Amendment to Development Plan

Application

Case # ADP 01-12
Date Received 3-9-12
Fee $50.00
Meeting Date 3-22-12
Filing Deadline

RECEIVED MAR 09 2012

1. **Property Location** 805 Proprietors and 815 proprietors
2. **Present Use & Proposed Use** Multi family
3. **Present & Proposed Zoning** Multi-family
4. **Applicant** Simsbury Investments

   Address 110 Polaris Parkway Ste 301 Westerville, Ohio 43082

   Phone 614-890-4033
5. **Property Owner** Simsbury Investments

   Address 110 Polaris Parkway Ste 301 Westerville, OH 43082

   Phone 614-890-4033
6. **Project Description** Multi family building
7. **Variances Requested** None

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature) 3/9/12 Date

Property Owner (Signature) Date

MPC Approval Date:

City Council Approval Date:

ABUTTING PROPERTY OWNERS
FOR
805 Proprietors Rd.

Ohio Conference		848 Griswold St.	Worthington, OH 43085
Harding Center for Mental & Behavioral Health		430 E. Granville Rd.	Worthington, OH 43085
Resident		840 Griswold St.	Worthington, OH 43085
Resident		826 Griswold St.	Worthington, OH 43085
Mary V Inc.		430 E. Granville Rd.	Worthington, OH 43085
Resident		814 Griswodl St.	Worthington, OH 43085
Resident		810 Grisowld St.	Worthington, OH 43085
Marjorie Hay		802 Grisold St.	Worthington, OH 43085
Resident		771 Griswold St.	Worthington, OH 43085
Resident		430 E. Granville Rd.	Worthington, OH 43085
900 Proprietors LLC	Eugene Matan	261 S. Front St.	Columbus, OH 43215

Simsbury Investments, LLC

110 Polaris Parkway, Suite 301
Westerville, Ohio 43082
614-890-4033 Telephone / 614-890-4031 Fax

March 9, 2012

To Whom It May Concern,

We are proposing to build the 2nd building of the Simsbury Project. We are, however, requesting some changes in the building. These changes are as follows:

1.) A smaller footprint than the existing building.
2.) Exterior Parking and an additional entrance
3.) A different mix of brick and siding on the building (material will be same as original building if available).

Thank you,

Chris Vince

805 Proprietors Rd.

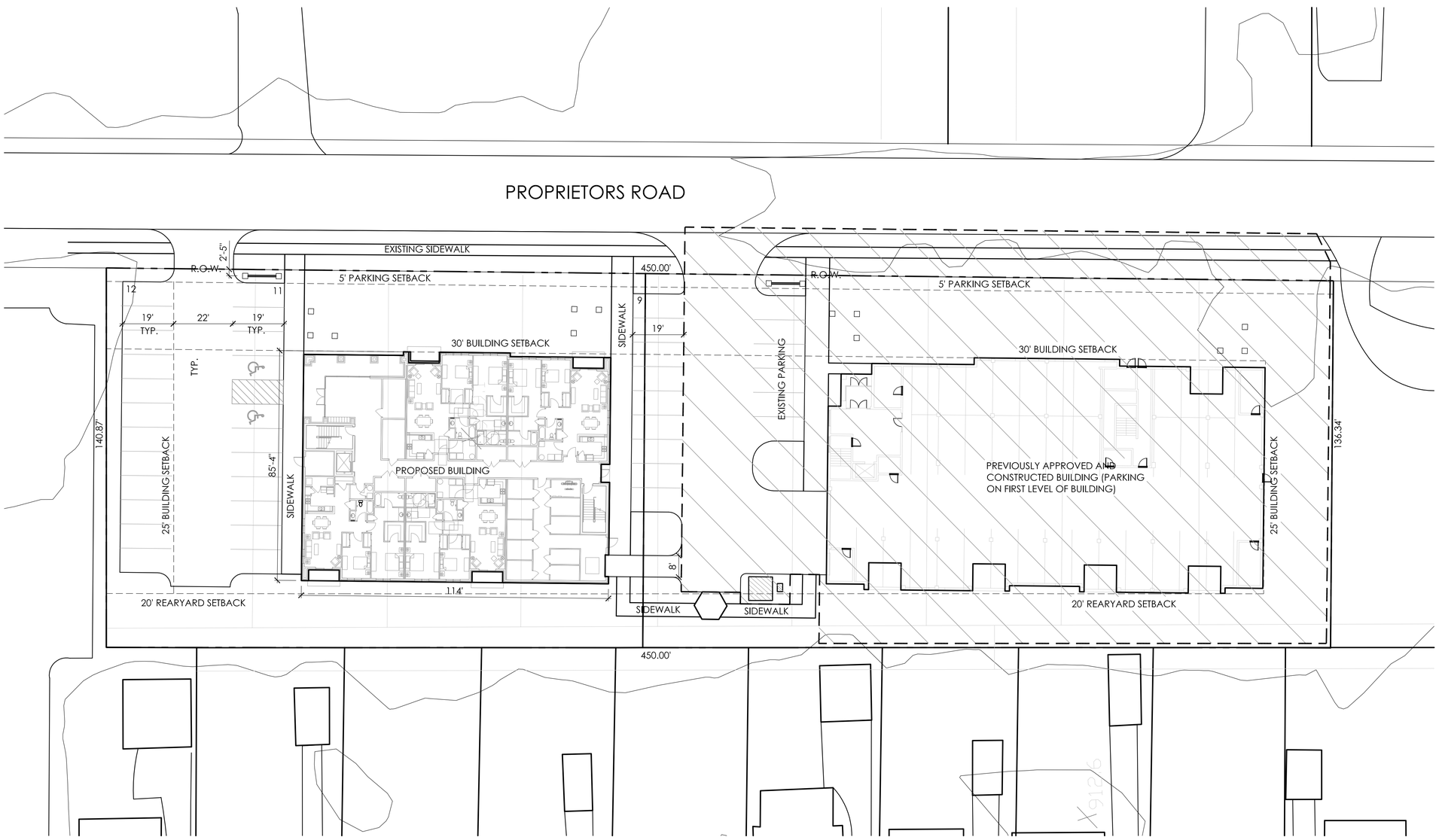
100-000597-00 05/04/2010

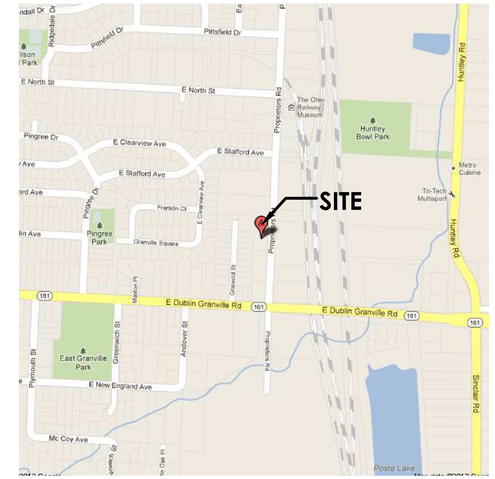
J. CARTER BEAN
ARCHITECT

East Elevation
Simsbury Place Phase II
Worthington, Ohio
February 14, 2012

CV REAL PROPERTY

CITY OF WORTHINGTON
DRAWING NO. ADP 01-12
DATE 3-9-12





VICINITY MAP
SCALE: N.T.S.

KEY

HATCHING REPRESENTS PREVIOUSLY APPROVED PHASE I LIMITS AND PORTION OF SITE THAT HAS BEEN CONSTRUCTED

SITE DATA

ZONING	AR-3
TOTAL ACRES	+/- 1.44 ACRES
PHASE I	+/- .81 AC.
PHASE II	+/- .63 AC.
TOTAL UNITS	32
PHASE I	16
PHASE II	16
PARKING REQUIRED (2/UNIT)	64
PARKING PROVIDED (2.19/UNIT)	70
LOT COVERAGE (20% MAX.)	+/- 36%

SITE PLAN

SIMSBURY PLACE PHASE II

PREPARED FOR CV REAL PROPERTY

DATE: MARCH 9, 2012

NORTH
SCALE 1" = 20'
0 10 20 40 60

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

A EAST ELEVATION

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

0 10 20

B NORTH ELEVATION

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

0 10 20

C WEST ELEVATION

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

0 10 20

D SOUTH ELEVATION

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

0 10 20

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS	MARK	MANUFACTURER	DESCRIPTION	REMARKS	MARK	MANUFACTURER	DESCRIPTION	REMARKS
ASPHALT SHINGLES				PAINT				TRIM			
AS-1	GAF	30 YR DIMENSIONAL FIBERGLASS SHINGLES "WEATHERWOOD BLEND"	TO MATCH ADJACENT BUILDING CONSTRUCTION	PT-1	BENJAMIN MOORE	TO MATCH SIDING	TO MATCH ADJACENT BUILDING CONSTRUCTION	T-1	HARDIETRIM	4" & 6" PLANKS, 5/4" THICK	TO MATCH ADJACENT BUILDING CONSTRUCTION. PAINT PT-1.
BRICK				SIDING				VINYL DOORS/WINDOWS			
BR-1	T.B.D.	--	TO MATCH ADJACENT BUILDING CONSTRUCTION	SD-1	HARDIEPLANK LAP SIDING	6 3/4" EXPOSURE, 5/16 THICK "COLONIAL ROUGHSAWN"	TO MATCH ADJACENT BUILDING CONSTRUCTION. PAINT PT-1.	VW-1	T.B.D.	"WHITE"	TO MATCH ADJACENT BUILDING CONSTRUCTION
PREFINISHED METAL				STOREFRONT				VINYL RAILINGS			
MTL-1	NORANDEX-REYNOLDS	'30 DEGREE WHITE'	TO MATCH ADJACENT BUILDING CONSTRUCTION	SF-1	T.B.D.	"ANODIZED BLACK"	TO MATCH ADJACENT BUILDING CONSTRUCTION	VR-1	T.B.D.	WHITE VINYL	TO MATCH ADJACENT BUILDING CONSTRUCTION

BEAN
CERTIFIED REPORT ARCHITECT
4400 HOOVER ROAD, STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 0 1 1 1 0
FAX 614 262 2329

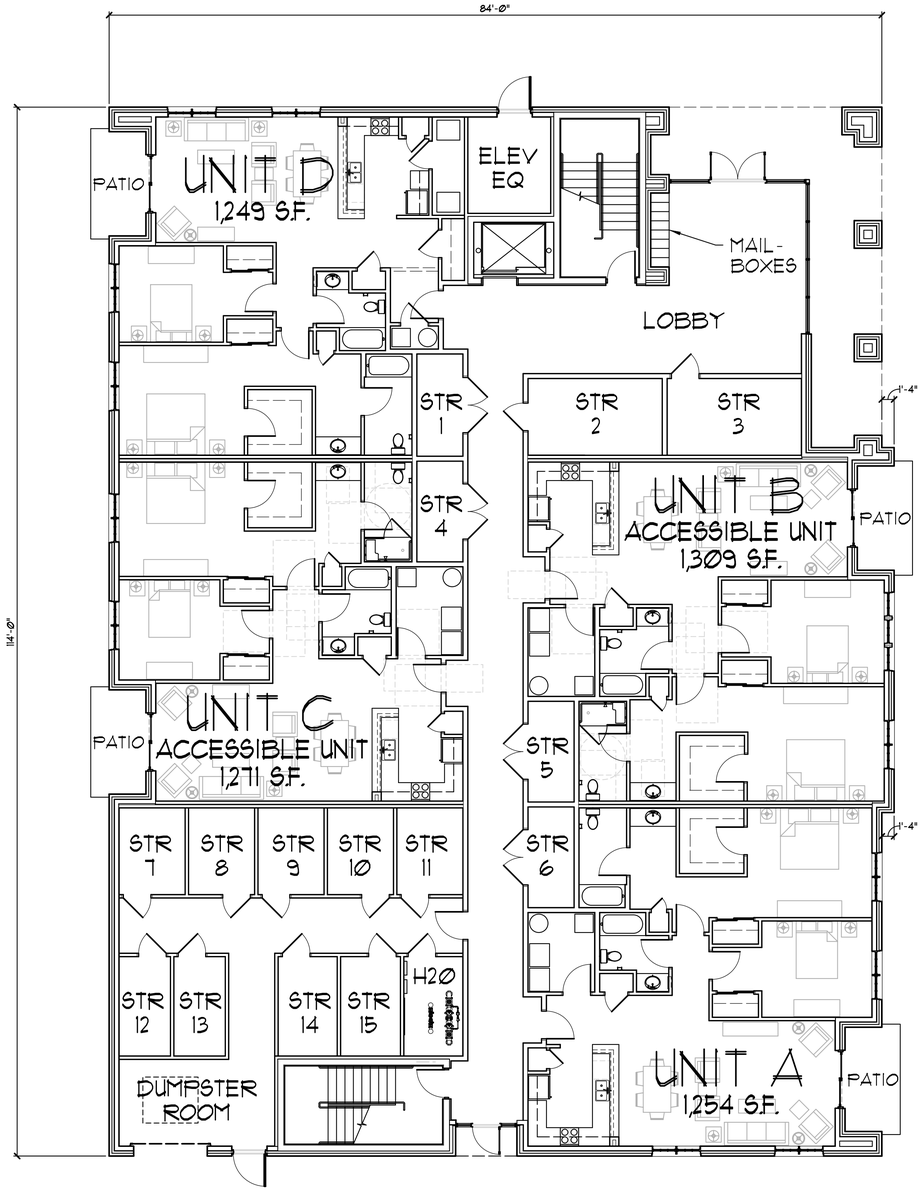
SIMSBURY PLACE PHASE II

Proprietors Road
Worthington, Ohio 43085

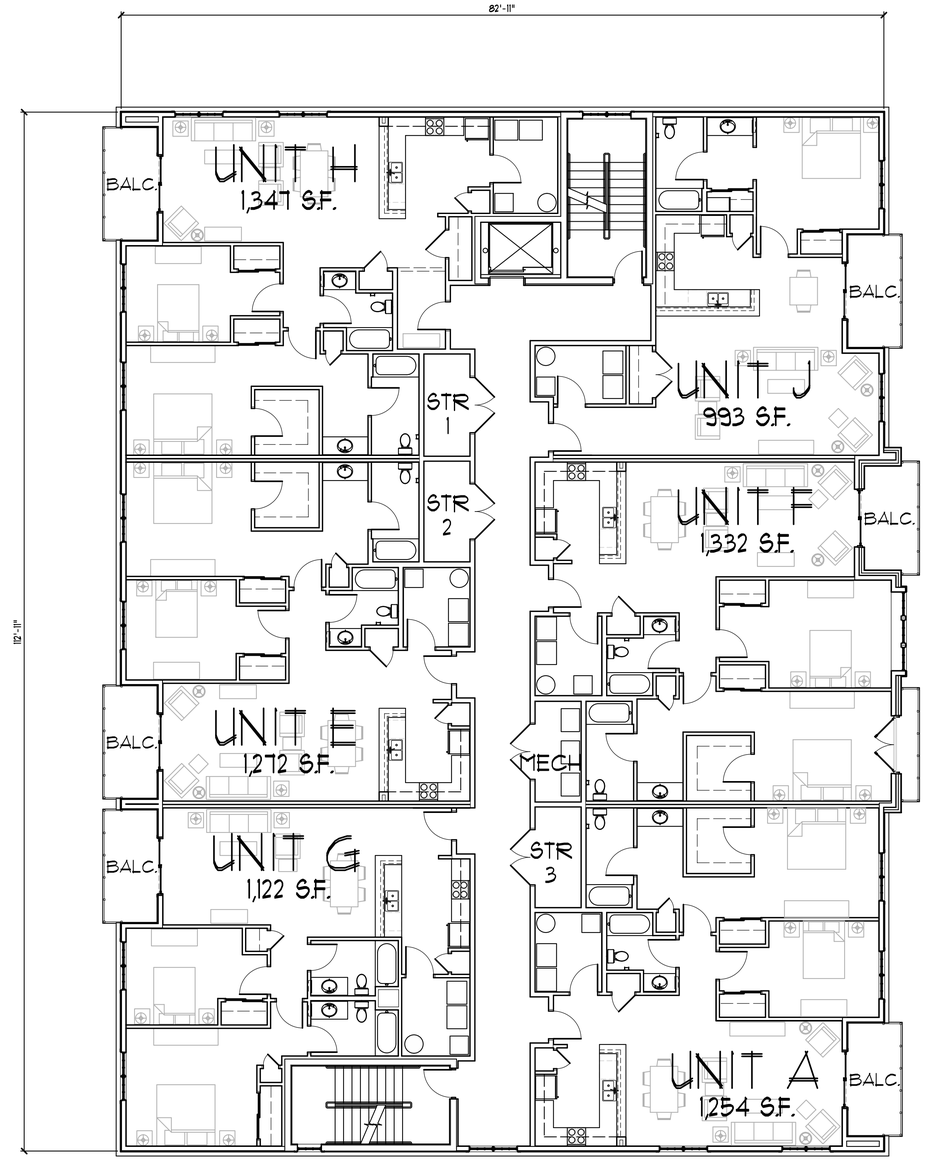
MARCH 10, 2012

C.V. REAL PROPERTY

110 Polaris Parkway,
Suite 301
Westerville, Ohio 43082



A 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



B 2ND / 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

BEAN
CURTIS BEAN ARCHITECTS
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 0788
FAX 614 262 2329

SIMSBURY PLACE PHASE II

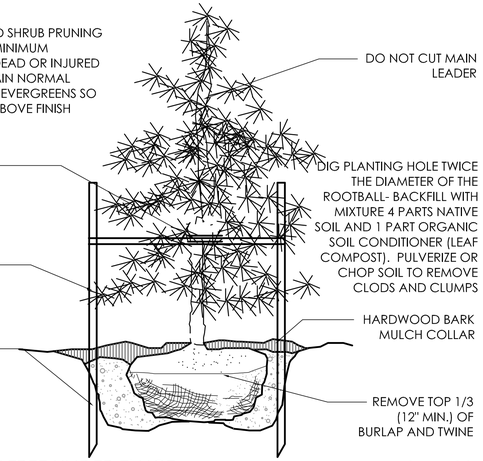
Proprietors Road
Worthington, Ohio 43085

MARCH 10, 2012

C.V. REAL PROPERTY

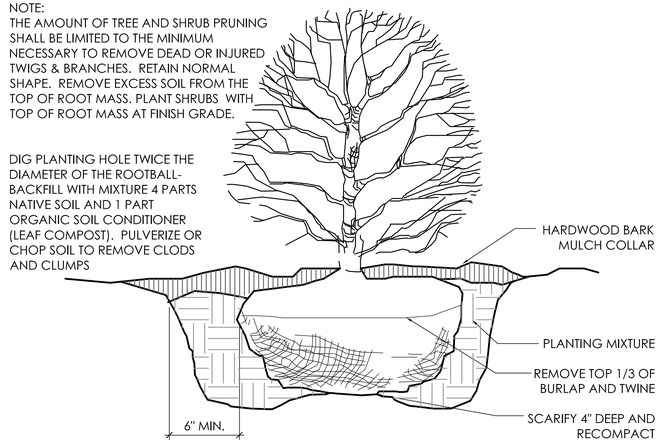
110 Polaris Parkway,
Suite 301
Westerville, Ohio 43082

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE.



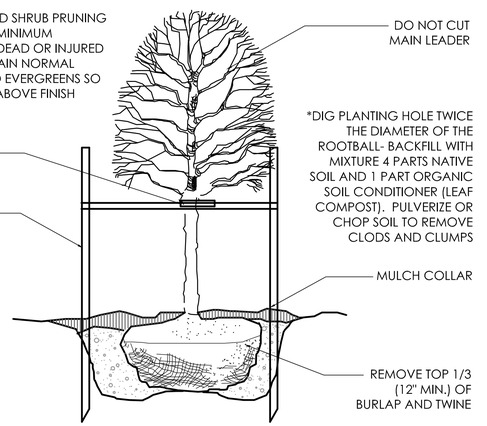
EVERGREEN TREE UNDER 7' HGT. 01-1100
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.



SHRUB PLANTING DETAIL 01-1300
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE



DECIDUOUS TREE 01-1001
N.T.S.

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
1171.02 (h) - 1 2" CALIPER MINIMUM TREE PER 6 PARKING SPACES	32 SPACES = 5 TREES	5 TREES
1171.02 (h) - 1 TREE PLANTING BED PER 6,000 SF OF PAVED SURFACE	9,800 SF PAVED SURFACE = 2 BEDS	5 BEDS

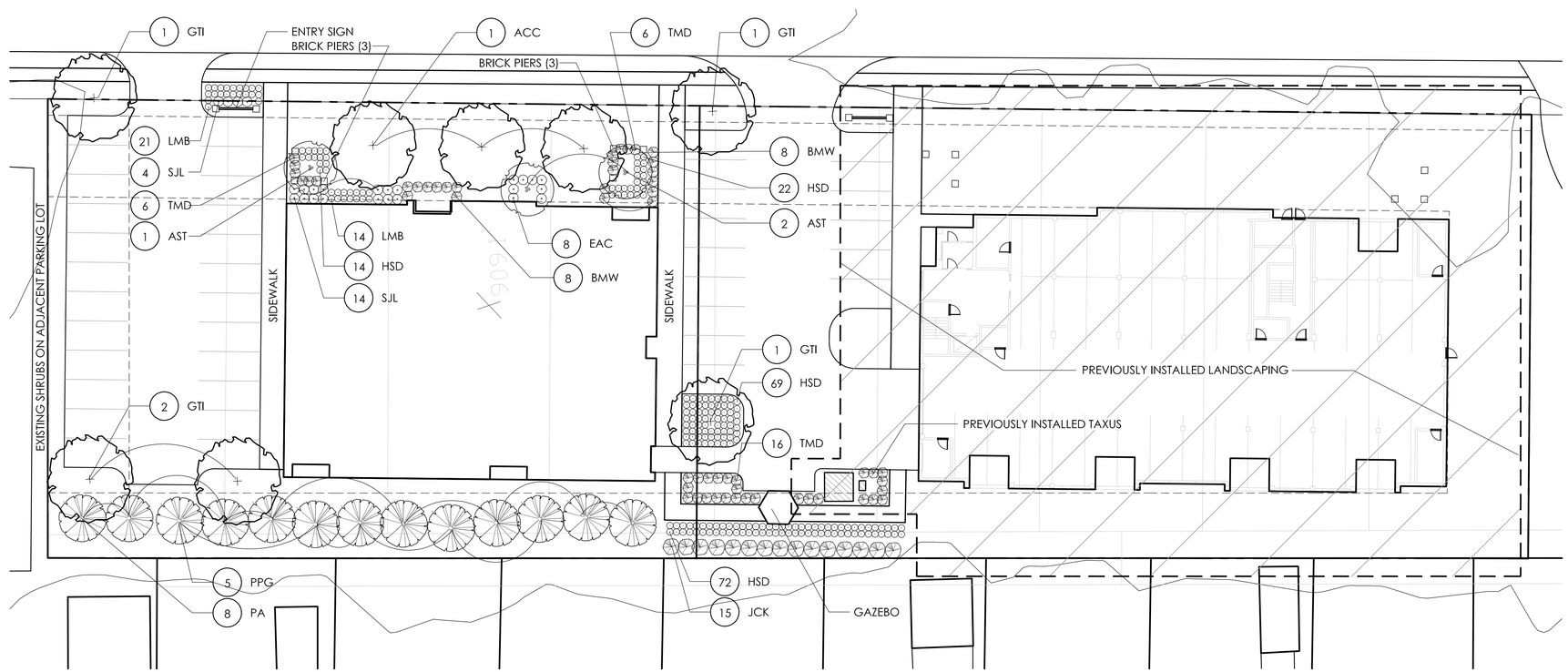
GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
8	PA	PICEA AIBES	NORWAY SPRUCE	6-8' HGT.	B & B	
5	PPG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6-8' HGT.	B & B	
3	ACC	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE	2" CAL.	B & B	
5	GTI	GLEDITSIA TRIACANTOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL.	B & B	
3	AST	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	7' HGT.	B & B	
SHRUBS						
8	EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	24" HGT.	CONT.	
15	JCK	JUNIPERUS CHINENSIS 'KETLEERI'	KETLEERI UPRIGHT JUNIPER	5' HGT.	CONT.	
28	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24" HGT.	CONT.	
16	BMW	BUXUS MICROPHYLLA 'WINTERGEM'	WINTER GEM BOXWOOD	18" HGT.	CONT.	
18	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
35	LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL.	CONT.	
177	HSD	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONT.	



LANDSCAPE PLAN

SIMSBURY PLACE PHASE II

PREPARED FOR CV REAL PROPERTY

DATE: MARCH 9, 2012

NORTH
SCALE 1" = 20'
0 10 20 40 60

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

Plan View
Scale 1" = 20'

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	ASW1 150MHC SR4SC	AERIS ARCHITECTURAL BUILDING MOUNTED LUMINAIRE, SR4SC (SEGMENTED TYPE IV, FORWARD THROW, SHARP CUTOFF) DISTRIBUTION, 150W MH W/ CLEAR LAMP, MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 150-WATT CLEAR ED17 CERAMIC METAL HALIDE, HORIZONTAL POS.	ASW1_150MHC_SR4SC.jes	14000	0.81	208

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Parking Area	+	2.0 fc	8.6 fc	0.0 fc	N / A	N / A
North Property Line and 10' Past	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A
South Parking Area	+	2.0 fc	9.2 fc	0.0 fc	N / A	N / A
South Property Line and 10' past	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A

BEAN
J. CARTER BEAN ARCHITECT
4200 HOLT RIGHT DR
SUITE 401, COLUMBUS
OHIO 43214
PH 614 262 8787
FX 614 262 8788

COPYRIGHT 2011
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF
J CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

SIMSBURY PLACE PHASE II

PROPRIETORS RD
WORTHINGTON, OHIO 43085

DRAWING STATUS

SITE PHOTOMETRIC	MARCH 12, 2012

DRAWING TITLE

PHOTOMETRIC LIGHTING PLAN

DRAWING NUMBER

SE-1.0

BEAN #11034.00

LITHONIA LIGHTING®

Catalog Number	ASW1-150M-SR4SC-TB
Notes	WALL MOUNTED AT 16'-0" A.F.G.
Type	A

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has impact-resistant, tempered, glass lens. Doorframe is fully sealed with a closed-cell silicone gasket.

Finish: Standard finish is textured dark bronze (**DDBT**) polyester powder finish, with other architectural colors available.

OPTICS — High-performance segmented reflectors provide superior uniformity and control. Specialty anodized aluminum spot and grazer optics are also available. Reflectors are interchangeable and have field degree-aiming capability up to 10° without tools. Reflectors allow for tool-less access to electrical components. All optics meet IESNA full cutoff criteria in lens-down orientation.

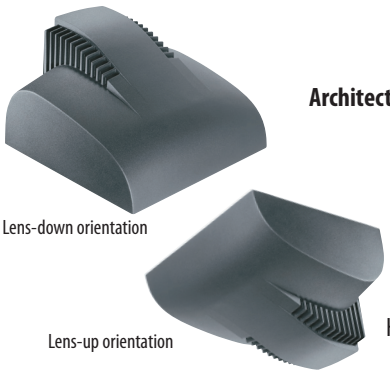
ELECTRICAL — HID 70W-150W utilizes a high-reactance, high power factor ballast. 175W utilizes a constant-wattage autotransformer ballast. Quick-disconnect plugs easily disconnect reflector from ballast and fixture from supply wires. Ballasts are precision-wound and 100% factory tested. CSA, NOM or INTL required for probe start shipments outside of the US for 175M. Not available with 175M SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired.

Socket: Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact.

INSTALLATION — Universal mounting plate with integral mounting bolts supports the fixture for easy, one-person installation.

LISTINGS — UL listed suitable for wet locations in up or down orientation. UL Listed to US and Canadian safety standards (see Options). NOM Certified (see Options). **IP65 rated**. US Patent No. D500,569. Canadian Patent No. 107561.

Note: Specifications subject to change without notice.



Lens-down orientation

Lens-up orientation

AERIS™

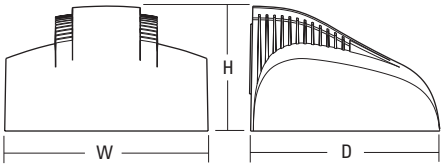
Architectural Area & Roadway Luminaires

ASW1

METAL HALIDE: 70W-175W
HIGH PRESSURE SODIUM: 70W-150W

Specifications

Width: 15 (38.1)
Depth: 13-3/4 (34.9)
Overall Height: 9-1/4 (25.5)
*Max. Weight: 35lbs (15.9kg)



All dimensions are inches (centimeters) unless otherwise indicated.

**Weight as configured in example below.

ORDERING INFORMATION For shortest lead times, configure products using **standard options** (shown in bold). **Example**: ASW1 100M SR2 120 LPI

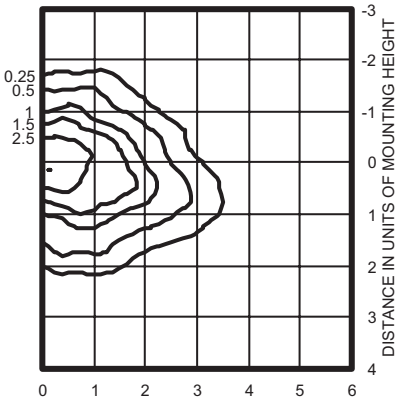
ASW1	150M	SR4SC	TB					
Series	**Wattage**	**Distribution**	**Voltage**	**Ballast**	**Mounting**	**Options**	**Finish**[15]	**Lamp**[16]
ASW1	Metal halide **70M** **100M** **150M** 175M[1] Cermamic metal halide 70MHC 100MHC 150MHC High pressure sodium 70S 100S 150S	SR2 Segmented type II, roadway **SR3** Segmented type III asymmetric **SR4SC** Segmented type IV forward throw, sharp cutoff GZ Wall grazing[2] SP Tight spot[3, 4]	**120** 208[5] 240[5] **277** **347** 480[5] **TB**[6] 23050HZ[7]	**(blank)** Magnetic ballast CWI Constant wattage isolated Pulse Start **SCWA** Super CWA pulse start ballast[8]	Shipped installed **(blank)** Surface mount Shipped separately[9, 10] BBW Surface mount back box	Shipped installed SF Single fuse (120, 277, 347V n/a TB) DF Double fuse (208, 240, 480V n/a TB) EC Emergency circuit[4, 11] QRS Quartz restrike system[4, 11] DC12 Emergency circuit 12-volt (35W lamp included)[2, 4, 12] 2DC12 Emergency circuit 12-volt (two 35W lamps included)[2,4,7,12] DC2012 Emergency circuit 12-volt (20W lamp included)[2,4,12] 2DC2012 Emergency circuit 12-volt (two 20W lamps included)[2,4,7,12] PE Photoelectric cell-button type (n/a TB or 480V)[13] **CSA** CSA certified NOM NOM certified [7] INTL International shipment for 175M HS Houseside shield[14] Shipped separately[9] WG Wire guard VG Vandal guard	**(blank)** Dark bronze, textured DSST Sandstone, textured **DNAT** Natural aluminum, textured **DWHG** White, textured **DBLB** Black, textured CR Corrosion resistance CRT Non-stick protective coating (black only)	**LPI** Lamp included **L/LP** Less lamp

Notes

1 These wattages do not comply with California Title 20 regulations.
2 DC12, DC2012 and GZ cannot be ordered together.
3 Not available with HPS.
4 EC, QRS, DC12, DC2012 or SP optic cannot be ordered together.
5 Must specify CWI in Canada.
6 Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada--ships as 120/347 in Canada).
7 Consult factory for available wattages.
8 Available with 150M or 150MHC only.
9 May be ordered as an accessory. Prefix with ASW1.
10 Must specify finish when ordered as an accessory.
11 Max allowable wattage lamp included.
12 Not available with SF or DF.
13 Must be ordered with fixture; cannot be field installed.
14 Available only with SR2 and SR3 distributions.
15 See www.lithonia.com/archcolors for additional color options.
16 Must be specified. L/LP not available with MHC.

ASW1 150M SR2 TEST NO. LTL 13817P

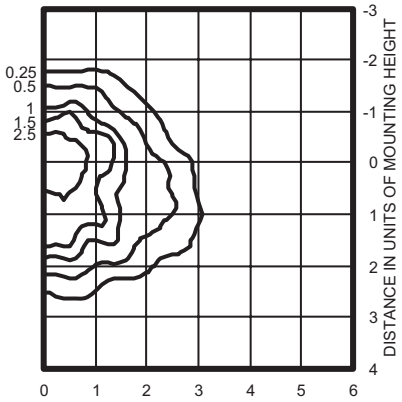
ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, rated 14000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

ASW1 150M SR3 TEST NO. LTL 13819P

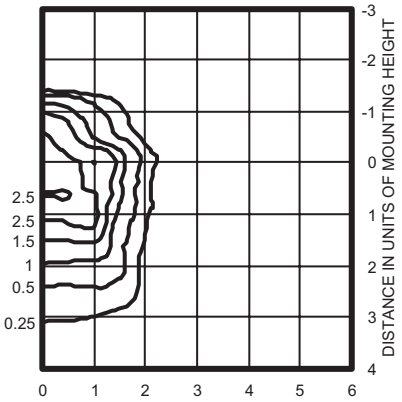
ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, rated 14000 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Medium, Semicutoff

AS1 150M SR4SC TEST NO. LTL 13821P

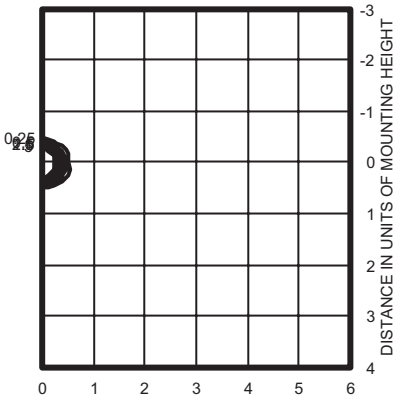
ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, rated 14000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

ASW1 150M SP TEST NO. LTL 13842P

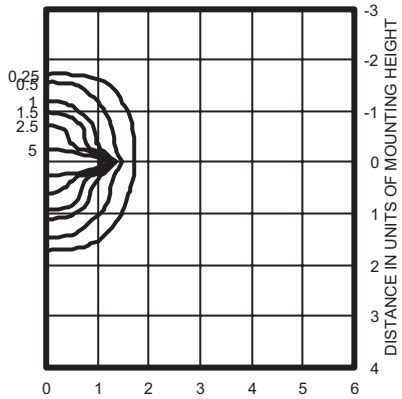
ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, rated 14000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type I, Very Short), Full Cutoff

ASW1 150M GZ TEST NO. LTL 13843P

ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, rated 14000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type I, Very Short), Full Cutoff

Notes

1 Photometric data for other distributions can be accessed from the Lithonia Lighting web site (www.lithonia.com).

2 For electrical characteristics consult outdoor technical data specification sheets on www.lithonia.com.

3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}}\right)^2 = \text{Correction Factor}$$

Mounting Height Correction Factor
(Multiply the fc level by the correction factor)

10 ft. = 4
15 ft. = 1.78
30 ft. = 0.44

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770.922.9000 Fax: 770-918-1209 www.lithonia.com ©2004-2011 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/05/11