Amendment to Development Plan

City of Worthington

~~ARCHITECTURAL REVIEW BOARD~~

Certificate of Appropriateness

~~Application~~

Case # ADP 09-12
Date Received 8-31-12
Fee $200
Meeting Date 9-13-12
Filing Deadline 10/11/12
Receipt # 55197

1. **Property Location** 805 PROPRIETORS ROAD
2. **Present/Proposed Use** MULTI-FAMILY RESIDENTIAL
3. **Zoning District** AR-3
4. **Applicant** CARTER BEAN, J. CARTER BEAN ARCHITECT LLC

   Address 4400 N. HIGH ST., STE. 401, COLUMBUS, OH 43214

   Phone Number(s) 614-262-2326
5. **Property Owner** SINESBURY INVESTMENTS LLC

   Address 110 POLARIS PARKWAY, WESTERVILLE, OH 43082

   Phone Number(s) 614-989-3884
6. **Project Description** NEW 10-UNIT RESIDENTIAL BUILDING
7. **Project Details:**

   a) **Design** SEE DRAWINGS

   b) **Color** SEE DRAWINGS

   c) **Size** SEE DRAWINGS

   d) **Approximate Cost** $800,000 **Expected Completion Date** T.B.D.

PLEASE READ THE FOLLOWING STATEMENTAND 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.

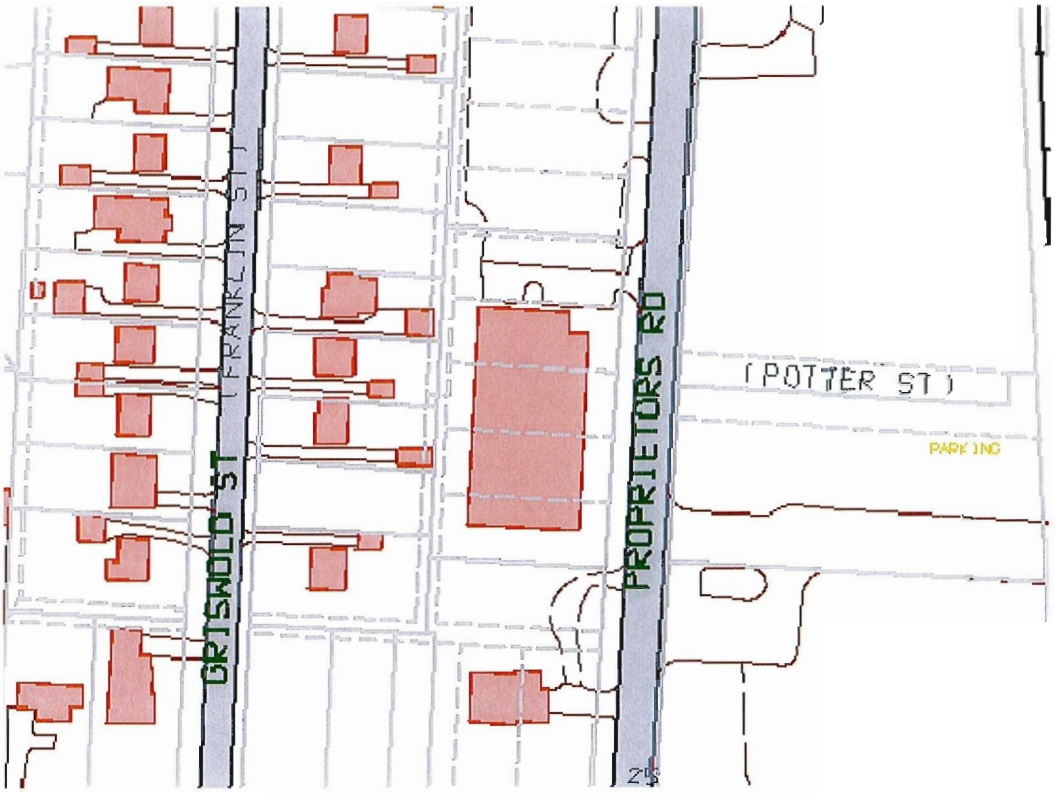
Applicant (Signature) — Date 8-31-12

Property Owner (Signature) — Date 8-31-12

Abutting Property Owners List for
805 Proprietors Rd.

Ohio Conference	848 Griswold St.	Worthington, OH 43085
Harding Center	430 E. Granville Rd.	Worthington, OH 43085
Resident	840 Griswold St.	Worthington, OH 43085
Resident	826 Griswold St.	Worthington, OH 43085
Resident	814 Griswold St.	Worthington, OH 43085
Resident	810 Griswold St.	Worthington, OH 43085
Marjorie Hay	802 Griswold St.	Worthington, OH 43085
Resident	772 Griswold St.	Worthington, OH 43085
900 Proprietors LLC	261 S. Front St.	Columbus, OH 43215

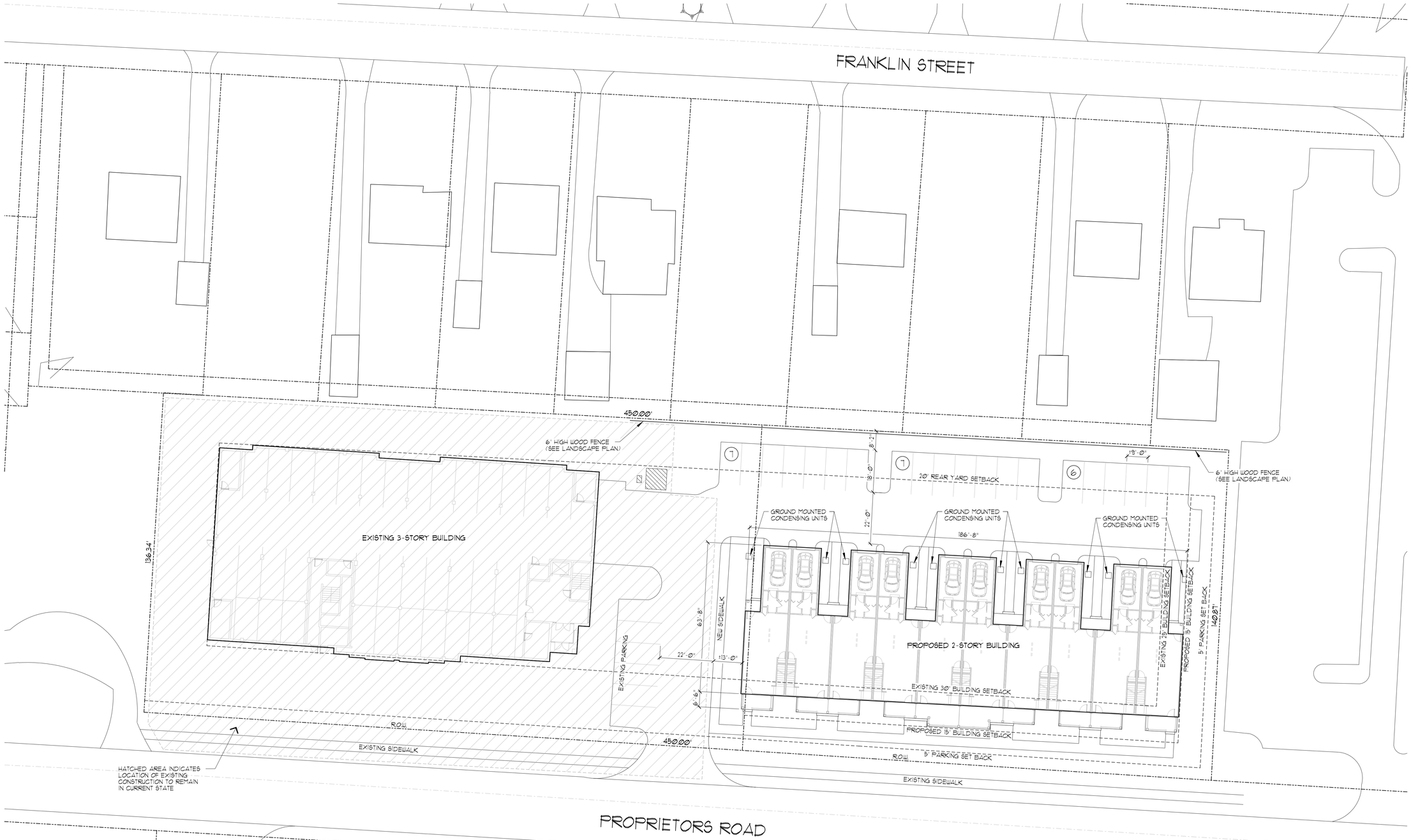
805 Proprietors Rd.



100-006677 07/21/2009

CITY OF WORTHINGTON
ADP 09-12
DRAWING NO.

DATE 10-1-12



SITE DATA

ZONING	AR-3
TOTAL ACRES	± 1.44 ACRES
PHASE I	±.81 ACRES
PHASE II	±.63 ACRES
TOTAL UNITS	26
PHASE I	16
PHASE II	10
PARKING REQUIRED (2/UNIT)	52
PARKING PROVIDED (2.62/UNIT)	68
LOT COVERAGE (20% MAX)	±38%

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

0 10 20 40

BEAN
J. CARTER BEAN ARCHITECT
4400 HORNING HIGH STREET
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OHIO • 43214
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FAX 614 262 2329

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SIMSBURY PLACE PHASE II

805 PROPRIETORS ROAD
WORTHINGTON, OHIO 43085

FOR

C.V. REAL PROPERTY

110 POLARIS PARKWAY, SUITE 301, WESTERVILLE, OHIO 43082

DRAWING STATUS

STATUS:		DATE:
PRELIMINARY		AUG. 31, 2012
		SEPT. 28, 2012

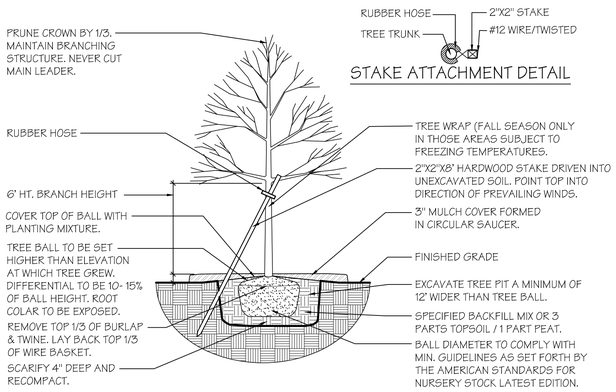
DRAWING TITLE

CONCEPTUAL SITE PLAN

DRAWING NUMBER

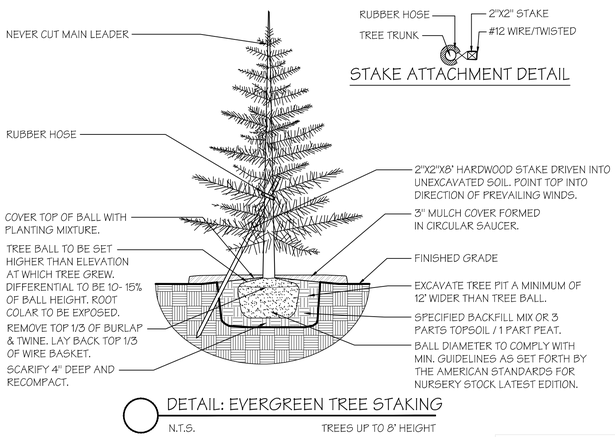
A-0

BEAN #12001.03



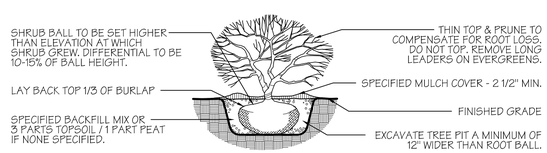
DETAIL: DECIDUOUS TREE STAKING

N.T.S. TREES UPTO 3" CALIPER



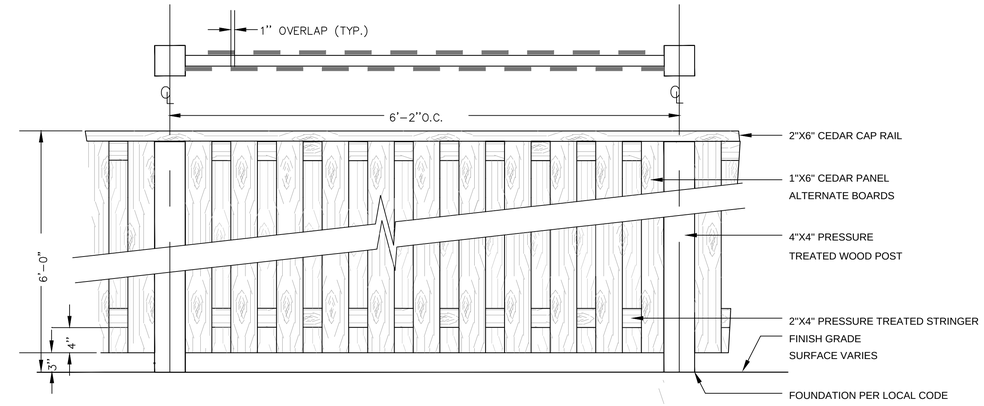
DETAIL: EVERGREEN TREE STAKING

N.T.S. TREES UP TO 8' HEIGHT



DETAIL: SHRUB PLANTING

N.T.S.



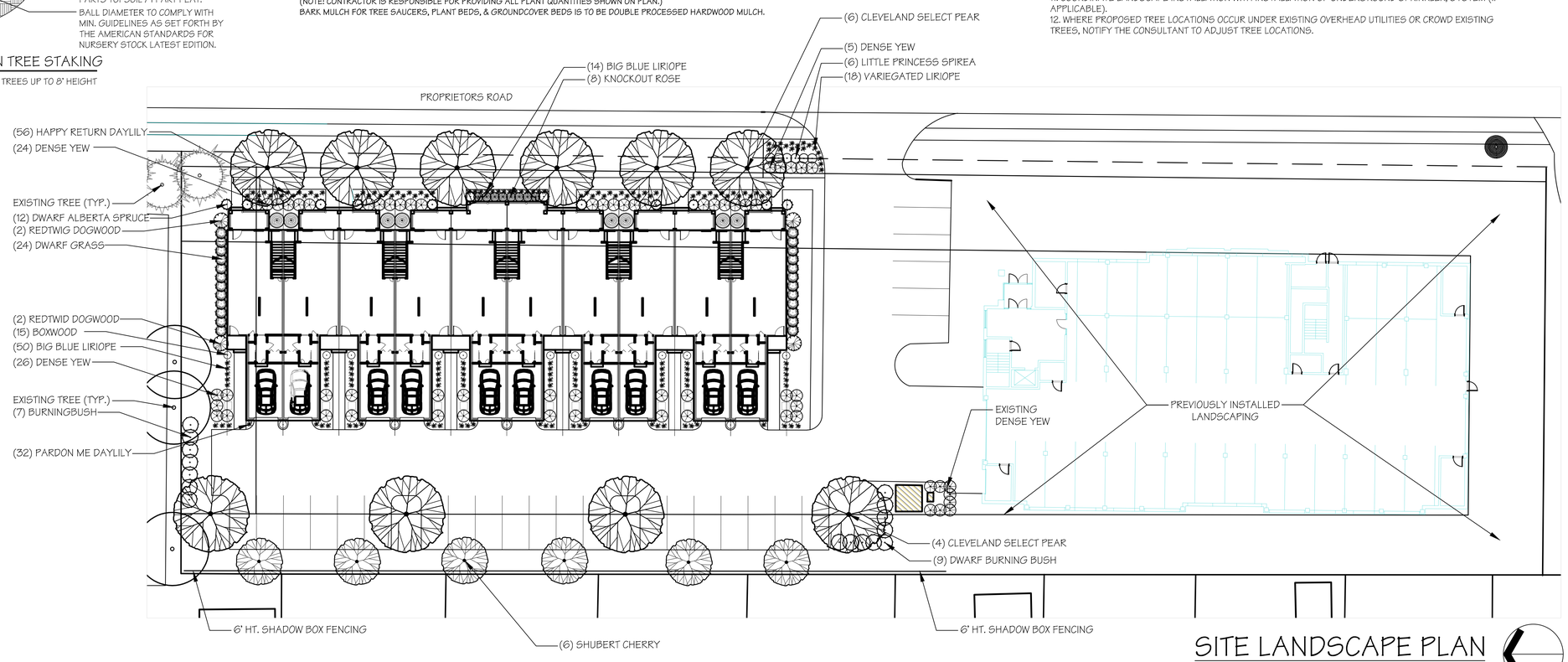
PLANT MATERIAL LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREE					
10	Cleveland Select Pear	Pyrus calleryana 'Cleveland Select'	2" Cal.	B&B	
6	Shubert Cherry	Prunus virginiana 'Shubert'	2" Cal.	B&B	
DECIDUOUS SHRUBS					
4	Redtwig Dogwood	Cornus alba 'Elegantissima'	30" Sp.	B&B	
16	Rudy Haag Dwarf Burning Bush	Euonymus alatus 'Rudy Haag'	#3 Gal.	Cont.	
6	Little Princess Spirea	Spirea japonica 'Little Princess'	3 Gal.	Cont.	
8	Knockout Rose	Rosa Radrazz	3 Gal.	Cont.	
EVERGREEN SHRUBS					
55	Dense Yew	Taxus media 'Densiformis'	30" Sp.	B&B	
15	Green Velvet Boxwood	Buxus microphylia 'Winter Gem'	30" Sp.	B&B	
12	Dwarf Alberta Spruce	Picea glauca 'Conica'	30" Ht.	B&B	
GROUNDCOVERS/ PERENNIALS					
56	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1 Gal.	Cont.	
32	Pardon Me Daylily	Hemerocallis 'Pardon Me'	#1 Gal.	Cont.	
64	Big Blue Liriope	Liriope muscari 'Big Blue'	#1 Gal.	Cont.	
18	Variegated Liriope	Liriope muscari 'Sunproof'	#1 Gal.	Cont.	
24	Dwarf Fountian Grass	Pennisetum alopecuroides 'Hameln'	#1 Gal.	Cont.	

(NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT QUANTITIES SHOWN ON PLAN.)
BARK MULCH FOR TREE SAUCERS, PLANT BEDS, & GROUNDCOVER BEDS IS TO BE DOUBLE PROCESSED HARDWOOD MULCH.

GENERAL PLANTING NOTES

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE, IN THE FIELD, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND BEARS RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN BARK MULCH BED.
5. BED LINE TO BE NO LESS THAN 18" AND NO MORE THAN 24" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
6. ALL SHRUBS TO BE A MINIMUM OF 4'-0" FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
8. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.
9. IN AREAS DESIGNATED "ANNUALS". LANDSCAPE CONTRACTOR TO PREPARE SOIL WITH MINIMUM 8" DEEP PLANT MIXTURE AND A MINIMUM 2" DEEP BARK MULCH FOR SUBSEQUENT PLANTING BY OWNER,
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER, SYSTEM (IF APPLICABLE).
12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.



SITE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0 20 40

NORTH

BLENDON GARDENS
landscaping... the investment that grows!
9590 SOUTH OLD STATE ROAD
LEWIS CENTER, OHIO 43035
p 614.840.0500 f 614.840.0504

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PROJECT:
SIMSBURY PLACE PHASE 2
WORTHINGTON, OHIO

REVISIONS:
9.27.12 B. Thornton

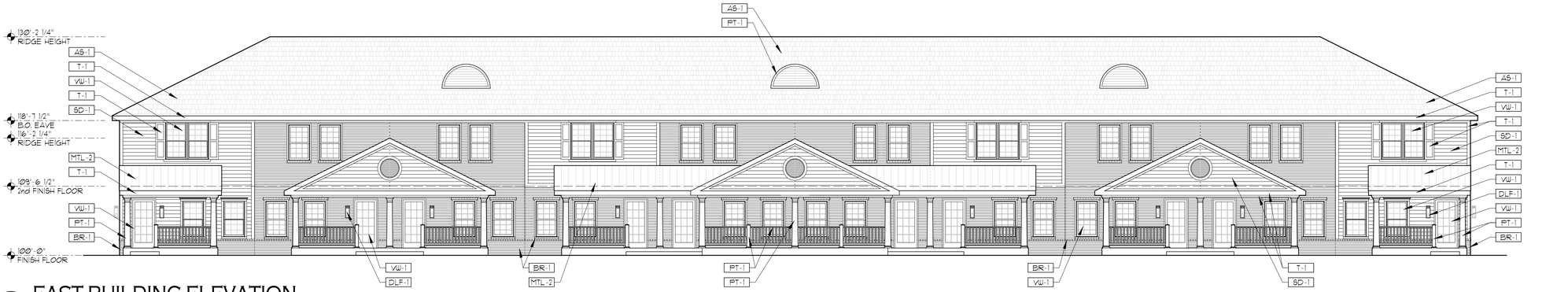
DATE: 8.30.12

DRAWN BY:

CHECKED BY: B. THORNTON

PROJECT NUMBER:

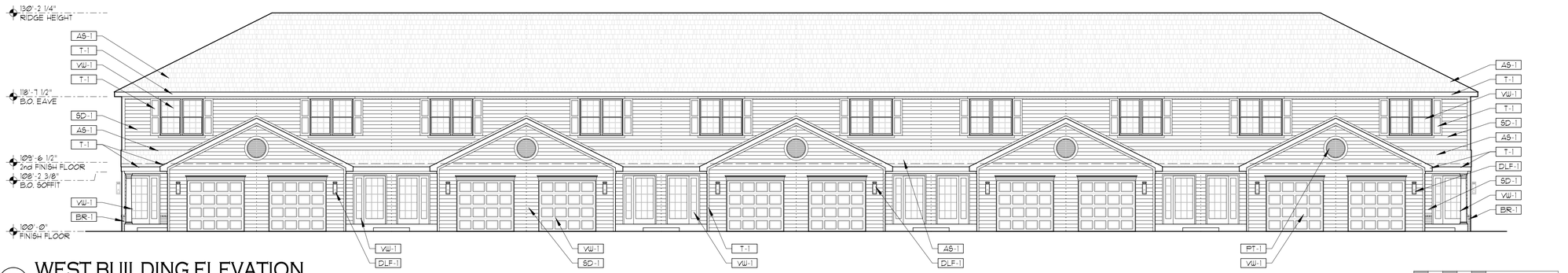
SHEET:
SP-1



A EAST BUILDING ELEVATION

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

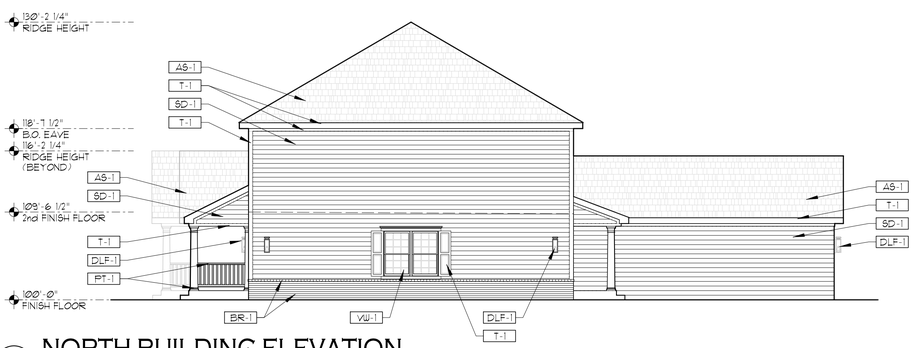
0 10 20



B WEST BUILDING ELEVATION

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

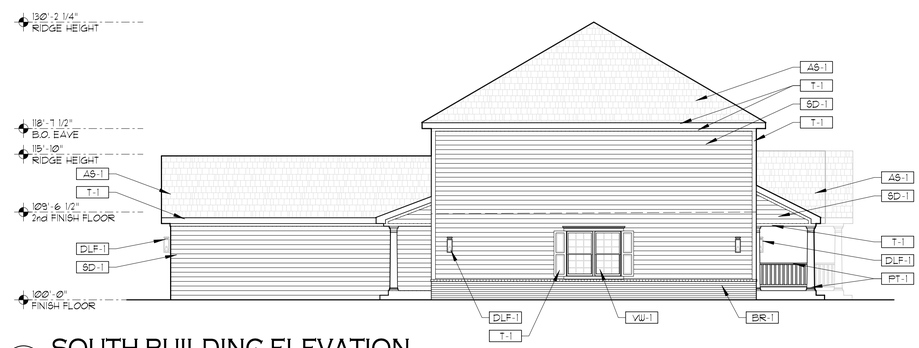
0 10 20



C NORTH BUILDING ELEVATION

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

0 10 20



D SOUTH BUILDING ELEVATION

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

0 10 20

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
ASPHALT SHINGLES			
AS-1	GAF	30 YR DIMENSIONAL FIBERGLASS SHINGLES "WEATHERWOOD BLEND"	TO MATCH ADJACENT BUILDING CONSTRUCTION
BRICK			
BR-1	T.B.D.	--	TO MATCH ADJACENT BUILDING CONSTRUCTION
DECORATIVE LIGHT FIXTURE			
DLF-1	CAROLINA LANTERNS	CHARLESTON COLLECTION, THE SINGLE HOUSE - FINISH "COPPER"	--

MARK	MANUFACTURER	DESCRIPTION	REMARKS
PREFINISHED METAL			
MTL-1	NORANDEX-REYNOLDS	'30 DEGREE WHITE'	TO MATCH ADJACENT BUILDING CONSTRUCTION
MTL-2	DMI	"METALLIC COPPER"	--
PAINT			
PT-1	BENJAMIN MOORE	TO MATCH SIDING	TO MATCH ADJACENT BUILDING CONSTRUCTION

MARK	MANUFACTURER	DESCRIPTION	REMARKS
TRIM			
T-1	HARDIETRIM	4" & 6" PLANKS, 5/4" THICK.	TO MATCH ADJACENT BUILDING CONSTRUCTION. PAINT PT-1.
VINYL DOORS/WINDOWS			
VW-1	T.B.D.	"WHITE"	TO MATCH ADJACENT BUILDING CONSTRUCTION
SIDING			
SD-1	HARDIEPLANK LAP SIDING	6 3/4" EXPOSURE, 5/16 THICK. "COLONIAL ROUGHSAWN"	TO MATCH ADJACENT BUILDING CONSTRUCTION. PAINT PT-1.

BEAN

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OHIO • 43214

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FAX 614 262 2329

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SIMSBURY PLACE PHASE II

805 PROPRIETORS ROAD
WORTHINGTON, OHIO 43085

FOR

C.V. REAL PROPERTY

110 POLARIS PARKWAY, SUITE 301, WESTERVILLE, OHIO 43082

DRAWING STATUS

STATUS:	DATE:
PRELIMINARY	AUG. 31, 2012
	SEPT. 28, 2012

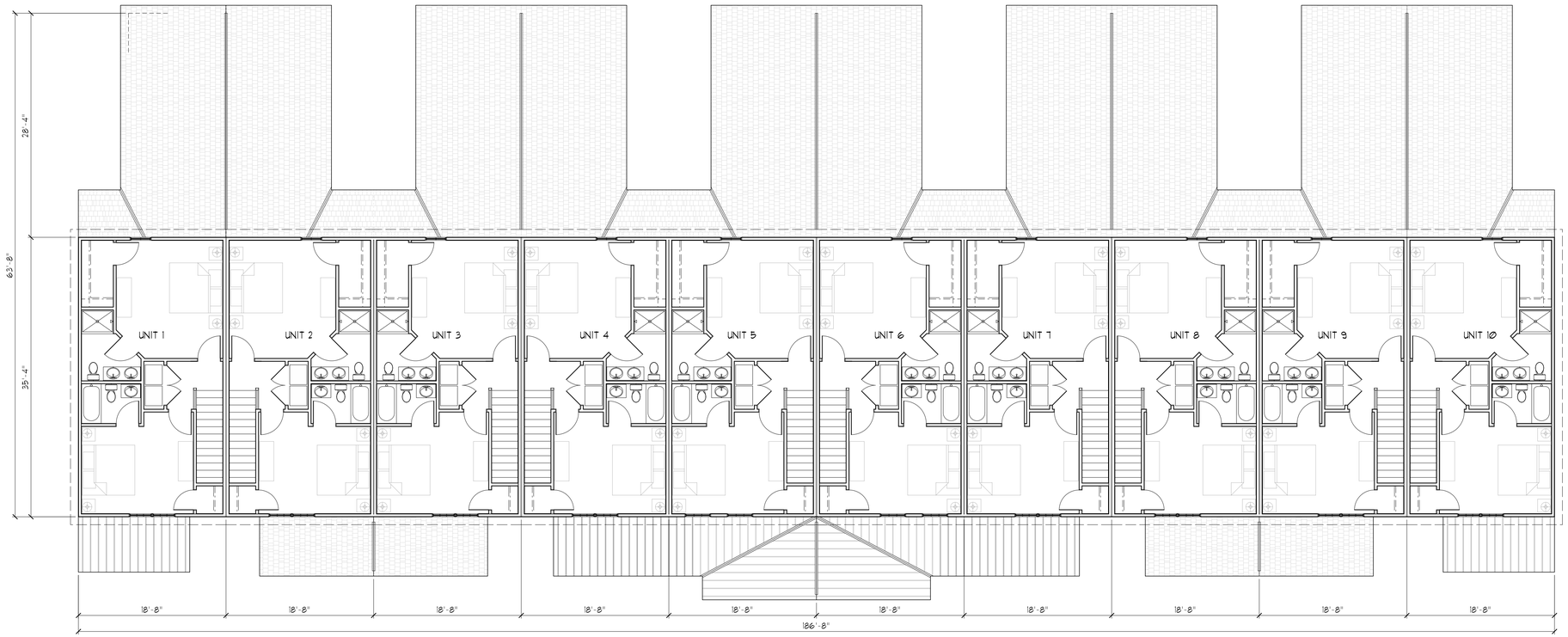
DRAWING TITLE

CONCEPTUAL ELEVATIONS

DRAWING NUMBER

A-2

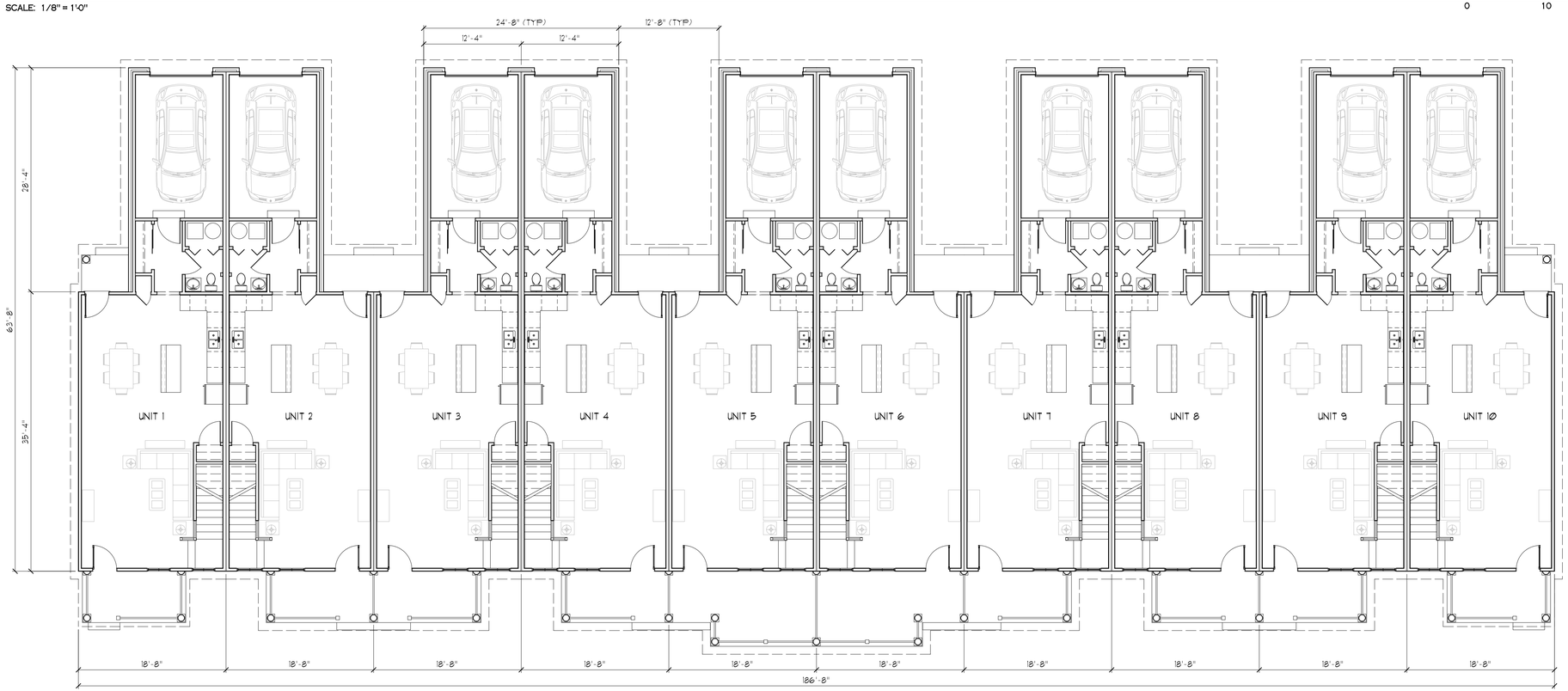
BEAN #12001.03



B SECOND FLOOR PLAN

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

0 10 20



A FIRST FLOOR PLAN

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

0 10 20

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SIMSBURY PLACE PHASE II

805 PROPRIETORS ROAD
WORTHINGTON, OHIO 43085

FOR

C.V. REAL PROPERTY

110 POLARIS PARKWAY, SUITE 301, WESTERVILLE, OHIO 43082

DRAWING STATUS

STATUS:	DATE:
PRELIMINARY	AUG. 31, 2012
	SEPT. 28, 2012

DRAWING TITLE

CONCEPTUAL FLOOR PLANS

DRAWING NUMBER

A-1

BEAN #12001.03

carolinaLanterns
Lowcountry & Lighting Center

The Original Charleston Lantern

To Order, Call 1-843-881-4170 | Download a Printable Full-color Catalog

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Lantern Collections

- Charleston Collection
  - The Ashley Avenue
  - The Broad Street
  - The Charleston
  - The Columbia
  - The Church Street
  - The High Battery
  - The Market Street
  - The Tradd Street II
  - The Old Village
  - The Saint Micheal
  - The Single House
  - The South Battery
  - The Tradd Street
- Goddess Series
- Architectural Series
- Signature Series
- Carolina Collection
- Northeast Lanterns
- The Jan Collection

Visual Search

- All Lanterns

Lanterns by Feature

- Electronic Ignition Lanterns
- Gas & Electric
- Products Under $400
- Quick Ship Items

The Single House

MOUNT TYPE	MODEL	SIZE	SPEC SHEET
Hanging	SH-1002	12½ X 5 X 5	
	SH-1502	14½ X 7 X 7	
	SH-2002	19½ x 7¼ x 7¼	
Post Mount	SH-1000	15½ x 5 x 5	
	SH-1500	18 x 7¼ x 7¼	
	SH-2000	22½ X 7¼ X 7¼	
Wall Mount	SH-1001	12½ X 5 X 6½	
	SH-1501	15 X 7¼ X 9	
	SH-2001	19½ x 7¼ x 9	

Lantern Features

Gas & Electric • Products Under $400 • Quick Ship Items

Lighting Options

Electric, Gas

Glass Options

Tempered Glass, Antique Glass, Seedy Glass, Solid top, Glass top

Mounting options

Wall Mount, Post Mount, Hanging

Decorative Accessories

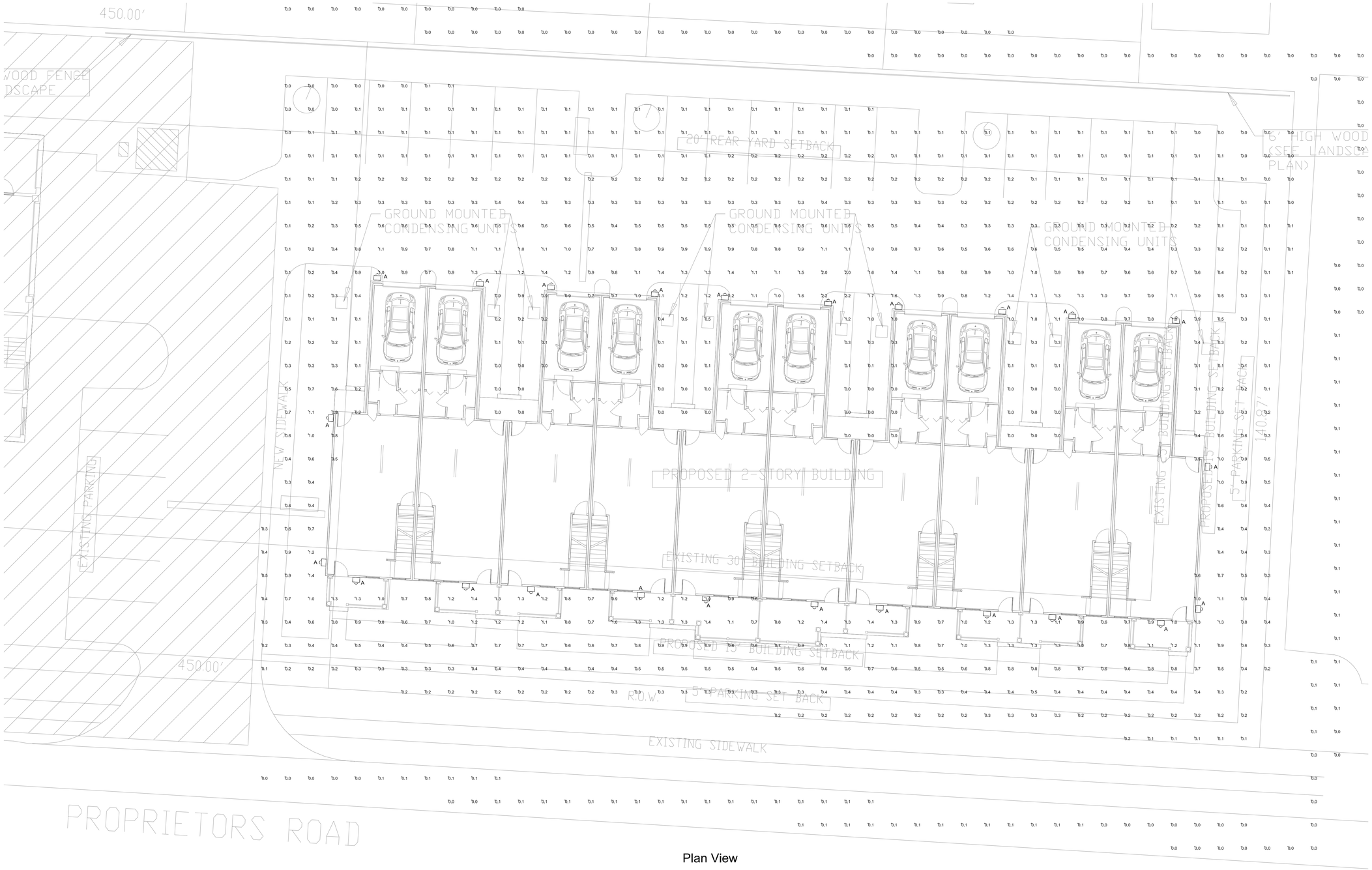
Mustache Scroll,Top curl, Full Scroll, Backward scroll

Finish options

Original Copper, Patina Antique, Powder Coated Black

For more information or to arrange an appointment, call a Carolina Lantern Specialist at 1-877-881-4173.

CITY OF WORTHINGTON
DRAWING NO. ADP 09-12
DATE 10-1-12



Plan View

Scale 1" = 10'

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10' past property	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A
Parking Area	+	0.5 fc	2.2 fc	0.0 fc	N / A	N / A

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	25	CAROLINA LANTERNS SH-2001	Wall mounted INCAND CANDLEBRA lamp.	(2) 40A CANDLEBRA LAMPS	nrg207b.ies	1600	0.81	80

BEAN
J. CARTER BEAN ARCHITECT
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SUITE 40 COLUMBUS
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FAX 614 262 2123

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SIMSBURY PLACE PHASE II

PROPRIETORS RD
WORTHINGTON, OHIO 43085

DRAWING STATUS

SITE PHOTOMETRIC	MARCH 12, 2012
SITE PHOTOMETRIC	SEPTEMBER 28, 2012

DRAWING TITLE

PHOTOMETRIC LIGHTING PLAN

DRAWING NUMBER

SE-1.0

BEAN #11034.00