 7' (2.1 M) vertical clearance. Signs mounted on barricades or separators shall have a minimum 1' (0.3 M) clearance above sidewalk.

Pedestrian walkways constructed by the contractor shall be kept free of any obstructions or hazards including holes, debris and mud. Other walkways damaged or dirtied by the contractor shall be immediately repaired or cleaned.

For repair or reconstruction work involving sidewalks on both sides of the street, the work shall be staged so that one side is rebuilt before the other is disrupted.

The purpose of the traffic control devices shown on this sheet is to divert and guide pedestrians whose path would otherwise enter the work area. The contractor must take additional precautions as appropriate to protect other pedestrians or residents (including children) from exposure to hazards resulting from construction operations.

Mount on Type II barricade and place not to block more than one half of the sidewalk.

When pedestrians must travel adjacent to the work zone they shall be separated by an ADA compliant pedestrian barricade, similar to safety wall by plastic safety systems.

REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE

GENERAL NOTES

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
January 12, 2023

SCALE
1" = 20'

JOB NO.
20230106

SHEET
2/9

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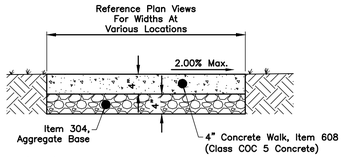
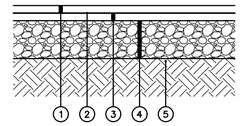


NOTES

Sidewalk Joints Shall Be In Accordance With CMSC Item 608.03 Unless Otherwise Detailed As A Part Of The Building Or Landscape Architect Plans.

A DETAIL
CONCRETE SIDEWALK
Not to Scale

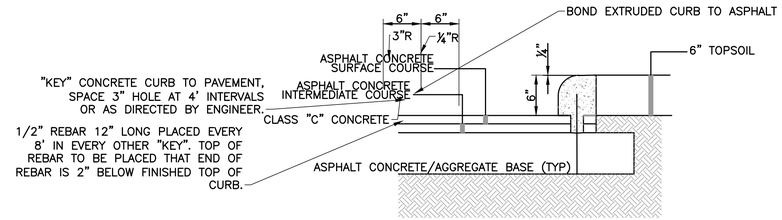


1. CMSC Item 441, 1.5" Asphalt Concrete, Surface Course, Type 1, (448) PG 64-22
2. CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.
3. CMSC Item 441, 1.5" Asphalt Concrete, Intermediate Course, Type 2, (448)
4. CMSC Item 304, 6" Aggregate Base
5. CMSC Item 204, Subgrade Compaction

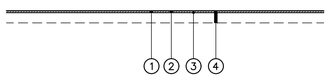
NOTES

1. Pavement Recommendation Provided By [Geotechnical Consultant] EMH&T Assumes No Liability For Pavement Section

B DETAIL
STANDARD DUTY ASPHALT PAVEMENT
Not to Scale

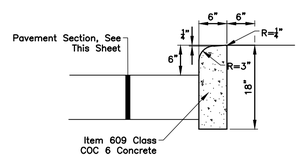


C DETAIL
EXTRUDED CURB
Not to Scale

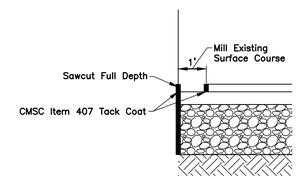


1. Item 254, 1-1/2" Pavement Planing, Asphalt Concrete
2. Item 448, 1-1/2" Asphalt Concrete, Surface Course, Type 1 Medium Traffic, PG 64-22
3. Item 407, Tack Coat (Applied @ A Rate Of 0.10 Gal./sq.yd.) Contractor Shall Clean Asphalt Surface Prior To Application.
4. Existing Pavement Or Gravel

D DETAIL
ASPHALT OVERLAY WITH PAVEMENT PLANING
Not to Scale



E DETAIL
CURB, 18" STRAIGHT WITHOUT UNDERDRAIN
Not to Scale

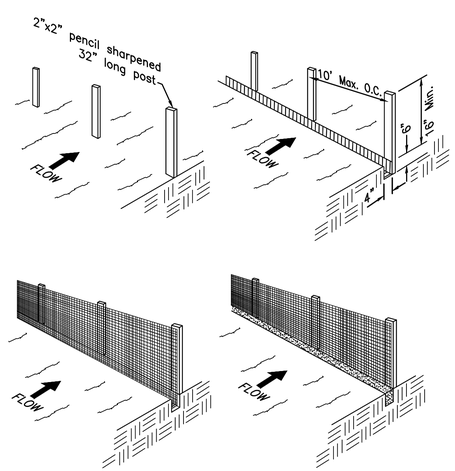


F DETAIL
SAWCUT JOINT DETAIL
Not to Scale

General Notes:
1. The height of a silt fence shall not exceed 16-inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches).
4. A trench shall be excavated approximately 4 inches wide and 6 inches deep along the line of posts and upslope from the barrier.
5. The standard strength filter fabric shall be stapled or wired to the fence, and 8 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 16 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
6. The trench shall be backfilled and soil compacted over the filter fabric.
7. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

Maintenance Notes:
1. Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
2. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
3. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

Notes:
-The use of straw wattles has proven to be a versatile and effective ESC BMP, especially in residential settings. Straw wattles may be substituted for silt fence.
-Additionally, the use of compost filter socks and compost blankets are gaining wider acceptance nationwide. They are now approved for use on all Columbus SWPPP plans and construction sites.



G DETAIL
SEDIMENT FENCE
Not to Scale

REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
DETAILS

EMH2T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
January 12, 2023

SCALE
1" = 20'

JOB NO.
20230106

SHEET
3/9

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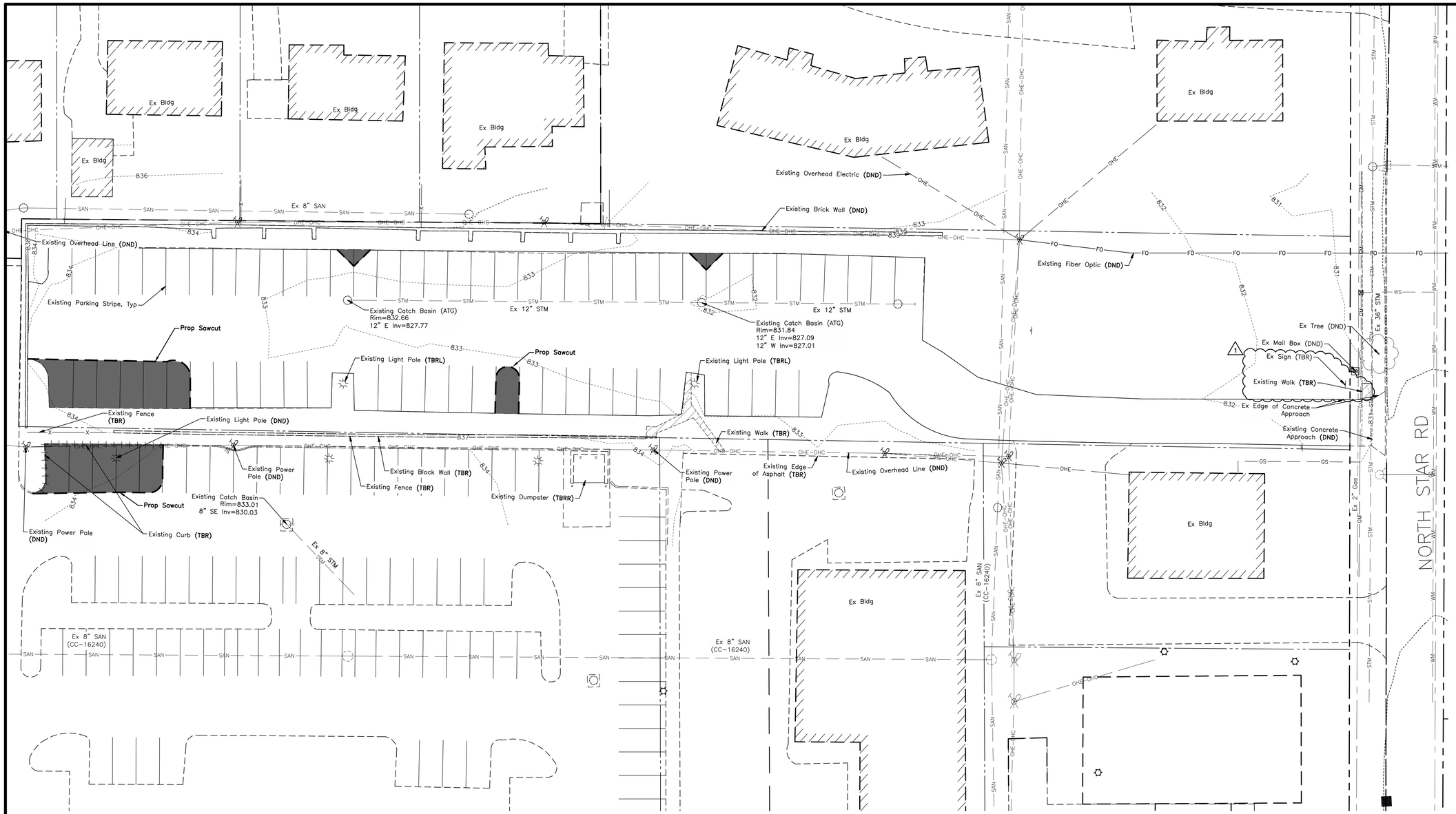

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

EXISTING LEGEND

Curb	
Sidewalk/Curb Ramp	
Fence	
Ditch	
Sanitary	
Sanitary Sewer Service	
Storm	
Gas	
Overhead Electric	
Existing Major Contours	
Existing Minor Contours	
Existing Tree Row	
(TBRL)	To Be Relocated
(TBR)	To Be Removed
(DND)	Do Not Disturb
(ATG)	Adjusted To Grade
(TBRR)	To Be Removed and Replaced

Catch Basin	
Curb & Gutter Inlet	
Manhole	
Cleanout	
Fire Hydrant	
Valve	
Building	
Sign	
Bollard	
Light Pole	
Yard Light	
Flag Pole	
Transformer	
Pull Box	
Comm Box	
Fiber Optic	
Utility Pole	
Guy Anchor	
Ex Curb To Be Removed	
Sawcut	
Ex Pavement (TBR)	
Ex Walk (TBR)	

NOTES:

1. The existing conditions & demolition plan depict site conditions prior to any construction activity being performed within this area. The Contractor shall complete a field visit prior to starting construction to verify site conditions and demolition within the limits of disturbance.
2. CAUTION: The existing utilities on this plan are shown in their approximate location. The Contractor shall be responsible for contacting OUPS and to field locate existing utilities prior to construction.
3. Any existing inlets impacted by the new construction activity will need the appropriate inlet protection for sediment control.

REVISIONS

MARK	DATE	DESCRIPTION
1	01/09/24	Revision 1 – Widened Entry Drive

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
EXISTING CONDITIONS AND DEMOLITION PLAN

EMHT
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DATE
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SCALE
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JOB NO.
20230106

SHEET
4/9

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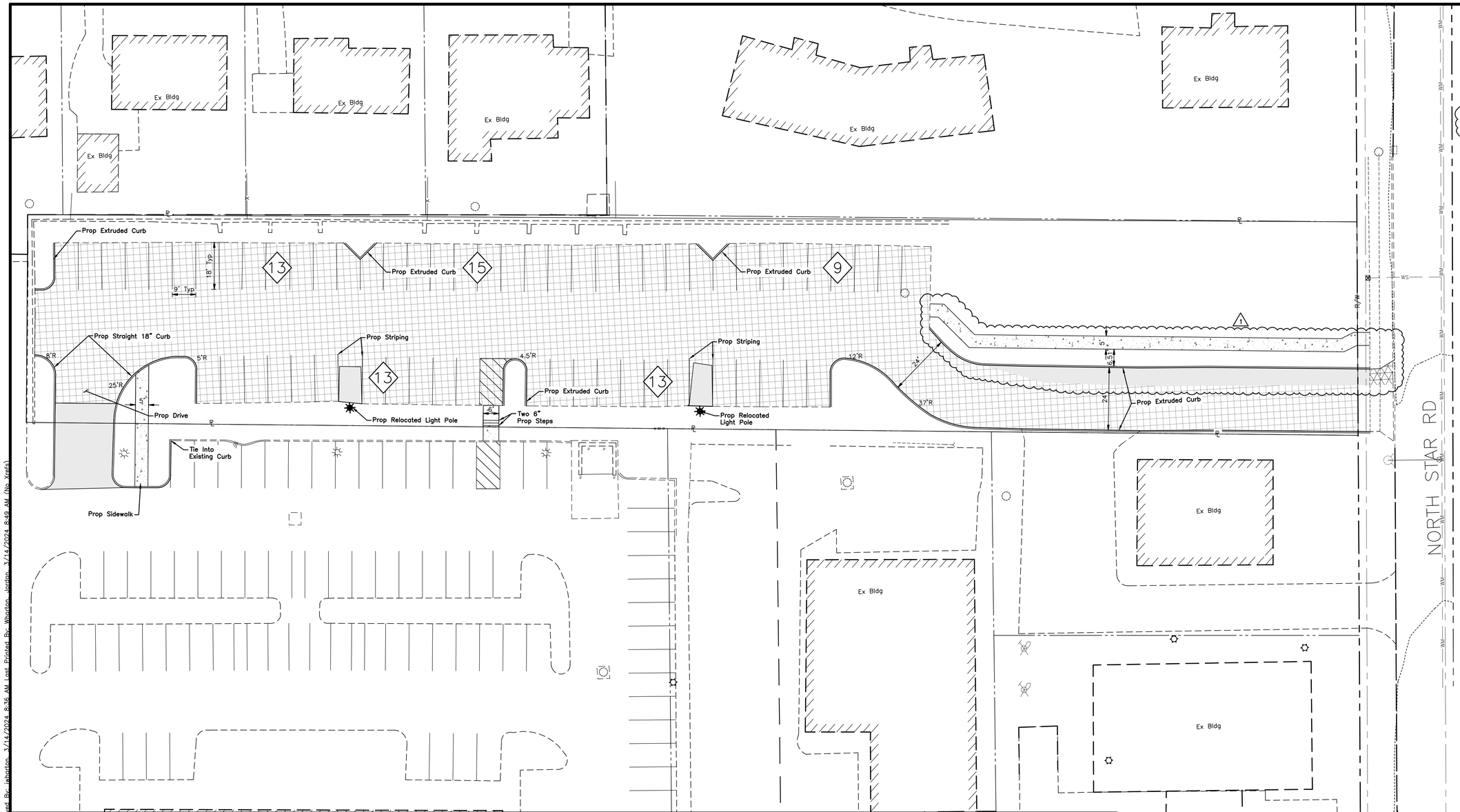

LEGEND

- Proposed Light Duty Asphalt Pavement — B/3
- Mill/Overlay — D/3
- Proposed Concrete Sidewalk — A/3
- Proposed Concrete Approach (To Match Ex) — 1
- Parking Count — C/3
- Curb — E/3

NOTES:

1. All dimensions within parking lot pavement are given from face of curb. All other dimensions are given from back of curb or edge of sidewalk/pavement.
2. All Radii on curb and sidewalk are 5' unless otherwise noted.
3. Contractor to sawcut existing pavement to create clean edge for install of new pavement. Contractor shall dowel into ex pavement per ODOT Standard Drawing BP-2.2
4. Striping shall be applied to asphalt surfaces per ODOT Item 642-Traffic Paint.
5. Lighting improvements are shown for reference only. See Site Electrical Plan, SE.01 for more information.

GRAPHIC SCALE

0 10 20 40

1 inch =20 feet

PARKING TABLE

EX Spaces	73
Spaces Removed	11
Total Remaining	62

EXISTING LEGEND

- Curb
- Sidewalk/Curb Ramp
- Fence
- Ditch
- Sanitary
- Sanitary Sewer Service
- Storm
- Gas
- Overhead Electric
- Existing Major Contours
- Existing Minor Contours
- Existing Tree Row
- (TBRL) To Be Relocated
- (TBR) To Be Removed
- (DND) Do Not Disturb
- (ATG) Adjusted To Grade
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Cleanout
- Fire Hydrant
- Valve
- Building
- Sign
- Bollard
- Light Pole
- Yard Light
- Flag Pole
- Transformer
- Pull Box
- Comm Box
- Fiber Optic
- Utility Pole
- Guy Anchor

LOT COVERAGE

Total Acreage =	.95 ac
EX =	23,467 s.f.
PROP =	25,140 s.f.
Lot Coverage =	61%
Total change in impervious area	1,673 s.f.

REVISIONS

MARK	DATE	DESCRIPTION
1	01/09/24	Revision 1 - Widened Entry Drive

Elford

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PAVEMENT PLAN

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emht.com

DATE: January 12, 2023

SCALE: 1" = 20'

JOB NO.: 20230106

SHEET: 5/9

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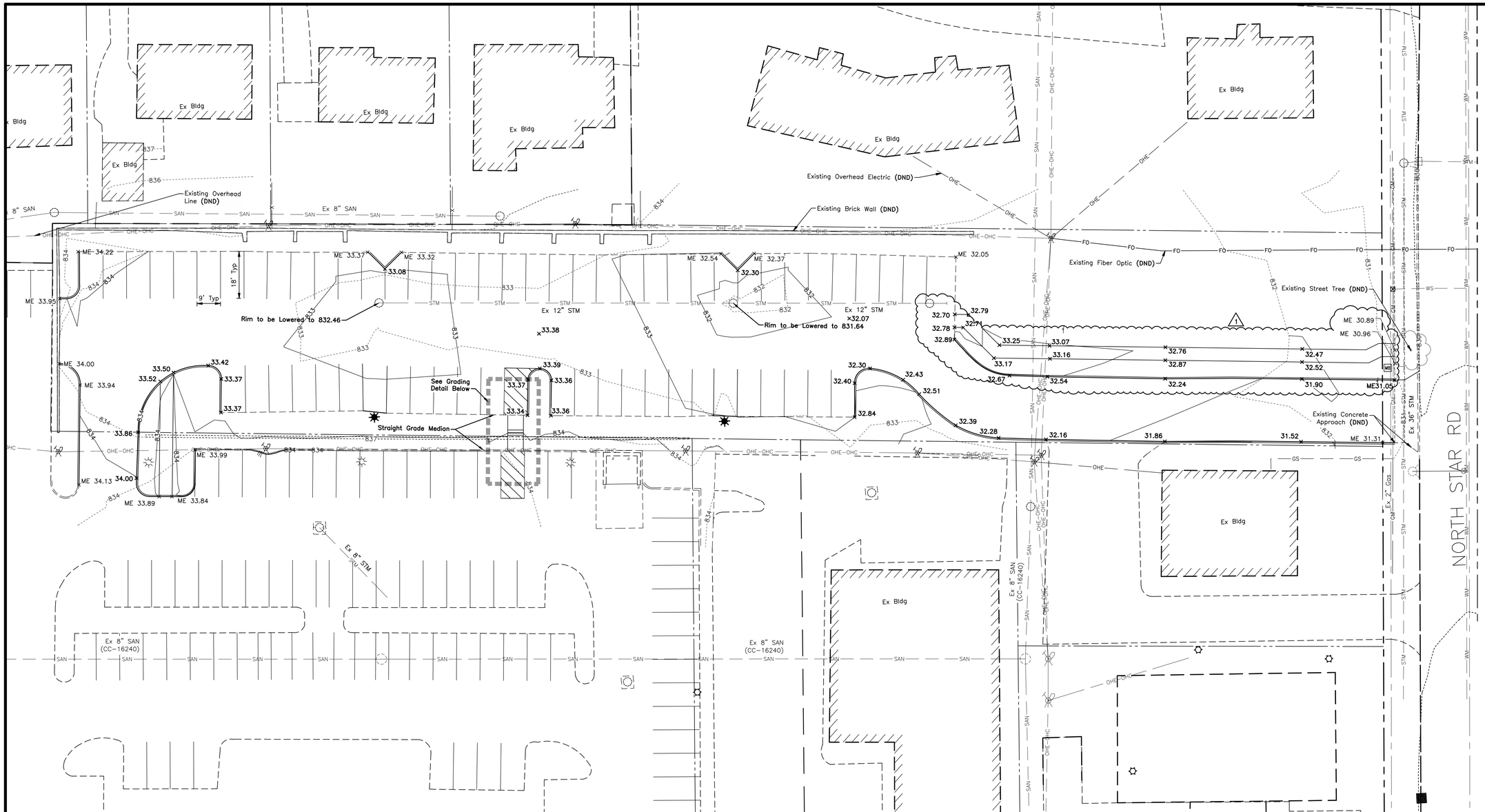


NOTE:

CAUTION: The existing utilities on this plan are shown in their approximate location. The Contractor shall be responsible for contacting OUPS and to field locate existing utilities prior to construction.

GRAPHIC SCALE

0 10 20 40

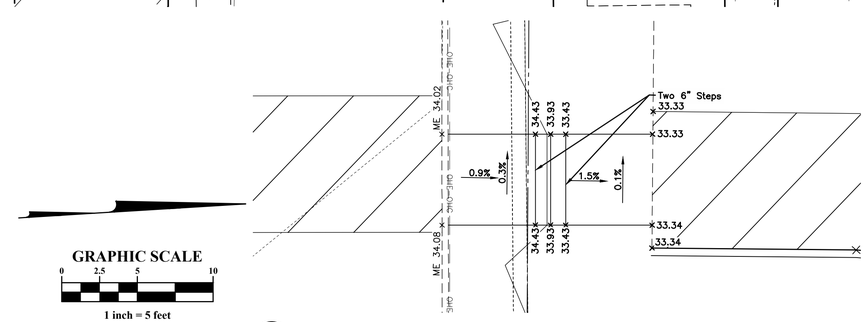
1 inch = 20 feet

EXISTING LEGEND

- Curb
- Sidewalk/Curb Ramp
- Fence
- Ditch
- Sanitary
- Sanitary Sewer Service
- Storm
- Gas
- Overhead Electric
- Existing Major Contours
- Existing Minor Contours
- Existing Tree Row
- (TBRL) To Be Relocated
- (TBR) To Be Removed
- (DND) Do Not Disturb
- (ATG) Adjusted To Grade
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Cleanout
- Fire Hydrant
- Valve
- Building
- Sign
- Bollard
- Light Pole
- Yard Light
- Flag Pole
- Transformer
- Pull Box
- Comm Box
- Fiber Optic
- Utility Pole
- Guy Anchor

PROPOSED LEGEND

- XXX.XX PROPOSED SPOT ELEVATION
- Ex XXX.XX SPOT ELEVATION BY OTHERS
- 820 / 819 PROPOSED CONTOURS
- ME XXX.XX MATCH EXISTING



GRAPHIC SCALE

0 2.5 5 10

1 inch = 5 feet

A DETAIL
SIDEWALK GRADING DETAIL

1" = 5'

REVISIONS

MARK	DATE	DESCRIPTION
1	01/09/24	Revision 1 – Widened Entry Drive

ELFORD

CITY OF UPPER ARLINGTON; FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
UTILITY AND GRADING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
JANUARY 12, 2023

SCALE
1" = 20'

JOB NO.
20230106

SHEET
6/9

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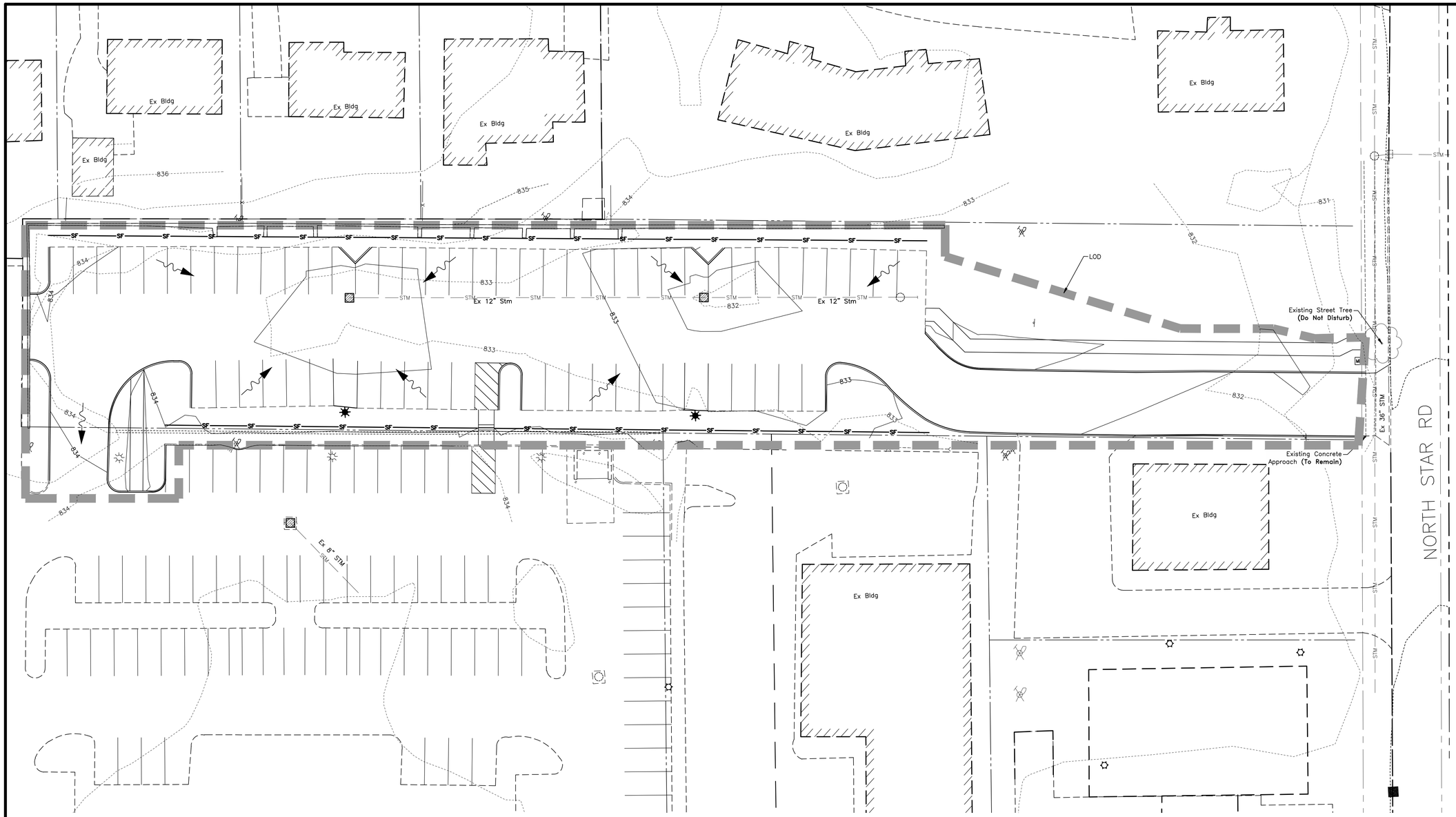

LEGEND

- Flood Routing Arrow
- Flow Arrow
- Existing Contours (XX1, XX5)
- Proposed Contours (XX1, XX5)
- Limits of Disturbance
- Silt Fence (See Detail, Sheet 7)
- Dandy Bag Sediment Filter (See Detail, Sheet 9)

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

REVISIONS

MARK	DATE	DESCRIPTION

ELFORD

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR

OHIO HEALTH LANE

EROSION CONTROL PLAN

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5500 New Albany Road, Columbus, OH 43054
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DATE
JANUARY 12, 2023

SCALE
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JOB NO.
20230106

SHEET
7/9

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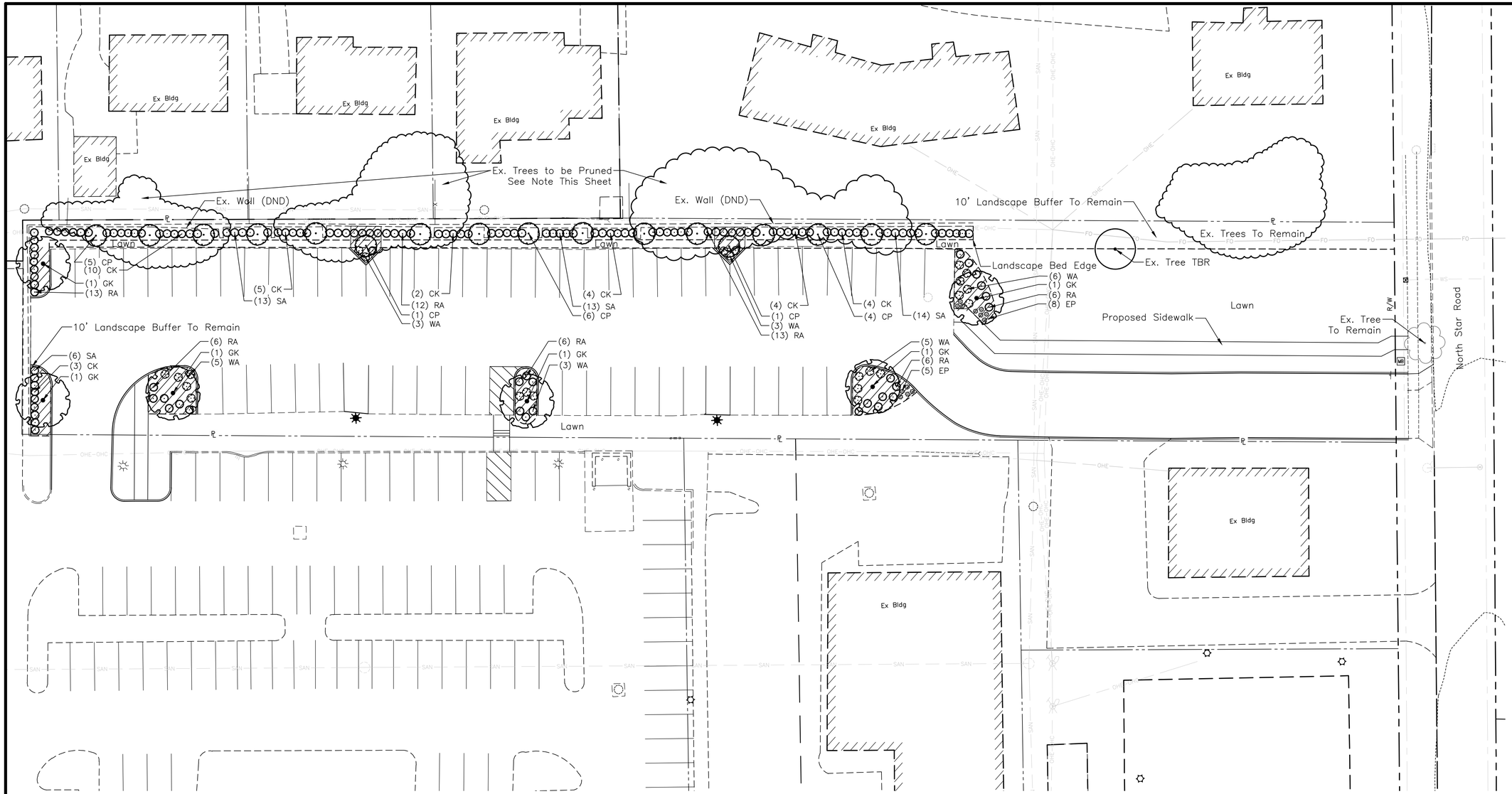

LANDSCAPE CALCULATIONS

Refer to City of Upper Arlington Ohio Code of Ordinances

6.07 Landscaping, Screening, and Buffering

(I) Minimum Landscape Buffer: Any property within a planned mixed use district shall contain a minimum buffer of at least 10 feet in width, except street frontages

(1)Fence or wall: Existing Wall to Remain
(2)Fence or wall Screening: One type G shrub planted every 3 feet within the landscape buffer.
(3)Canopy and Shielding – At least one type A, B, C, or D tree shall be installed at a minimum of every 20 feet within the landscape buffer and shall exceed the height of the adjacent fence at installation.

Type B Tree Installed every 20 feet

(J) Parking Area Landscaping

(1) Landscape Islands: PMUD requires one landscape island between every 15 parking spaces. One type A, B, or C tree shall be in each landscape island, and shrubbery, hedges, or other landscape plants shall be used to compliment the tree.
(2) Interior Green Space Ratio: Interior parking lot landscaping shall cover at least 8% of the parking area

Parking Surface Area:
±19,520 x .08 = ±1,562 sq. ft. of landscaped area needed

±1,572 sq. ft. landscaped area provided

(3) Minimum Landscape Buffer: Provided. See 6.07(I) above.
(4) Adjacent to public right of way: Not Applicable

NOTE: Existing treeline on the northside of the parking lot will need to be pruned to allow enough elevation for the proposed trees.

PLANT SCHEDULE PARKING LOT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	CP	17	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	2" Cal.	B&B
	GK	6	Gymnocladus dioica	Kentucky Coffeetree	3" Cal.	B&B
	TS	14	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' Ht.	B&B
SHRUBS						
	CK	32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#3	Cont.
	RA	63	Ribes alpinum	Alpine Currant	24" Ht.	Cont.
	SA	46	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	24" Ht.	Cont.
	WA	25	Weigela florida 'Alexandra'	Wine & Roses Weigela	24" Ht.	Cont.
PERENNIALS						
	EP	13	Echinacea x 'Purple Emperor'	Purple Emperor Coneflower	#2	Cont.

GRAPHIC SCALE
0 10 20 40
1 inch =20 feet

REVISIONS

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1	01/09/24	Revision 1 – Widened Entry Drive

ELFORD

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
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OHIO HEALTH LANE
LANDSCAPE PLAN

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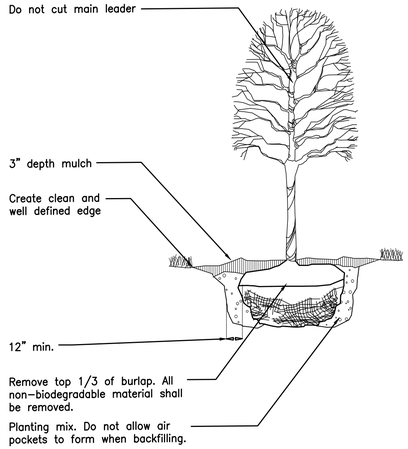
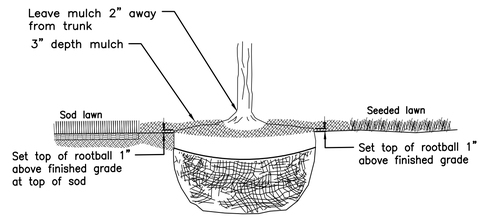


Deciduous Tree Planting
No Scale



Rootball Setting
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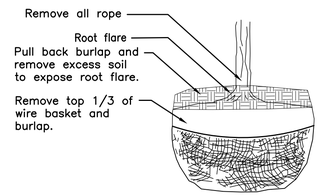

Rootball Preparation
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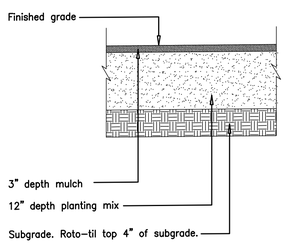
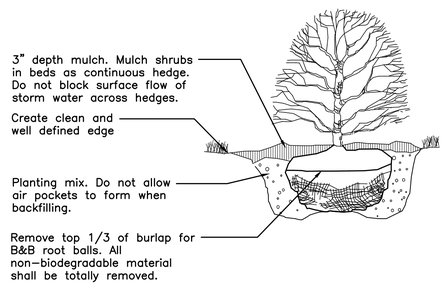


Planting Area Establishment
No Scale



Shrub Planting
No Scale

GENERAL NOTES:

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
19. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subrade. Place remaining Planting Mix in settled 6 inch lifts.
20. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
21. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
22. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
23. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
27. All annuals to be provided by Contractor from available seasonal stock.
28. Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
29. Lawn seed shall not have less than 98 percent purity and shall not have less than 90 percent germination.

REVISIONS			
MARK	DATE	DESCRIPTION	

ELFORD

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE

LANDSCAPE DETAILS AND NOTES

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
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DATE
JANUARY 12, 2023

SCALE
1" = 20'

JOB NO.
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SHEET
9/9

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CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
PARKING LOT MODIFICATIONS
2023

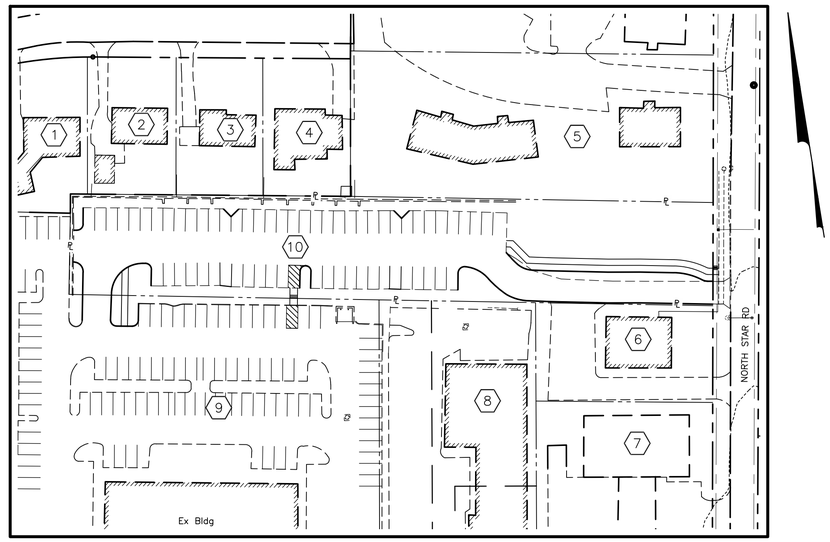
BENCH MARKS
(NAVD 1988)

BM#41 Chiseled square on the north side of a concrete light pole base located 275 feet north of the northwest building corner of 1480 W. Lane Ave.

Elev. = 837.00

BM#42 Chiseled square on the north side of a concrete light pole base located 275 feet north of the northeast corner of 1480 W. Lane Ave.

Elev. = 837.24



INDEX MAP
Scale: 1" = 60'

OWNERSHIP

1. Song Young
APN: 070-008041-00
Deed Acreage: 0.1863 ac
2. Sharon S Arnold
APN: 070-008040-00
Deed Acreage: 0.1752 ac
3. Roberta W Lindner
APN: 070-008039-00
Deed Acreage: 0.1716 ac
4. James M Vaughan
APN: 070-008038-00
Deed Acreage: 0.1735 ac
5. Ombersley Village INC
APN: 070-004514-00
Deed Acreage: 0.7651 ac
6. Akinita Five LLC
APN: 070-004548-00
Deed Acreage: 0.2487 ac
7. Emro Marketing Co
APN: 070-004168-00
Deed Acreage: 0.5425 ac
8. C-Z Company
APN: 070-004547-00
Deed Acreage: 0.8286 ac
9. Ohio Health Corporation
APN: 070-004546-00
Deed Acreage: 1.8739 ac
10. Ohio Health Corporation
APN: 070-004665-00
Deed Acreage: 0.9496 ac

STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans are to be considered a part thereof.

AA-S112
AA-S115
AA-S133B

GRAPHIC SCALE
0 30 60 120

1 inch = 60 feet

SHEET INDEX

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PAVEMENT PLAN	5
UTILITY AND GRADING PLAN	6
EROSION CONTROL PLAN	7
LANDSCAPE PLAN	8
LANDSCAPE DETAILS AND NOTES	9

DEVELOPER/OWNER

Elford
Ally Riiter
1220 Dublin Road
Columbus, Ohio 43215
Tel: (614) 315-4277

OHIO811.org
Before You Dig

PREPARED BY:

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

STATE OF OHIO
KATHERINE S. BAUMAN
E-82869
REGISTERED PROFESSIONAL ENGINEER

Katherine S. Bauman E-82869 8/22/2023
Registered Engineer No. Date

REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
TITLE SHEET

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5500 New Albany Road, Columbus, OH 43054
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DATE
October 17, 2023

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JOB NO.
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SHEET
1/9

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1. **SPECIFICATIONS**
The City of Columbus, together with the City of Upper Arlington specifications including all supplements thereto and the project specifications, shall govern all construction items on these plans unless otherwise noted. If conflict between specifications is found, the more strict specification will apply as decided by the Design Engineer with written approval from the City Engineer. CMSC item numbers listed refer to the City of Columbus Construction and Material Specifications (2018 edition). All design related questions shall go first to the Design Engineer for consideration, upon which, a recommendation will be made to the City Engineer for written approval.

2. **SAFETY REQUIREMENTS**
The Contractor and Subcontractor shall be solely responsible for complying with all federal, state and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also solely the responsibility of the Contractor and Subcontractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work.

3. **PERMITS**
The Contractor shall obtain all necessary permits. All necessary permits and licenses shall be obtained from the appropriate City Offices: in general, Public Infrastructure & ROW – Division of Engineering, Private Development – Development Department, prior to construction. Other permits from State OEPA, Franklin County and City of Columbus may be required; these permits shall be obtained from the appropriate jurisdiction.

Any excavation in the City Rights of Way will require the owner to obtain a Right–of–Way Construction Permit from the City Engineer's Office.

4. **WORK HOURS**
Per City Ordinance, on–site work hours in the City of Upper Arlington are between the hours of 7:30 am and 7:00 pm Monday through Saturday. Work within the right of way shall not take place between 7:00 and 9:00 am and 4:00 to 6:00 pm Monday through Friday as stated on the MOT Plan.

5. **AS-BUILTS**
As–Built drawings shall be submitted to the city for all public improvements and post construction water quality control systems before improvements will be accepted by the City.

6. **SANITARY FACILITIES**
The Contractor shall furnish and maintain sanitary convenience facilities for the workmen and inspectors for the duration of the work before improvements will be accepted by the City.

7. **OUPS NOTIFICATIONS**
The Contractor shall cause notice to be given to the Ohio Utility Protection Service (telephone number (800) 362–2764 – toll free) and to the Owners of the utility facilities shown on the plan who are not members of a registered underground protection service in accordance with Section 153.64 of the Revised Code. Said notices shall be given at least three (3) working days prior to the start of construction.

8. **SITE VISIT**
The Contractor shall perform field reconnaissance to become acquainted with the existing site conditions and the potential affects upon the work scope. Any performance of site subsurface investigations (test holes) shall be coordinated in advance with the owner as warranted. Excavated material shall be replaced in a controlled manner to minimize impact on field earthwork operations.

9. **EXISTING UTILITIES**
The identity and location of the existing underground utility facilities known to be located in the construction area have been shown on the plans as accurately as provided by the Owner of the utility. The City of Upper Arlington and/or the Engineer assumes no responsibility as to the accuracy of the locations or the depths of the underground facilities whether shown on the plans or not. Support, protection and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor. The cost of this work shall be included in the price bid for the various items.

Investigation, location, support, protection and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor. The cost of this work shall be included in the price bid for the various items. The Contractor shall cause notice to be given to the Ohio Utilities Protection Service (telephone number (800) 362–2764 – toll free) and to the Owners of the utility facilities shown on the plan who are not members of a registered underground protection service in accordance with Section 153.64 of the Revised Code. Notice shall be given at least 48 hours prior to start of construction. The following known utilities are located within the work limits of this project:

UTILITY	OWNER	TELEPHONE
Sanitary Sewer & Storm Sewer	City of Upper Arlington 3600 Tremont Road Upper Arlington, OH 43221	(614) 583–5000
Water Facilities	City of Columbus Division of Water Water Distribution Center 910 Dublin Rd. Columbus, OH 43215	(614) 645–7788
Street & Traffic Lighting	City of Upper Arlington 3600 Tremont Road Upper Arlington, OH 43221	(614) 583–5000
Electric	AEP 850 Tech Center Drive Gahanna, OH 43230	(614) 883–6839
Telephone	AT&T 111 N. 4th Street, Rm. 802 Columbus, OH 43215	(614) 223–5316
Gas	Columbia Gas 290 W. Nationwide Blvd Columbus, OH 43215	(800) 344–4077
Cable	Time Warner Cable 1266 Dublin Road Columbus, OH 43215	(614) 481–5262

When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the Owner, Design Engineer, and City Engineer.

Where potential grade conflicts might occur with existing utilities, the Contractor will be required to uncover such utilities sufficiently in advance of laying pipe or duct in order that the Engineer may determine the exact elevation and make any necessary adjustments. Cost of the above shall be included in the price bid for the various items in the Contract.

10. **MISCELLANEOUS WORK**
All items of work called for on the plans for which no specific method of payment is provided shall be performed by the Contractor and the cost of same shall be included in the price for the various related items.

11. **RIGHTS-OF-WAY**
In addition to direct requirements of the contract specifications, the Contractor shall observe and conform to the specific requirements of all rights–of–way including easements, court entries, rights–of–entry or action filed in court in accordance with the code of applicable governing agency. The cost of the operations necessary to fulfill such requirements shall be included in the lump sum price bid for the project improvement.

12. **FIRE HYDRANT USE AS TEMPORARY WATER SERVICE**
A permit must be obtained from City of Upper Arlington Fire Department and City of Columbus Division of Water, prior to connection to any fire hydrant.

Only Contractors or individuals experience using backflow prevention devices may apply for temporary use permits.

Contractor must use backflow assembly provided by the City of Columbus (deposit required) or backflow assembly that has been tested by the City of Columbus at least once during the previous year.

13. **TRAFFIC MAINTENANCE**
MOT Plan will be provided as an addendum at a later date.

All temporary traffic control devices shall be furnished, erected, maintained, and removed by the Contractor in accordance with the "Ohio Manual of Traffic Control Devices for Construction and Maintenance Operations", copies of which are available from the Ohio Department of Transportation, Bureau of Traffic, 1980 West Broad Street, Columbus, OH 43223.

Temporary single lane closure may be permitted on Northwest Boulevard. For existing drive approach removal, proposed drive approach and sidewalk installation, and water installation, contractor shall submit MOT Plan meeting OMUTCD standards to the City of Upper Arlington for review and approval prior to star of construction. proposed drive approach installation.

All trenches shall be backfilled or securely plated during non–working hours.

Steady–burning, Type "C" lights shall be required on all barricades, drums, and other similar traffic control devices used at night. Cones are not permitted at night.

Manual control of traffic by anyone other than a police officer shall not be permitted.

Any work done by the City of Upper Arlington, including the 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 expense of the Contractor at twice the City's Expense.

All permanent traffic controls not in conflict with the temporary traffic controls shall be maintained throughout this project by the Contractor. Permanent traffic controls may be temporarily relocated, as approved by the City Engineer.

The Contractor shall assume all liability for missing, damaged, and improperly placed signs.

Payment for all traffic maintenance items shall be included within the lump sum price bid for the project improvement.

14. **CONSTRUCTION LAYOUT**
General Field layout control shall be provided by the Contractor. Establishment of the necessary cut and fill stakes required to accomplish the earthwork improvements shall be coordinated by the Contractor.

15. **SECURITY FENCE**
The contractor shall construct the proposed security fence as directly the the Owner and/or his representatives.

16. **EARTHWORK OBSERVATIONS & TESTING**
All earthwork operations shall be observed and tested (as applicable) by the Registered Site Soils Engineer contracted by the Owner.

The name of the testing firm shall be submitted to the City Engineer for approval.

17. **SOILS REPORT**
Reference is made to the Subsurface Investigation Report prepared by GCI, dated September 2015. The report was prepared solely for the use of the owner and their design representative. A copy of the report many be obtained by written request, but is not for use in developing means or methods as associated with this project. The contractor may engage a geotechnical engineer to develop details necessary for construction. This may include digging test pits on the site to confirm the conditions referenced in the report.

18. **TEMPORARY SOIL EROSION AND SEDIMENT CONTROL**
Erosion and Sedimentation Control has been established throughout the project limits and can be seen on Sheet 4 Demolition Plan. General Maintenance of the existing Erosion and Sedimentation Control features shall be the obligation of the Earthwork Contractor.

All persons are responsible for NPDES compliance. However, it will be the person/firm listed on the State General Construction Permit who is responsible for NPDES compliance. Consider a co–permittee relationship with firms responsible for SWP3 implementation.

Provide copy of the NOI submission to the OEPA for coverage under the State General Construction Permit. When coverage is granted, a copy of the OEPA's letter granting coverage shall be provided to the City Engineer.

Land–disturbing activities must comply with all provisions of the Ohio EPA EROSION AND SEDIMENT CONTROL REGULATION. All land–disturbing activities shall be subject to inspection and site investigation by the Ohio EPA. Failure to comply with these regulations is subject to legal enforcement action.

19. **CONCRETE PIPE AND STRUCTURE INSPECTION**
All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products must meet City of Columbus specifications.

20. **MONUMENTS**
Any property corner pins or permanent survey markers disturbed during construction shall be reset by a registered surveyor at the Contractor's expense.

21. **SIGNS, FENCES, DRAINAGE STRUCTURES, ETC.**
All signs, fences, shrubs, drainage structures, or other physical features disturbed or damaged during the work under this Contract shall be restored to their original condition by the Contractor. Unless otherwise provided in the Contract, the cost of all such work shall be included in the price bid for the various items.

22. **DEWATERING**
Contractors installing any well, well point, pit, or other device(s) used for the purpose of removing ground water from an aquifer shall complete and file a Well Log and Drilling Report with the Ohio Department of Natural Resources within 30 days of the well completion in accordance with the Ohio Revised Code Section 1521.16 and 1524.05. In addition, any such facility shall be completed in accordance with Section 1521.15 of the Ohio Revised code. For copies of the necessary well log, drilling report, or registration forms, contact:

Ohio Deptartment of Natural Resources
Division of Water
Fountain Square
Columbus, Ohio 43224–1387
(614) 265–6717

The Contractor shall be responsible to the ODNR for registry, maintenance and abandonment of any withdrawal device used in the construction of this project.

Any well, well point, pit, or device installed for the purpose of lowering the ground water to facilitate construction of this project shall be properly abandoned in accordance with the provisions of Section 3745.9.10 of the Ohio Administrative Code or in accordance with the provisions of this plan.

The outlet for the well shall be directed into a suitable erosion control device as approved by the City Engineer.

If during construction of the sewer, the water wells belonging to nearby residences are dewatered, the Contractor shall provide potable water to the residents and if the well is unable to be re–commissioned after construction, a tap to a water line shall be provided if available or another well dug, at no extra cost to the residents.

23. **EXPOSE**
The Contractor shall expose the utility or structure indicated sufficiently in advance of laying the proposed sewer in order to verify the proposed location and elevation. Cost to be included in the price bid for the various items.

24. **CLEAN WATER CONNECTION PROHIBITED**
Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited on this project.

25. **CASTING SET TO GRADE**
Manhole/Inlet tops shall be built or subsequently adjusted to meet surface grades established for the development/project. The cost of this work is to be included in the price bid for the various sewer items.

26. **UTILITY TRENCH BACKFILL SPECIFICATION**
All backfill under pavement or within the influence line of a building foundation shall be compacted granular material meeting material Item 304 in accordance with Specification 912 or 812 for waterline.

27. **STORM SEWER**
Pipe specification for the plan improvements may be in accordance with the following (Except as designated within the profiles.)

- Reinforced concrete pipe ASTM C–76 (CMSC 706.02). Concrete classification shall be in conformance with the following unless otherwise referenced by the profiles.
  12" – 15" diameter pipe Class IV
  18" – 24" diameter pipe Class III
  30" – 60" diameter pipe Class II
- P.V.C. sewer pipe ASTM D3034 with joints as per ASTM D3212. PVC sewer pipe placement shall be limited to sewers through 15" diameter.
- Smooth–lined corrugated polyethylene pipe meeting the requirements of CMSC 707.16. (ADSN–12 or Equal)

The Contractor shall provide written certification to the Engineer reflecting the pipe material to be used along with the current City consignment list identifying the approved pipe material specification.

Concrete encasement in accordance with C.M.S.C. Item 910 shall be used with PVC Sewer Pipe and Corrugated Polyethylene Pipe for all sewer runs within paved areas that have less than 30" of cover or less than 24" of cover for RCP (top of pavement to top of pipe). Concrete encasement shall extend from structure to structure along the entire length of the pipe run.

All bedding shall be in accordance with Standard Drawing AA–S151 for rigid pipe sewer and in accordance with Standard Drawing AA–S149 for flexible pipe sewer.

All flexible sewer pipe shall be deflection tested after installation in conformance with the requirements of Item 901.21 of the City of Columbus, Construction and Material Specifications, current version.

All concrete products shall be inspected at the location of manufacture. Approved precast concrete products must meet City of Columbus specifications.

The flow in all sewers, drains, field tiles and watercourses encountered shall be maintained by the Contractor at his expense, and whenever such watercourses and drains are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor at his own cost and expense to a condition satisfactory to the Owner.

All existing inverts along with the proposed top of casting elevations shall be verified by the Contractor prior to construction of the sewer.

It is the Contractor's responsibility to schedule all needed inspections with the applicable agencies.

All structures with a depth greater than four feet shall have steps (AA–S119) installed at 16" intervals maximum.

The contractor shall ensure there is a surveyor's level and rod on the project for use in performing grade checks whenever sewer line structures or pipe are being installed. The contractor shall make this equipment available for use of and assist the City inspector in performing grade checks when requested by the inspector. The inspector will make all reasonable attempts to confine requests for assistance in performing grade elevation checks to times convenient to the contractor.

These checks will be performed to ensure the following:
a. Proper placement of each structure.
b. Proper installation of initial runs of pipe from a structure.
c. Grade, after an overnight or longer shutdown.
d. Grade, at any other time the inspector has reason to question grade of installation.

Grade checks performed by the City Inspector in no way relieve the contractor of the ultimate responsibility to ensure construction to the plan grade.

30. **UNDERDRAIN OUTLETS**
Openings shall be provided in the drainage structures or core drilled to accommodate underdrain outlets.

Extend underdrains to nearest storm structure.

31. **EXISTING STRUCTURE CORING**
The contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to structure connections for all storm sewers shall be flexible and watertight and utilize either rubber sleeve with stainless steel banding or rubber gasket compression. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1–inch beyond the inside face of the structure. Any metal that is used shall be Type–300 Series Stainless Steel. Cost to be included with Item 604 Manhole, Catch Basin, or Inlet Reconstruction.

32. **TREES**
All contractors shall maintain a minimum tree protection zone of 10–foot (or greater as defined in the field by the City Forester) as measured from the trunk of any tree located within the city rights of way. If excavation, fill, or other work is necessary within 10' of a city street tree, the city forester shall be notified and will perform a field inspection prior to work. A separate excavation permit may be required from the City Forester for work within 10' of a tree on city property per Upper Arlington Code of Ordinances chapter 907.

A separate street tree removal permit from the City Forester is required for all tree removals in the city's Right–of–Way. Any trees in the city's street rights of way that are proposed for removal shall be clearly marked in the field at least five days prior to removal. The City Forester shall be notified when trees are marked. An inspection will be performed by the City Forester prior to issuance of any removal permit. Tree removal without the appropriate permit is a violation of C.O. 907.

No tree or shrub planting shall occur in the city's street Right–of–Way except as shown on landscape plans stamped and approved by the City Forester, or approved by a separate planting permit as issued by the City Forester per C.O. 907.

Protect City trees overhanging work area from Right–of–Way. Any damage will require repairs to be performed by a certified arborist; extensive damage (as determined by the City Forester) may require the contractor to remove and replace the damaged trees, to the City Forester's satisfaction, at the contractor's expense.

33. **EARTHWORK-GENERAL**
Surface grading tolerance for hard surface areas (Parking Areas, Drives) shall not deviate more than 0.1' from proposed surface elevation. Landscape grading tolerance shall not deviate more than 0.3' from proposed surface elevation.

Stockpiling of top soil and/or excess material for these improvements or offsite hauling of topsoil/suitable material, etc. shall be coordinated with the Owner. Appropriate means for sedimentation control of the onsite stockpiles shall be provided as a matter of general practice in accordance with the required standards referenced as a part of the Mass Excavation and Demolition Plan. It is the Contractors responsibility to assure that a sufficient amount of topsoil remains so that any landscaping and landscape mounding can be completed.

The plan elevations and contours provided reflect the general grading conditions required for final completion of the site improvements. All elevations shown at curb locations are top of curb elevations. Elevations referenced at storm drainage structures indicate elevation at top of casting.

34. **SURPLUS EXCAVATION**
The Contractor shall dispose of all excess material off–site at no extra cost to the Owner or Engineer.

35. **NON RUBBER TIRED VEHICLES**
No non–rubber tired vehicles shall be moved on public streets. Exceptions may be granted by the City of Upper Arlington where short distances and special circumstances are involved. Granting of exceptions must be in writing, and any damage must be repaired by the Contractor to the satisfaction of the City of Upper Arlington.

36. **DUST CONTROL**
The contractor shall be responsible for providing Dust Control measures in accordance with COC CMS Item 616. Dust control operations shall be performed on a periodic basis and/or as directed by the City Engineer to alleviate or prevent a dust nuisance originating within the project limits.

37. **REPLACEMENT OF DRAIN TILES AND STORM SEWERS**
All drain tile and storm sewers damaged, disturbed, or removed as a result of the Contractor's operations shall be replaced with the same quality pipe or better, maintaining the same gradient as existing. The drain tile and/or storm sewer shall be connected to the curb sub–drain, storm sewer system or provided with an outlet into the roadway ditch as applicable. Replaced drain tile/storm shall be laid on compacted bedding equal in density to surrounding stratum.

38. **SEEDING**
Temporary and/or permanent seeding within the limits of disturbance shall be completed as a part of this contract bid. Cost of this work to be included in the lump sum price bid for the project improvements.

39. **RESTORATION AND CLEAN UP**
Inconvenience to the adjacent property owners and to the traveling public shall be kept to an absolute minimum. All work is to continue on a uniform basis and on schedule, particularly the restoration and clean up of disturbed areas after construction.

All fences, signs, drainage structures, valves, landscaping, etc. removed, disturbed or damaged during work within PUBLIC RIGHT–OF–WAYS and EASEMENT AREAS shall be restored to their original condition by the Contractor unless otherwise specified.

Haul route through City shall be as follow: Ackerman Road, Kenny Road and Fishinger Road. Contractor must submit any changes of the haul route to the City Engineer for approval. If any of the public roads used during construction and are damaged as a result of construction traffic related to Site Improvements as determined by the City Engineer, all requested repairs shall be made by the Contractor.

Contractors shall take care to maintain the haul road, the site and adjacent areas in as clean a condition as possible. Any debris, dirt, mud, etc., shall be cleaned daily, or as the City directs, from any adjoining streets or properties by the responsible contractor as a part of the primary construction work. This work shall be performed at no cost to the City or the property owners. If needed a wheel bath may be required. Any work performed by City Forces to clean streets will be billed to the owner at 2 times that of the City's realized costs.

40. **MAINTAIN DRAINAGE**
The flow in all sewers, drains, and watercourses encountered shall be maintained by the Contractor at his own expense, and whenever such watercourses and drains are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor at his own cost and expense, unless specific provision is made within the Contract Documents for the measure of and payment for such cost specific items, to a condition satisfactory to the Engineer.

41. **SITE GRADING**
The Contractor shall return all grades to original condition, matching undisturbed areas, so as to maintain original drainage. Cost of this work shall be included in the prices bid for the various items.

42. **STORAGE OF EQUIPMENT AND MATERIALS**
No materials or equipment shall be stored within the right–of–way or within one hundred (100) feet of any intersecting street or driveway. Compliance with these requirements along with additional provisions of the contract specifications shall not in any way relieve the Contractor of his legal responsibilities or liabilities for the safety of the public. The Contractor shall indicate his intent with regard to storage of material at the preconstruction meeting.

43. **WARRANTY**
The contractor shall be responsible of the maintenance inspection and repair of public infrastructure built in City Easement or City Right–of–Way for a period of 1 (one) year until the final acceptance of the work, and shall make any necessary repairs at no cost to the City.

44. **PEDESTRIAN PATHWAY PROVISION AND MAINTENANCE**
All signs and barricades shall be placed so that they do not cause a hazard for pedestrians. All signs, not on barricades or separators, near or over active sidewalks shall have a minimum 7' (2.1 M) vertical clearance. Signs mounted on barricades or separators shall have a minimum 1' (0.3 M) clearance above sidewalk.

Pedestrian walkways constructed by the contractor shall be kept free of any obstructions or hazards including holes, debris and mud. Other walkways damaged or dirtied by the contractor shall be immediately repaired or cleaned.

For repair or reconstruction work involving sidewalks on both sides of the street, the work shall be staged so that one side is rebuilt before the other is disrupted.

The purpose of the traffic control devices shown on this sheet is to divert and guide pedestrians whose path would otherwise enter the work area. The contractor must take additional precautions as appropriate to protect other pedestrians or residents (including children) from exposure to hazards resulting from construction operations.

Mount on Type II barricade and place not to block more than one half of the sidewalk.

When pedestrians must travel adjacent to the work zone they shall be separated by an ADA compliant pedestrian barricade, similar to safety wall by plastic safety systems.

REVISIONS

MARK	DATE	DESCRIPTION

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CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE

GENERAL NOTES

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
October 17, 2023

SCALE
1" = 20'

JOB NO.
20230106

SHEET
2/9

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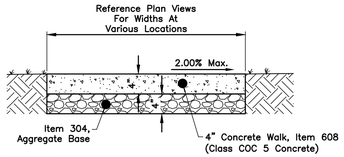
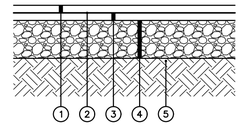


NOTES

Sidewalk Joints Shall Be In Accordance With CMSC Item 608.03 Unless Otherwise Detailed As A Part Of The Building Or Landscape Architect Plans.

A DETAIL
CONCRETE SIDEWALK
Not to Scale

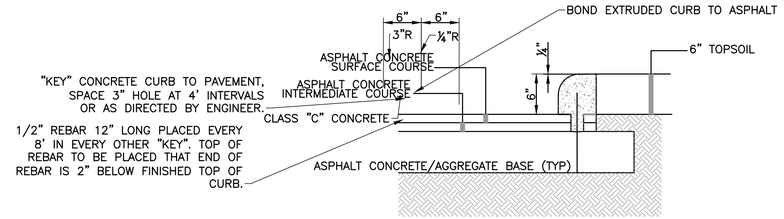


1. CMSC Item 441, 1.5" Asphalt Concrete, Surface Course, Type 1, (448) PG 64-22
2. CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.
3. CMSC Item 441, 1.5" Asphalt Concrete, Intermediate Course, Type 2, (448)
4. CMSC Item 304, 6" Aggregate Base
5. CMSC Item 204, Subgrade Compaction

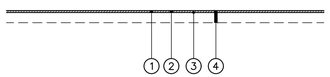
NOTES

1. Pavement Recommendation Provided By [Geotechnical Consultant] EMH&T Assumes No Liability For Pavement Section

B DETAIL
STANDARD DUTY ASPHALT PAVEMENT
Not to Scale

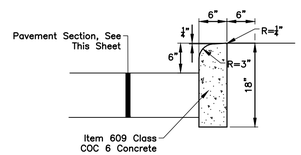


C DETAIL
EXTRUDED CURB
Not to Scale

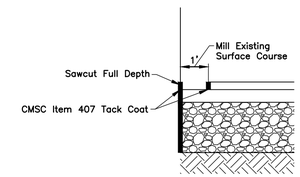


1. Item 254, 1-1/2" Pavement Planing, Asphalt Concrete
2. Item 448, 1-1/2" Asphalt Concrete, Surface Course, Type 1 Medium Traffic, PG 64-22
3. Item 407, Tack Coat (Applied @ A Rate Of 0.10 Gal./sq.yd.) Contractor Shall Clean Asphalt Surface Prior To Application.
4. Existing Pavement Or Gravel

D DETAIL
ASPHALT OVERLAY WITH PAVEMENT PLANING
Not to Scale



E DETAIL
CURB, 18" STRAIGHT WITHOUT UNDERDRAIN
Not to Scale

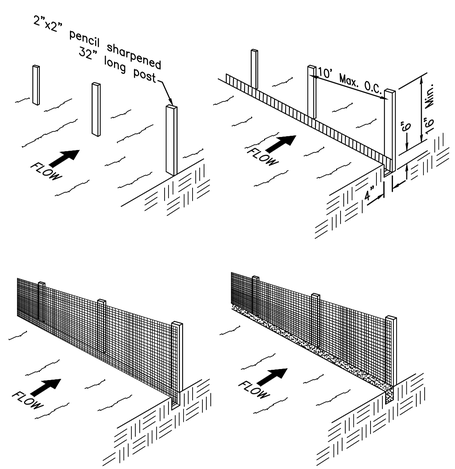


F DETAIL
SAWCUT JOINT DETAIL
Not to Scale

General Notes:
1. The height of a silt fence shall not exceed 16-inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches).
4. A trench shall be excavated approximately 4 inches wide and 6 inches deep along the line of posts and upslope from the barrier.
5. The standard strength filter fabric shall be stapled or wired to the fence, and 8 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 16 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
6. The trench shall be backfilled and soil compacted over the filter fabric.
7. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

Maintenance Notes:
1. Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
2. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
3. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

Notes:
-The use of straw wattles has proven to be a versatile and effective ESC BMP, especially in residential settings. Straw wattles may be substituted for silt fence.
-Additionally, the use of compost filter socks and compost blankets are gaining wider acceptance nationwide. They are now approved for use on all Columbus SWPPP plans and construction sites.



G DETAIL
SEDIMENT FENCE
Not to Scale

REVISIONS

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CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
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DETAILS

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DATE
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JOB NO.
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SHEET
3/9

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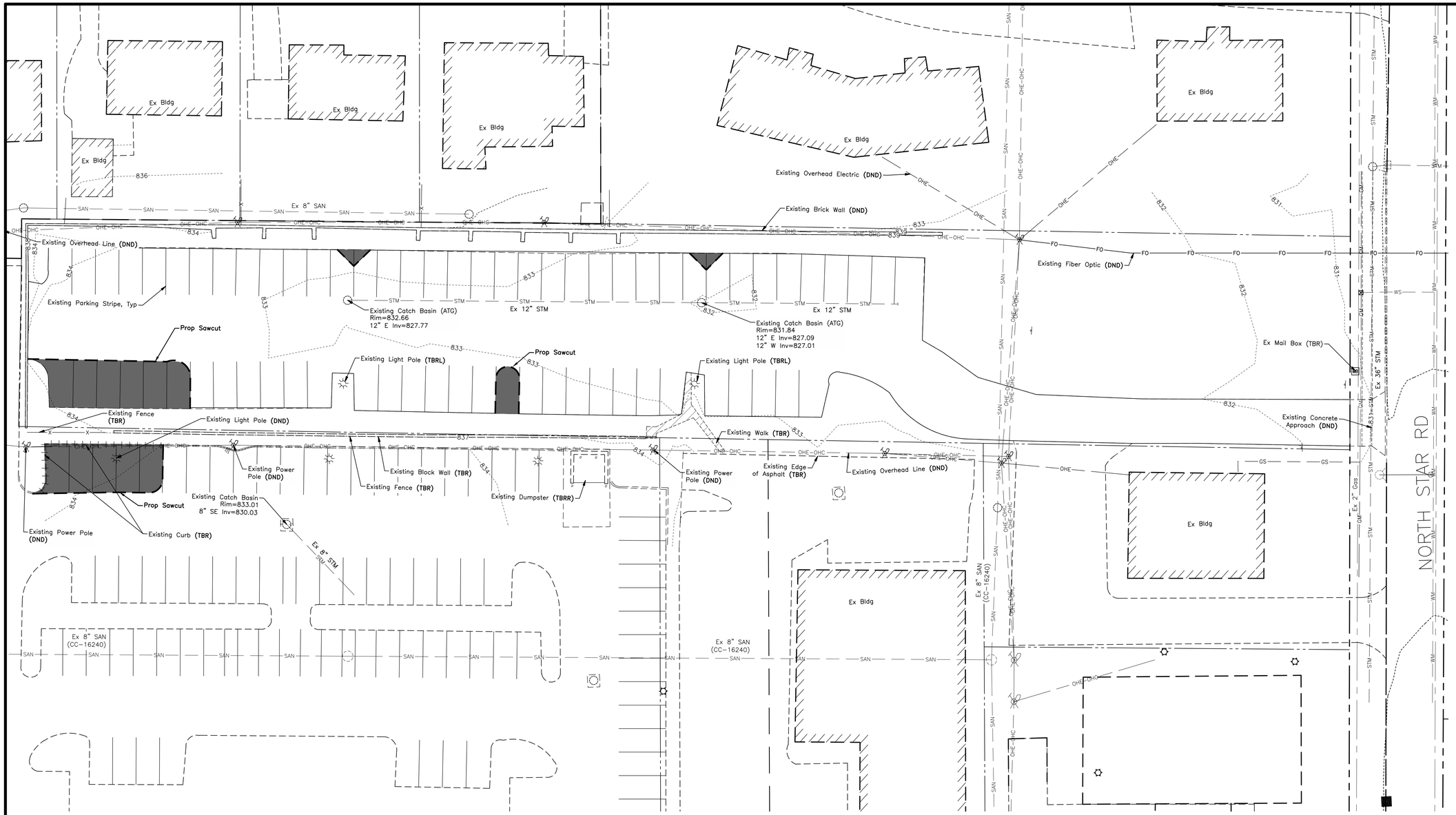

EXISTING LEGEND

	Curb		Catch Basin		Sign
	Sidewalk/Curb Ramp		Curb & Gutter Inlet		Bollard
	Fence		Manhole		Light Pole
	Ditch		Cleanout		Yard Light
SAN	Sanitary		Fire Hydrant		Flag Pole
SAS	Sanitary Sewer Service		Valve		Transformer
STM	Storm				Pull Box
GM	Gas				Comm Box
OHE	Overhead Electric		Building		Fiber Optic
XX5	Existing Major Contours				Utility Pole
XX1	Existing Minor Contours				Guy Anchor
	Existing Tree Row				Ex Curb To Be Removed
(TBRL)	To Be Relocated				Sawcut
(TBR)	To Be Removed		Ex Pavement (TBR)		
(DND)	Do Not Disturb				
(ATG)	Adjusted To Grade		Ex Walk (TBR)		
(TBRR)	To Be Removed and Replaced				

NOTES:

1. The existing conditions & demolition plan depict site conditions prior to any construction activity being performed within this area. The Contractor shall complete a field visit prior to starting construction to verify site conditions and demolition within the limits of disturbance.
2. CAUTION: The existing utilities on this plan are shown in their approximate location. The Contractor shall be responsible for contacting OUPS and to field locate existing utilities prior to construction.
3. Any existing inlets impacted by the new construction activity will need the appropriate inlet protection for sediment control.

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
EXISTING CONDITIONS AND DEMOLITION PLAN

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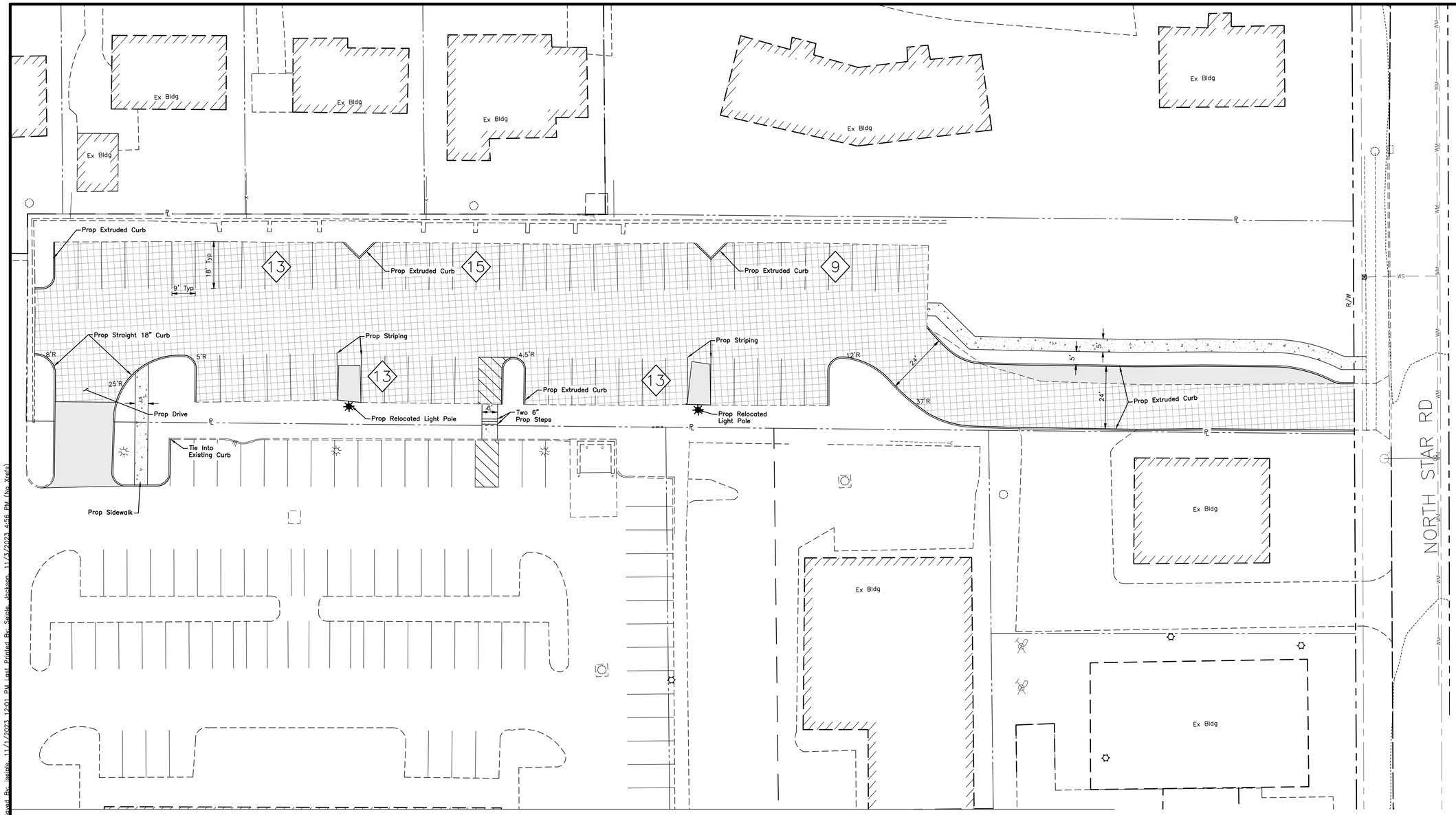

LEGEND

- Proposed Light Duty Asphalt Pavement — B/3
- Mill/Overlay — D/3
- Proposed Concrete Sidewalk — A/3
- Parking Count — C/3
- Curb — E/3

NOTES:

1. All dimensions within parking lot pavement are given from face of curb. All other dimensions are given from back of curb or edge of sidewalk/pavement.
2. All Radii on curb and sidewalk are 5' unless otherwise noted.
3. Contractor to sawcut existing pavement to create clean edge for install of new pavement. Contractor shall dowel into ex pavement per ODOT Standard Drawing BP-2.2
4. Striping shall be applied to asphalt surfaces per ODOT Item 642-Traffic Paint.
5. Lighting improvements are shown for reference only. See Site Electrical Plan, SE.01 for more information.

GRAPHIC SCALE

0 10 20 40

1 inch =20 feet

PARKING TABLE

EX Spaces	73
Spaces Removed	11
Total Remaining	62

EXISTING LEGEND

- Curb
- Sidewalk/Curb Ramp
- Fence
- Ditch
- Sanitary
- Sanitary Sewer Service
- Storm
- Gas
- Overhead Electric
- Existing Major Contours
- Existing Minor Contours
- Existing Tree Row
- (TBRL) To Be Relocated
- (TBR) To Be Removed
- (DND) Do Not Disturb
- (ATG) Adjusted To Grade
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Cleanout
- Fire Hydrant
- Valve
- Building
- Sign
- Bollard
- Light Pole
- Yard Light
- Flag Pole
- Transformer
- Pull Box
- Comm Box
- Fiber Optic
- Utility Pole
- Guy Anchor

LOT COVERAGE

Total Acreage =	.95 ac
EX =	23,467 s.f.
PROP =	25,628 s.f.
Lot Coverage =	62%
Total change in impervious area	2,161 s.f.

REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
PAVEMENT PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
October 17, 2023

SCALE
1" = 20'

JOB NO.
20230106

SHEET
5/9

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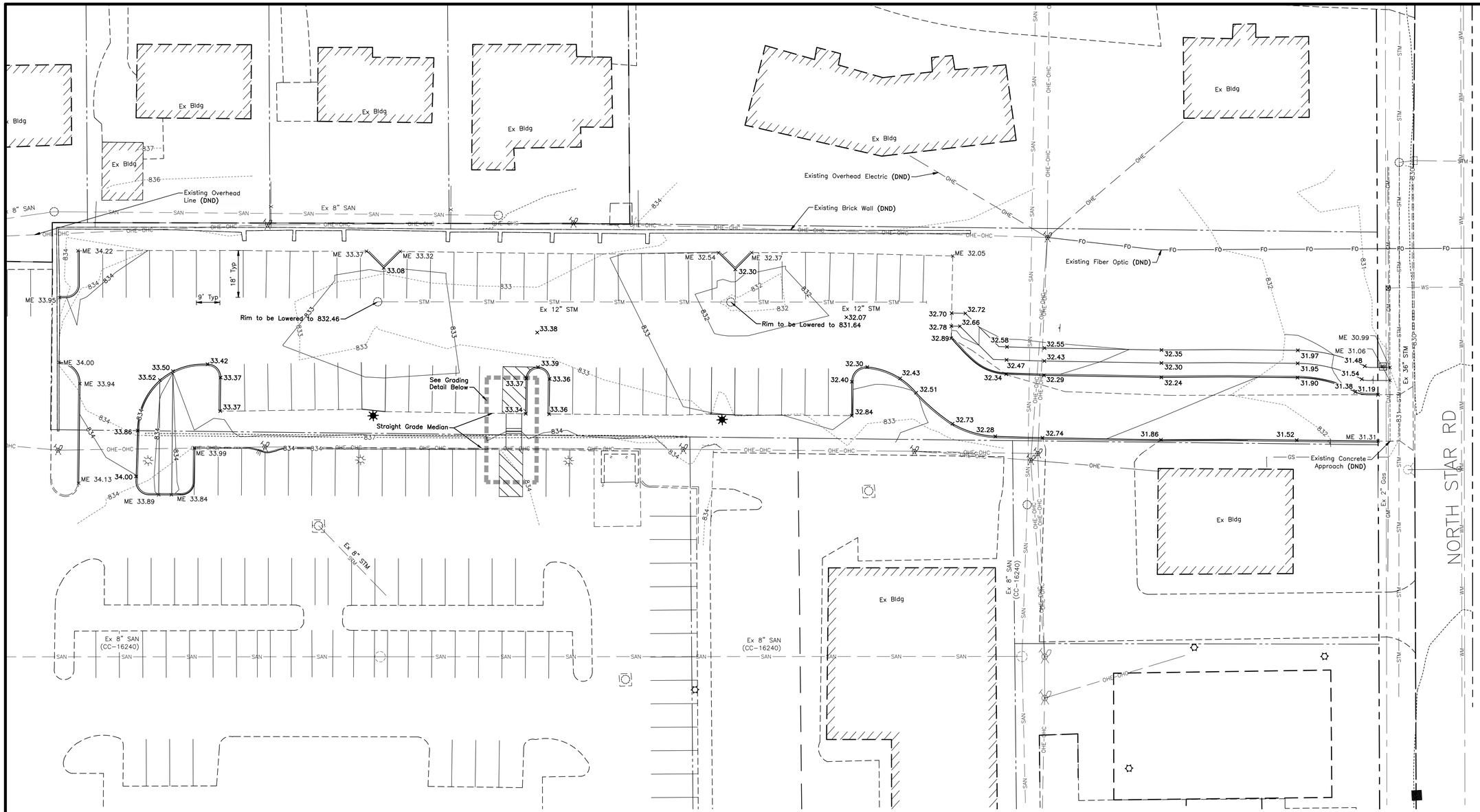


NOTE:

CAUTION: The existing utilities on this plan are shown in their approximate location. The Contractor shall be responsible for contacting OUPS and to field locate existing utilities prior to construction.

EXISTING LEGEND

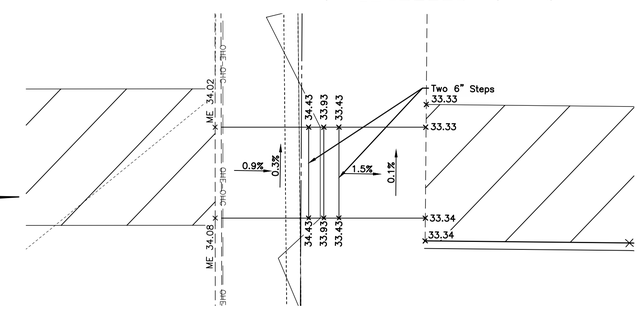
- Curb
- Sidewalk/Curb Ramp
- Fence
- Ditch
- Sanitary
- Sanitary Sewer Service
- Storm
- Gas
- Overhead Electric
- Existing Major Contours
- Existing Minor Contours
- Existing Tree Row
- (TBRL) To Be Relocated
- (TBR) To Be Removed
- (DND) Do Not Disturb
- (ATG) Adjusted To Grade
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Cleanout
- Fire Hydrant
- Valve
- Building
- Sign
- Bollard
- Light Pole
- Yard Light
- Flag Pole
- Transformer
- Pull Box
- Comm Box
- Fiber Optic
- Utility Pole
- Guy Anchor

PROPOSED LEGEND

- XXX.XX PROPOSED SPOT ELEVATION
- Ex XXX.XX SPOT ELEVATION BY OTHERS
- 820 / 819 PROPOSED CONTOURS
- ME XXX.XX MATCH EXISTING

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

GRAPHIC SCALE
0 2.5 5 10
1 inch = 5 feet



A DETAIL
SIDEWALK GRADING DETAIL
1" = 5'

REVISIONS

MARK	DATE	DESCRIPTION

ELFORD

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
UTILITY AND GRADING PLAN

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JOB NO.
20230106

SHEET
6/9

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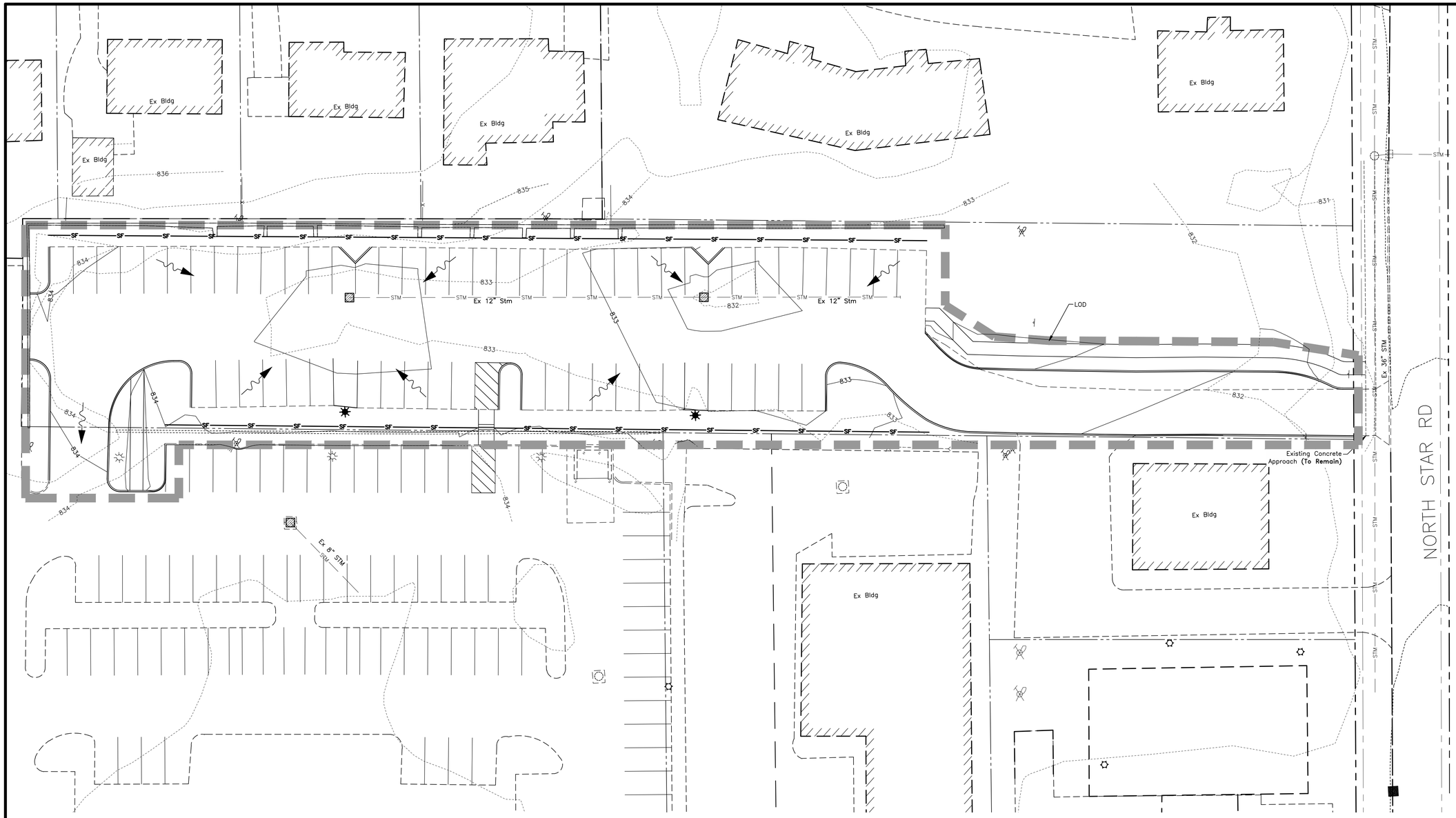

LEGEND

- Flood Routing Arrow
- Flow Arrow
- Existing Contours (XX1, XX5)
- Proposed Contours (XX1, XX5)
- Limits of Disturbance
- Silt Fence (See Detail, Sheet 7)
- Dandy Bag Sediment Filter (See Detail, Sheet 9)

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

REVISIONS

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ELFORD

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
EROSION CONTROL PLAN

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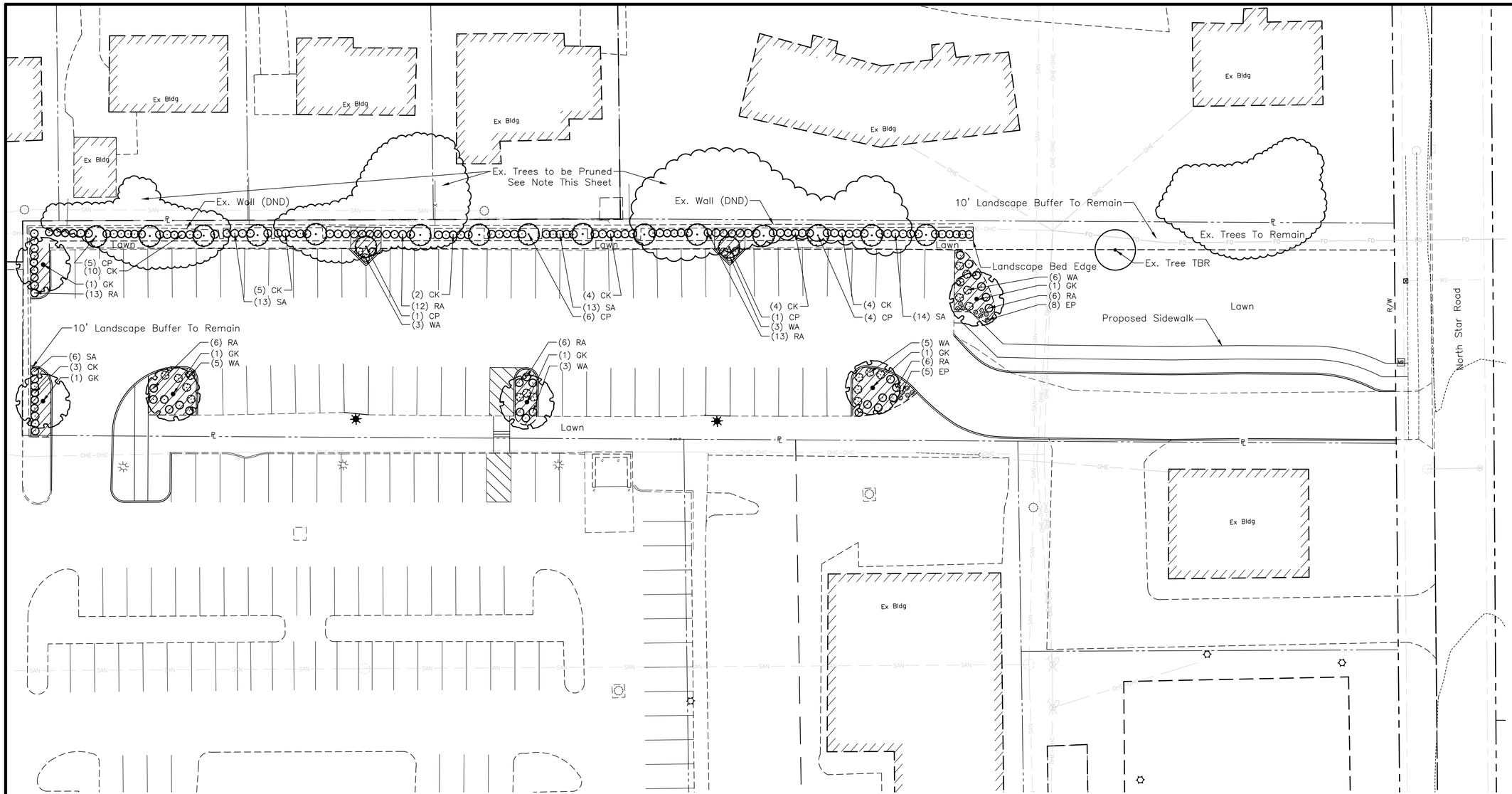

LANDSCAPE CALCULATIONS

Refer to City of Upper Arlington Ohio Code of Ordinances

6.07 Landscaping, Screening, and Buffering

(I) Minimum Landscape Buffer: Any property within a planned mixed use district shall contain a minimum buffer of at least 10 feet in width, except street frontages

(1)Fence or wall: Existing Wall to Remain
(2)Fence or wall Screening: One type G shrub planted every 3 feet within the landscape buffer.
(3)Canopy and Shielding – At least one type A, B, C, or D tree shall be installed at a minimum of every 20 feet within the landscape buffer and shall exceed the height of the adjacent fence at installation.

Type B Tree Installed every 20 feet

(J) Parking Area Landscaping

(1) Landscape Islands: PMUD requires one landscape island between every 15 parking spaces. One type A, B, or C tree shall be in each landscape island, and shrubbery, hedges, or other landscape plants shall be used to compliment the tree.
(2) Interior Green Space Ratio: Interior parking lot landscaping shall cover at least 8% of the parking area

Parking Surface Area:
±19,520 x .08 = ±1,562 sq. ft. of landscaped area needed

±1,572 sq. ft. landscaped area provided

(3) Minimum Landscape Buffer: Provided. See 6.07(I) above.
(4) Adjacent to public right of way: Not Applicable

NOTE: Existing treeline on the northside of the parking lot will need to be pruned to allow enough elevation for the proposed trees.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CP	17	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	2" Cal.	B&B
	GK	6	Gymnocladus dioica	Kentucky Coffeetree	3" Cal.	B&B
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	CK	32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	30" Ht.	Cont.
	RA	63	Ribes alpinum	Alpine Currant	2' Ht.	Cont.
	SA	46	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2' Ht.	Cont.
	WA	25	Weigela florida 'Alexandra'	Wine & Roses Weigela	2' Ht.	Cont.
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	EP	13	Echinacea x 'Purple Emperor'	Purple Emperor Coneflower	18" Ht.	Cont.

GRAPHIC SCALE
0 10 20 40
1 inch =20 feet

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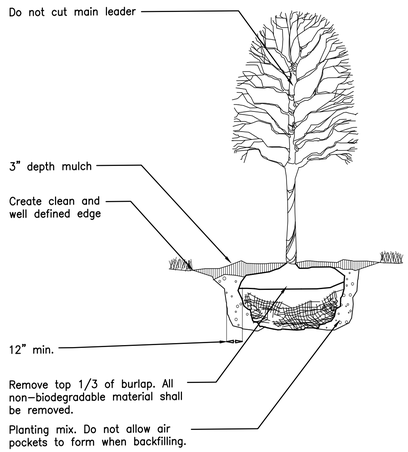
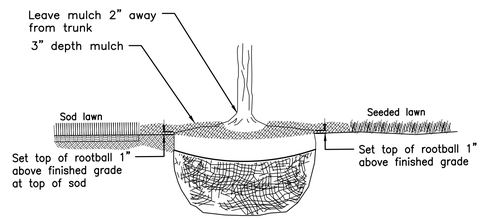


Deciduous Tree Planting
No Scale



Rootball Setting
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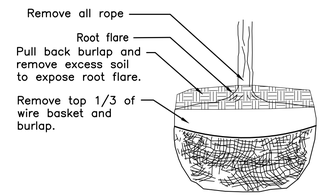
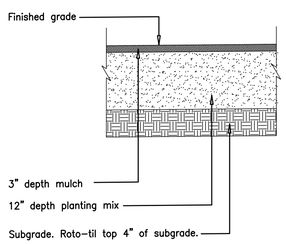
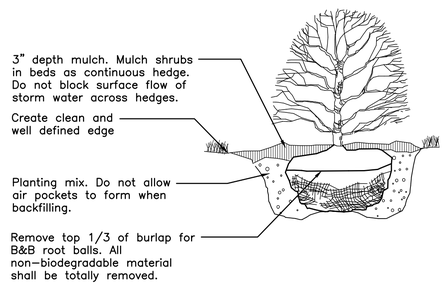


Rootball Preparation
No Scale



Planting Area Establishment
No Scale



Shrub Planting
No Scale

GENERAL NOTES:

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
19. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subrade. Place remaining Planting Mix in settled 6 inch lifts.
20. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
21. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
22. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
23. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
27. All annuals to be provided by Contractor from available seasonal stock.
28. Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
29. Lawn seed shall not have less than 98 percent purity and shall not have less than 90 percent germination.

REVISIONS

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ELFORD

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE

LANDSCAPE DETAILS AND NOTES

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: March 20, 2024

Subject: 2355 North Star Road/1480 W. Lane Avenue (#23-3185) - Review of an updated Certificate of Zoning Compliance application concerning access to/from North Star Road for OhioHealth. [This application was previously subject to an appeal.]

Site Description/History

This serves as an update to Certificate of Zoning Compliance #23-3185, which was conditionally issued in October 2023. This permit allowed OhioHealth, which was renovating and moving into an existing office building at 1480 W. Lane Avenue, to improve the existing parking lot at 2455 North Star Road, which is adjacent to their new building. Those conditions included: 1) Per City Parking Agreement for after-hours public parking; 2) Pending approval of a landscape plan by the City Forester; 3) Combine the two parcels or grant a cross-access easement; and 4) Any changes to outdoor lighting fixtures must be approved by the Planning Division. All items except #3 have been resolved. The first floor of the OhioHealth building opens March 25.

An adjacent property owner (Akinita Five LLC) filed an appeal to this permit's issuance and was ultimately denied by the Board in January 2024.

Proposal

During the appeal process, the driveway was widened from less than 20 feet in width to 24 feet. An addendum to the permit was subsequently submitted and approved by Staff. OhioHealth now wishes to expand the existing curb cut at North Star Road slightly to the north and remove the bend in the new driveway so that everything would align. The existing street tree north of the curb cut would remain. No other changes are proposed.

Zoning Code Requirements

The Unified Development Ordinance (UDO) allows curb cuts and street openings to be up to 41 feet wide, where 35 feet of that could be a driveway. The opening here would be 30 feet. While the UDO does not allow driveway flares to cross the extended property line at the street, existing ones are permitted to be replaced like-for-like per the UDO and Streets and Services Code. The Board does have powers and duties relating to completing design reviews.

Alternatives

OhioHealth could choose to keep the existing site development as it is, however, they have observed issues with the difference in driveway approach and the new driveway, and feel it is a safety concern with their patients and employees. With the building opening soon and other challenges related to the site, OhioHealth does not wish to relocate the driveway and curb cut to the center of the property.

Requested Action and Findings

Because this application came before the Board as an appeal, Staff felt the Board needed to review the proposed revisions as they differ from what was previously reviewed. Staff is supportive of the expanded curb cut and re-aligned driveway, as it would create a safer, 24-foot wide access for OhioHealth patients and employees. Both the previous condition, which was narrow and in significant disrepair, and the existing condition, which creates a weird turning movement and is a safety hazard, are not ideal. For these reasons, Staff would recommend that the Board approve this revised Certificate of Zoning Compliance.

Attachments

None