



Wilson Bridge Corridor Preliminary Plan Application

Case # WBC 01-18
Date Received 06-01-2018
Fee \$350 pd
Meeting Date
Filing Deadline

1. Property Location 181 Wilson Bridge Road

2. Present Use & Proposed Use Multi-family residential development

3. Present & Proposed Zoning Present: R-10; Proposed: WBC-1, Medium Density Residential

4. Applicant Oxford Circle LLC

Address 470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082

Phone 614-540-2404

5. Property Owner PV Wilson Bridge LLC

Address 1433 Grandview Avenue, Columbus, Ohio 43212

Phone

6. Project Description Multi-family residential development.

7. Variances Requested 1181.05(a)(1)(C) to allow buildings and parking facilities to be a minimum of 14 feet from the property line. 1181.05(a)(3) to allow development without solid fence screening along the east, west, and south property lines.

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.

[Signature] Applicant (Signature)

[Date] June 1, 2018 Date

[Signature] Property Owner (Signature)

[Date] June 1, 2018 Date

MPC Approval Date:

Abutting Property Owners List for
181 E. Wilson Bridge Rd.

Worthington City School District
Stephen Peer
Galen & Suekane Frizzie
Graham & Stacy Cochran
George & Kathryn Bleimes
Christopher & Lindsay Selinsky
Harold Careins & Megumi Otaki
PV Wilson Bridge LLC

200 E. Wilson Bridge Rd.
199 E. Wilson Bridge Rd.
164 Northhigh Dr.
160 Northhigh Dr.
158 Northhigh Dr.
156 Northhigh Dr.
PO Box 3672
1433 Grandview Ave.

Worthington, OH 43085
Columbus, OH 43210-0672
Columbus, OH 43212

DEVELOPMENT TEXT

ADDRESS: 181 Wilson Bridge Road
PARCELS: 100-002477, 100-002478
CURRENT ZONING: Wilson Bridge Corridor District
Wilson Bridge Corridor - 1
APPLICANT: Oxford Circle LLC
470 Olde Worthington Road, Suite 101
Westerville, Ohio 43082
DATE: 6/1/2018
APPLICATION: _____

I. INTRODUCTION:

The Kenney Company LLC, (the “Applicant”) proposes development of a +/- 2.0-acre Site located at 181 Wilson Bridge Road, which has long been targeted by the City of Worthington as a development site appropriate for medium density residential. The Site is situated within the Wilson Bridge Corridor – 1 District of the Wilson Bridge Corridor District zoning code amendment which provides for medium density residential uses. The Applicant proposes development of the property in accordance with Wilson Bridge Corridor plans with two multi-family structures which will provide 32 total dwelling units with a mixture of unit types including 1-bedroom, 2-bedroom, and 3-bedroom units at varying market rates to provide for maximum absorption of the units and maximum occupancy. The development provides for the preservation of existing landscaping where possible, including a 50 foot landscaping buffer along the south side of the Property within which existing healthy trees will be maintained and preserved whenever feasible. This request also provides for the dedication of 12 feet of its Wilson Bridge Road frontage to accommodate Worthington’s objective of incorporating a shared-use path for residents.

II. DEVELOPMENT STANDARDS:

The proposed development provides the following development standards.

(a) Site Layout.

(1) Setbacks.

A. The Site shall be laid out in accordance with the submitted Site Plan. Building 1 is less than 50,000 square feet in area and its building setback shall be a maximum of 20 feet from the Wilson Bridge Road right-of-way, here the building setback shall be 5 feet.

- B. The Site abuts properties in an “R” district. Therefore, Applicant respectfully requests a waiver from City Code Section 1181.05(a)(1)(C) to allow the buildings to be situated as indicated on the Site Plan.
- C. The Site abuts properties in an “R” district. Therefore, Applicant respectfully requests a waiver from City Code Section 1181.05(a)(3) to allow the perimeter screening to be entirely of landscaping, rather than fencing.

(2) **Right-of-Way Dedication.**

- A. The Applicant shall dedicate 12 feet of right-of-way along its frontage in furtherance of the City’s objective to create a shared use path along Wilson Bridge Road.

(3) **Screening.**

- A. The development shall be screened in accordance with the submitted Landscape Plan, which indicates significant new plantings as well as preservation of as many existing trees as feasible, including the preservation of a 50-foot buffer along the south side of the property.

(4) **Equipment.**

- A. Exterior service, utility, trash, and mechanical equipment shall be located as provided on the submitted Site Plan.
- B. Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence, or landscaping. Screening materials shall consist of landscaping, or the materials and colors used for the buildings.

(5) **Tract Coverage.**

- A. A maximum of 60% of the property shall be covered with impervious surfaces.

(6) **Pedestrian Access.**

- A. Sidewalks with a minimum width of 5 feet shall be provided as shown on the submitted Site Plan.

(7) **Drive-in Commercial Uses.**

A. N/A

(b) **Buildings.**

(1) **Design.**

A. The buildings shall be oriented as provided on the Site Plan. Building 1 shall be parallel to Wilson Bridge Road.

B. Building heights shall not exceed 26'.

C. Building 1's frontage exceeds a width of 50 feet and it shall incorporate articulation as shown on the submitted Site Plan and Elevations.

D. The entrance shall be well-marked as shown on the Site Details Plan.

(2) **Materials.**

A. Building materials shall include stone, brick, hardiplank siding, hardiplank board, and/or asphalt shingles.

(3) **Windows and Doors.**

A. Windows and doors shall be provided as shown on the submitted Elevations.

(c) **Landscaping.**

(1) **Natural Features.**

A. Landscaping shall be provided as shown on the submitted Landscape Plan.

B. Natural Features shall be preserved as shown on the submitted Preservation Plan.

C. Tree Inventory and Preservation Plan. The submitted Tree Preservation Plan shows that the development shall preserve 404 caliper inches of the existing trees at or above 6 inch caliper. The Landscaping Plan shows that the development shall plant an additional 343 caliper inches of trees. Further, the Applicant commits to maintaining all healthy trees within the 50 foot landscape buffer along the southern perimeter of the Site. Applicant has

worked with the Department of Planning to determine that the submitted Landscaping Plan and Tree Preservation Plan are an appropriate accommodation for Natural Features. Full replacement would result in unreasonable overcrowding of trees, and a fee-in-lieu to the Special Parks Fund is unnecessary where, as here, the Applicant is making appropriate Natural Feature commitments.

(d) Lighting.

A. Lights shall comply with City Code 1181.05(d).

(e) Signs.

A. The development shall provide an entry sign as shown on the submitted Site Details.

(f) Parking.

1. The development requires 32 parking spaces for 32 dwelling units. The development shall provide 58 parking spaces.

2. Vehicle and bicycle parking shall be as depicted on the submitted Site Plan and Landscape Plan.

(g) Public Spaces.

1. The development shall provide Public Space Amenities including, but not limited to: courtyard for public use, benches, bicycle racks, and decorative pedestrian lighting, further the Applicant will be dedicating 12 feet of right-of-way along its frontage to accommodate the long-term City objective of incorporation of a shared use path along the frontage.

2. Public Space Amenities shall be provided as shown on the Landscape Plan.

III. REQUESTED WAIVERS.

(a) The Site abuts properties in an “R” district. Therefore, the Applicant respectfully requests a waiver from City Code Section 1181.05(a)(1)(C) to allow development of the property in accordance with submitted plans. This waiver includes a reduction of building setbacks from the east and west, and to allow the entrance drive to be within 25 feet of the western property line, as depicted on Site Plan.

- (b) The Site abuts properties in an "R" district. Therefore, Applicant respectfully requests a waiver from City Code Section 1181.05(a)(3) to allow development without solid fence screening along the east, west, and south property lines.

Respectfully Submitted,

David Hodge

David Hodge
Attorney for Applicant

181 E. Wilson Bridge Rd.



**Zoning Description for 2.0± Acres
South of East Wilson Bridge Road
East of Westview Drive**

-1-

Situated in the State of Ohio, County of Franklin, City of Worthington. Range 18, Township 2, Quarter Township 2, of the United States Military District, being a 2.0± acre tract of land, said 2.0±, and being more particularly described as follows:

Being all of Lot Numbers Sixteen (16) and Seventeen (17) of Northhigh Acres, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 15, Page 34, Recorder's Office, Franklin County, Ohio

The above description was prepared by Advanced Civil Design, Inc. on May 23, 2018 and is created from information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office.

This exhibit is not to be used for the transfer of land.

Advanced Civil Design, Inc.

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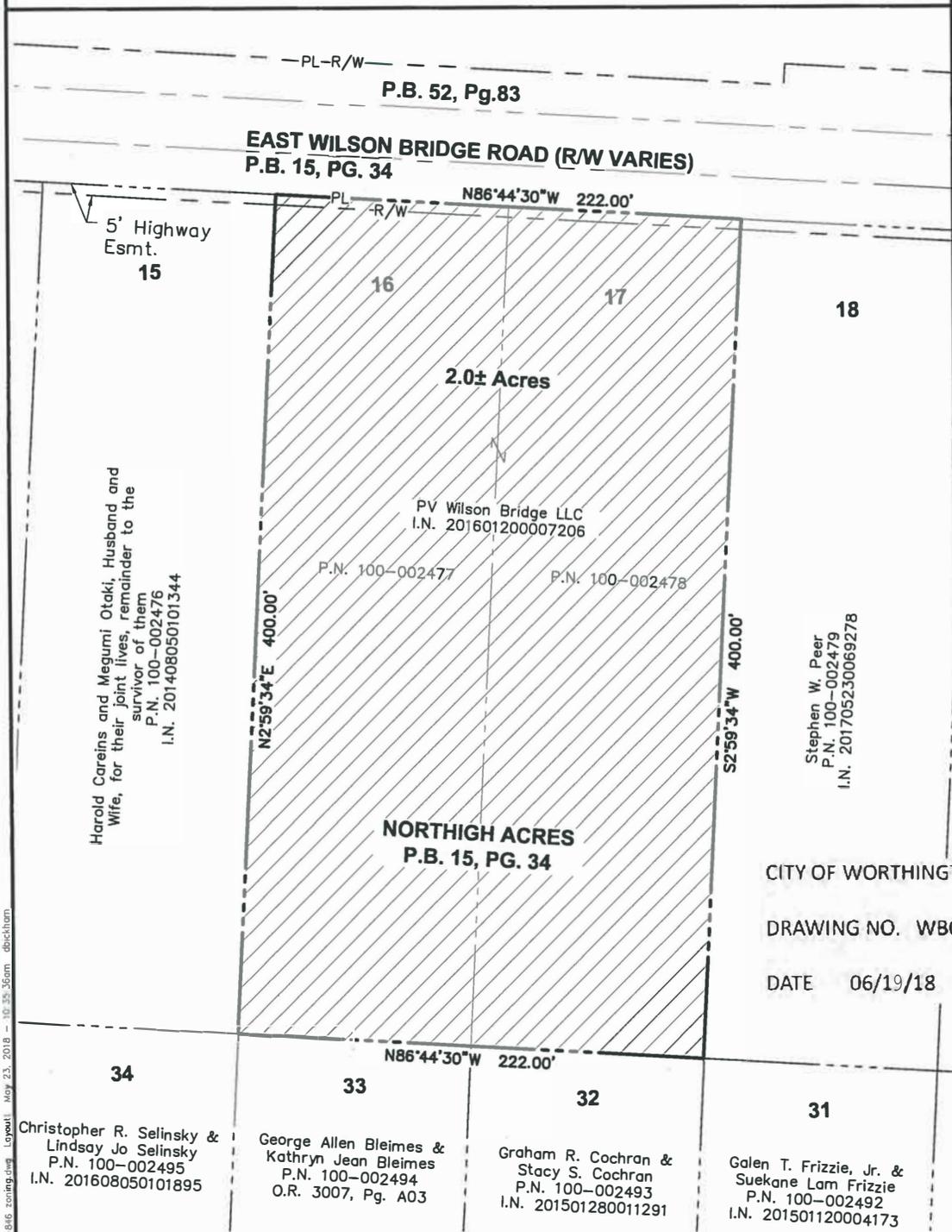
CITY OF WORTHINGTON

DRAWING NO. WBC 01-18

DATE 06/19/18

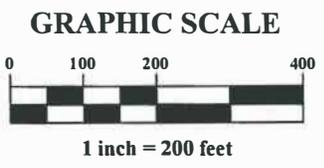
ZONING EXHIBIT ~ 2.0± ACRES

Situated in the State of Ohio, City of Worthington, Franklin County, Ohio,
Range 18, Township 2, Quarter Township 2, United States Military District



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This exhibit is created from information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office. This exhibit is not to be used for the transfer of land.



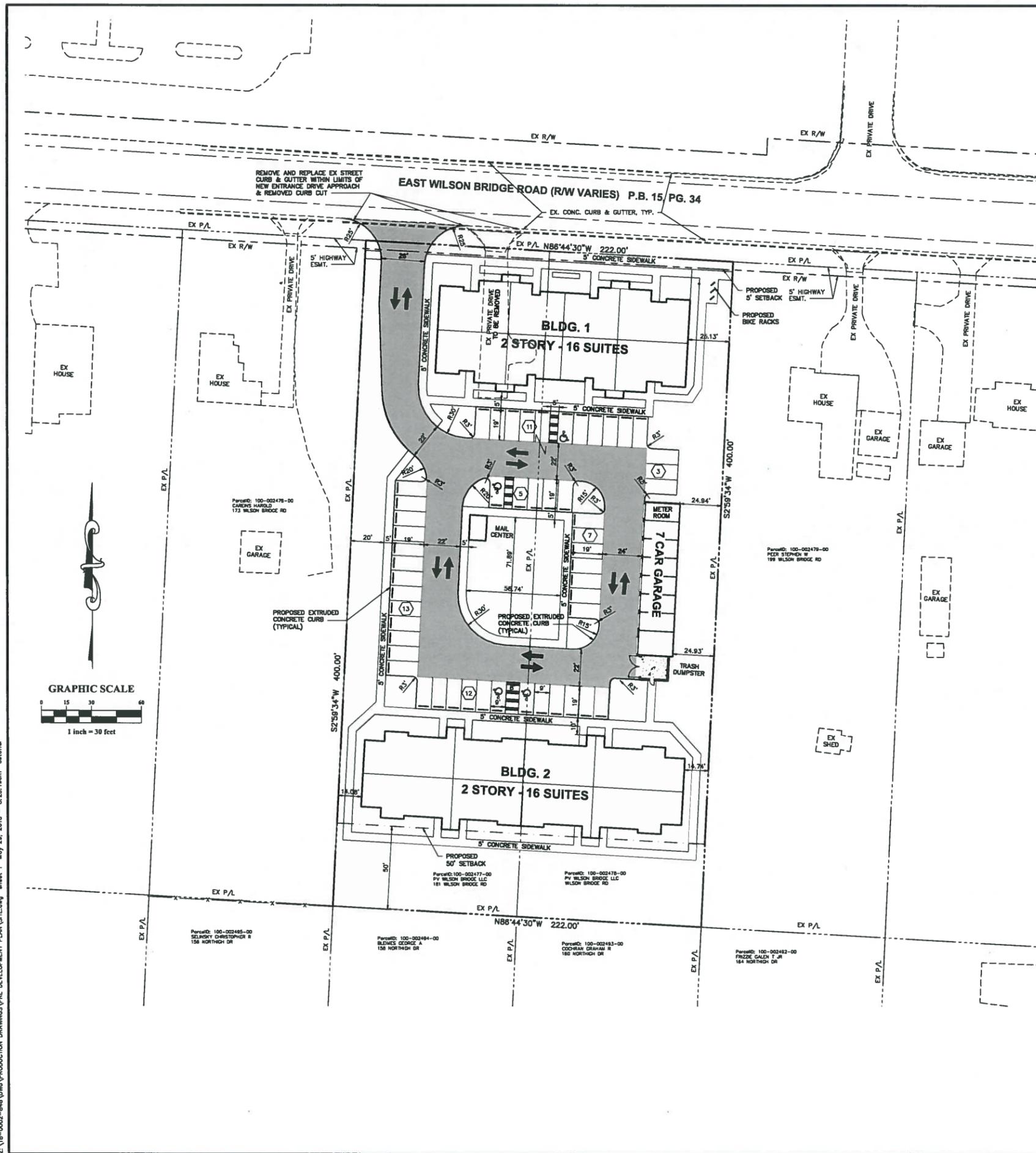
DRAWN BY: DRB	JOB NO.: 18-0002-846
DATE: 05/23/18	CHECKED BY:



422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

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- LEGEND**
- STANDARD DUTY PAVEMENT SECTION
 - HEAVY DUTY PAVEMENT SECTION
 - CONCRETE PAVEMENT SECTION
 - DENOTES PARKING COUNT
 - TRAFFIC FLOW ARROW



SITE PLAN NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

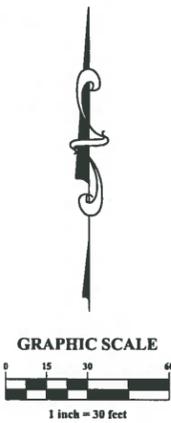
ALL DISTURBED AREAS ARE TO RECEIVE FOUR (4) INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

CURB RADII NOT LABELED ARE 3' UNLESS OTHERWISE SHOWN OR ONE-HALF THE WIDTH OF CURB ISLAND.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ALL PRIVATE PAVEMENT MARKING SHALL BE WHITE UNLESS OTHERWISE NOTED.



PLAN PREPARED BY:

422 Beecher Road
Columbus, Ohio 43230
ph 614.288.7780
fax 614.288.7755

OXFORD CIRCLE DEVELOPMENT
470 OLDE WORTHINGTON ROAD
WESTERVILLE, OH 43081

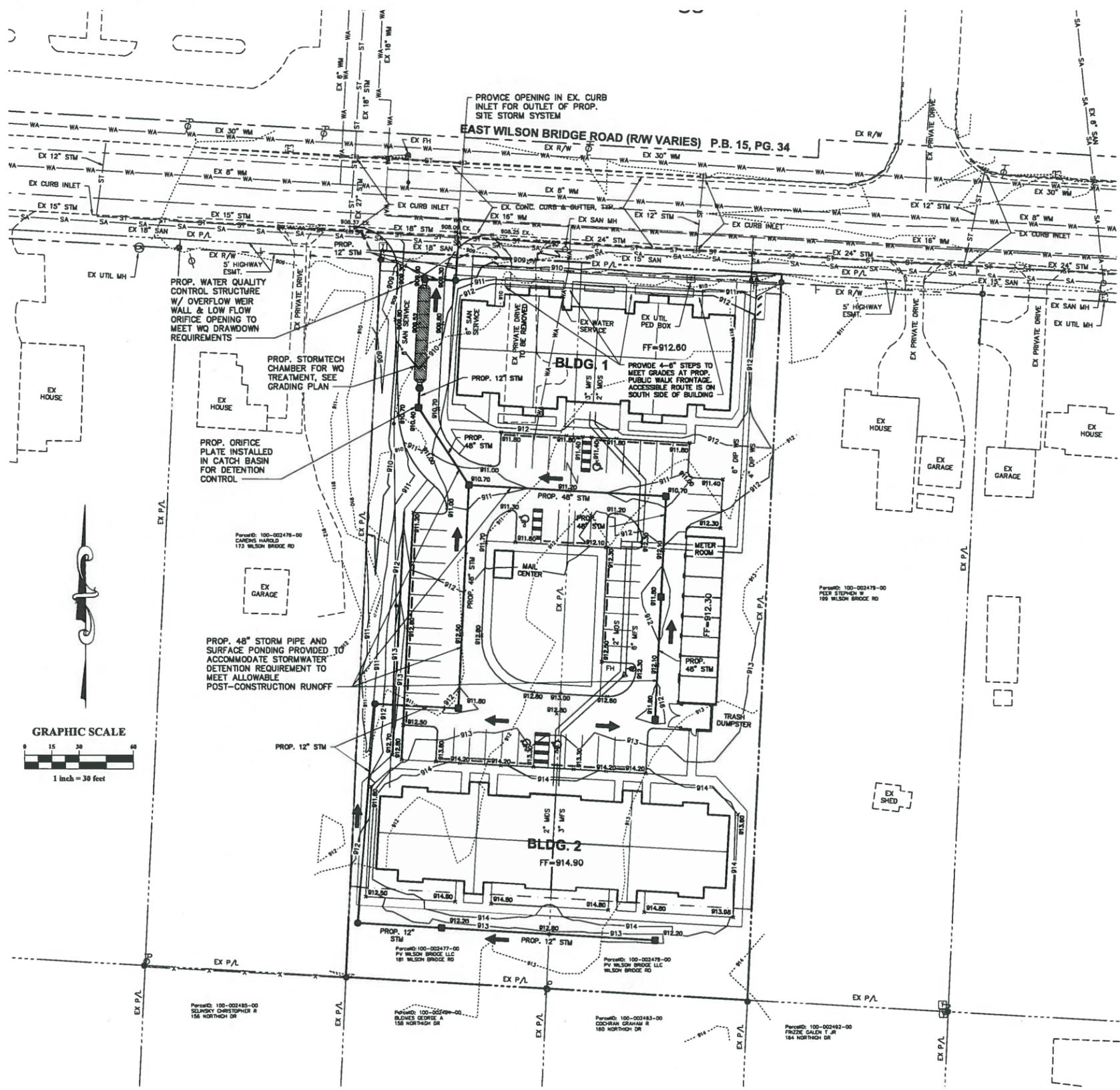
CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
GRANBY PLACE
FINAL DEVELOPMENT PLAN
FOR
OXFORD DEVELOPMENT
SITE PLAN

Issue Date:	
Date:	05/24/2018
Scale:	1" = 30'
Drawn By:	DDS
Checked By:	TW
Project Number:	18-0002-846
Drawing Number:	3/5

CITY OF WORTHINGTON
DRAWING NO. WBC 01-18
DATE 06/19/18

OHIO
Utilities Protection
SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

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SITE GRADING NOTES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

STORM PIPE SHALL BE AS SPECIFIED IN THE GENERAL NOTES.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT.

ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. LIDS SHALL BE LABELED "STORM SEWER".

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS TO XLX.

STORMWATER CONTROL NARRATIVE

SITE SUMMARY:
THE SUBJECT PROJECT CONSISTS OF EXISTING PARCELS (100-002477 & 100-002478) TO BE REDEVELOPED INTO A MULTI-FAMILY DEVELOPMENT WITH ASSOCIATED PARKING. THE SITE IS BOUND BY EAST WILSON BRIDGE ROAD TO THE NORTH, AND SINGLE FAMILY RESIDENTIAL LOTS TO THE EAST, WEST & SOUTH. THE SITE IS APPROXIMATELY 1.89 ACRES CONSISTING OF OPEN GREEN SPACE AND EXISTING ASPHALT. THE PROPOSED SITE IMPROVEMENTS INCLUDE TWO PROPOSED APARTMENT BUILDINGS, SUPPORT BUILDINGS AND ASSOCIATED PARKING.

EXISTING CONDITIONS:
EXISTING DRAINAGE CONDITIONS WERE EVALUATED USING A COMBINATION OF AERIAL PHOTOGRAPHS, SURVEYED TOPOGRAPHY, SOIL MAPS, AND SITE PHOTOS. THE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY IDENTIFIES THE PREDOMINANT ON-SITE SOILS AS BENNINGTON-URBAN LAND-COMPLEX. THESE SOILS ARE CLASSIFIED WITHIN HYDROLOGIC GROUP 'C'.

THE EXISTING SITE PREDOMINATELY DRAINS SOUTH TO NORTH INTO AN EXISTING PUBLIC STORM SEWER SYSTEM RUNNING ALONG THE SOUTH SIDE OF WILSON BRIDGE ROAD THAT CONVEYS LOCAL RUNOFF TO EXISTING RUSH RUN LOCATED EAST OF THIS PROJECT.

ALLOWABLE RELEASE RATE:
THE CITY OF WORTHINGTON FOLLOWS THE ODMR RAINWATER AND LAND DEVELOPMENT MANUAL USING THE CRITICAL STORM METHODOLOGY FOR ALLOWABLE RELEASE RATES FROM THE PROPOSED SITE FOR POST-DEVELOPED STORM RUNOFF.

STORM WATER QUANTITY CONTROL:
EXCESS RUNOFF FROM THE PROPOSED SITE WILL BE DETAINED AND STORED IN A COMBINATION OF PARKING LOT SURFACE PONDING, NO GREATER THAN 1 FOOT ABOVE CATCH BASINS AND OVERSIZED STORM SEWER PIPES. THE RELEASE WILL BE CONTROLLED BY DRIFICE PLATES WITH OPENINGS SIZED TO MEET THE POST-DEVELOPED FLOW REQUIREMENTS.

STORM WATER QUALITY CONTROL:
PER THE OHIO EPA GENERAL CONSTRUCTION PERMIT, A STORMWATER BEST MANAGEMENT PRACTICE (BMP) IS REQUIRED TO TREAT THE FIRST FLUSH RUNOFF VOLUME PRODUCED BY A 1/4" RAINFALL EVENT. THE WQ TREATMENT FOR THIS SITE WILL BE ACCOMPLISHED UTILIZING AN UNDERGROUND STORMTECH CHAMBER SYSTEM APPROVED BY THE OHIO EPA.

CONCLUSION:
THE PROPOSED DEVELOPMENT WILL PROVIDE SURFACE AND SUBSURFACE STORMWATER CONVEYANCES TO CARRY RUNOFF SAFELY THROUGH THE SITE TOWARDS THE ONSITE DETENTION AND WATER QUALITY TREATMENT FACILITY. STRUCTURES WITHIN THE SYSTEM PROVIDE PEAK FLOW CONTROL AND TREATMENT OF CAPTURED WATER TO COMPLY WITH CITY OF WORTHINGTON'S PEAK FLOW CONTROL REQUIREMENTS AND OHIO EPA WATER QUALITY REGULATIONS.

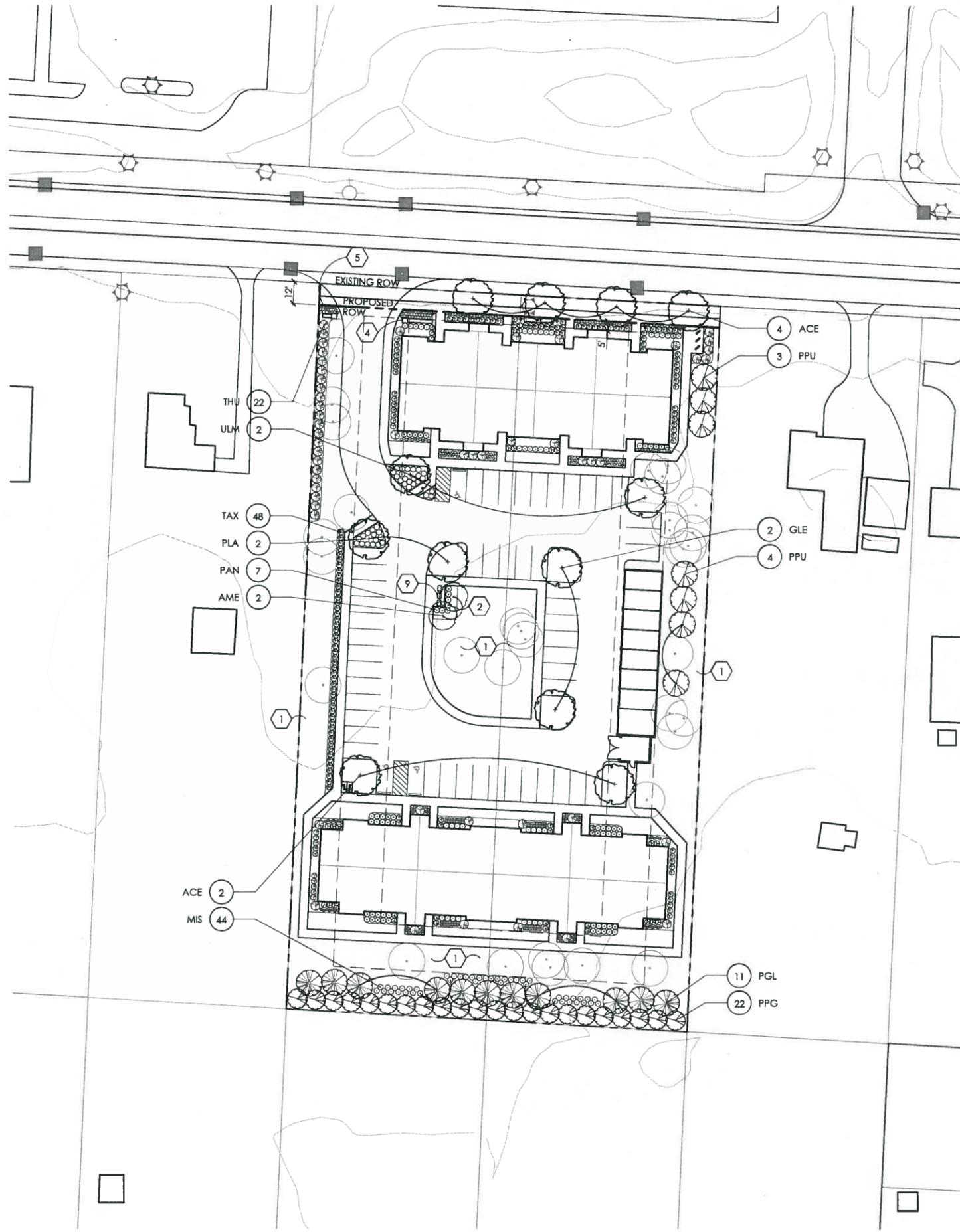


PLAN PREPARED BY:
**OXFORD CIRCLE DEVELOPMENT
470 OLDE WORTHINGTON ROAD
WESTERVILLE, OH 43081**

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
**GRANBY PLACE
FINAL DEVELOPMENT PLAN
FOR
OXFORD DEVELOPMENT
PRELIMINARY GRADING PLAN**

Issue Date:	
Date:	05/24/2018
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Drawn By:	DDS
Checked By:	TW
Project Number:	18-0002-846
Drawing Number:	5 / 5

CITY OF WORTHINGTON
DRAWING NO. WBC 01-18
DATE 06/19/18



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 SEEDING/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ NOT USED
- ④ ENTRY SIGN - SEE DETAIL 1/SHEET D-7
- ⑤ ENTRY COLUMN AND WALL - SEE DETAIL 2/SHEET D-7
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ NOT USED
- ⑨ MAIL KIOSKS - SEE DETAIL 5/ SHEET D-7

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
6	ACE	ACER * FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2" CAL.	B&B	
2	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANE TREE	2" CAL.	B&B	
2	ULM	ULMUS * 'FRONTIER'	FRONTIER ELM	2" CAL.	B&B	
2	GLE	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2" CAL.	B&B	
2	AME	AMELANCHIER * GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7' HGT.	B&B	MATCH FORM
11	PGL	PICEA GLAUCA	WHITE SPRUCE	6'-7' HGT.	B&B	
22	PPG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6'-7' HGT.	B&B	
7	PPU	PICEA PUNGENS	COLORADO SPRUCE	6'-7' HGT.	B&B	
SHRUBS						
22	THU	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	2 GAL.	CONT.	
48	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	2 GAL.	CONT.	
7	PAN	PICEA ABIES 'NIDIFORMIS'	DWARF BIRDS NEST SPRUCE	2 GAL.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
44	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	2 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

LANDSCAPE REQUIREMENTS

CODE	REQUIRED	PROVIDED
1171.02 (H) LANDSCAPING OF PARKING AREAS - PROVIDE A TREE FOR EVERY 6 PARKING SPACES	60 SPACES = 10 TREES	10 TREES
1181.05 (A) SCREENING - ONE MEDIUM TREE PER 10' LF, ONE LARGE TREE PER 20' LF, ONE SHRUB PER 5' LF	SOUTH: ±220 LF = 22 MED. TREES, 11 LG. TREES, & 44 SHRUBS	22 MED. TREES, 11 LG. TREES, & 44 SHRUBS
1181.05 (F) PARKING - THERE SHALL NOT BE LESS THAN ONE PARKING SPACE PER DWELLING UNIT	32 UNITS = 32 SPACES (1.00 DU/AC)	60 SPACES (1.88 DU/AC)
1181.05 (G) PUBLIC SPACES - ONE PUBLIC SPACE AMENITY PER 5,000 SF OF GROSS FLOOR AREA	±36,275 SF = 8 AMENITIES	2 BENCHES, 4 DECORATIVE LIGHTS, & 3 BIKE RACKS

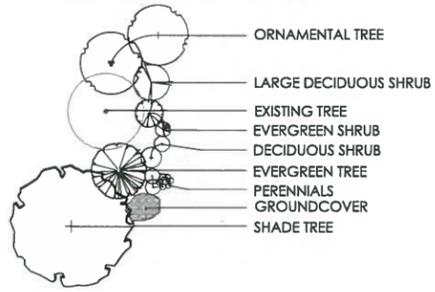
CITY OF WORTHINGTON

DRAWING NO. WBC 01-18

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PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS	

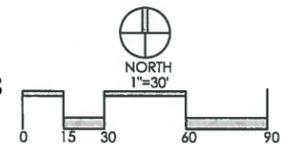
OVERALL LANDSCAPE PLAN

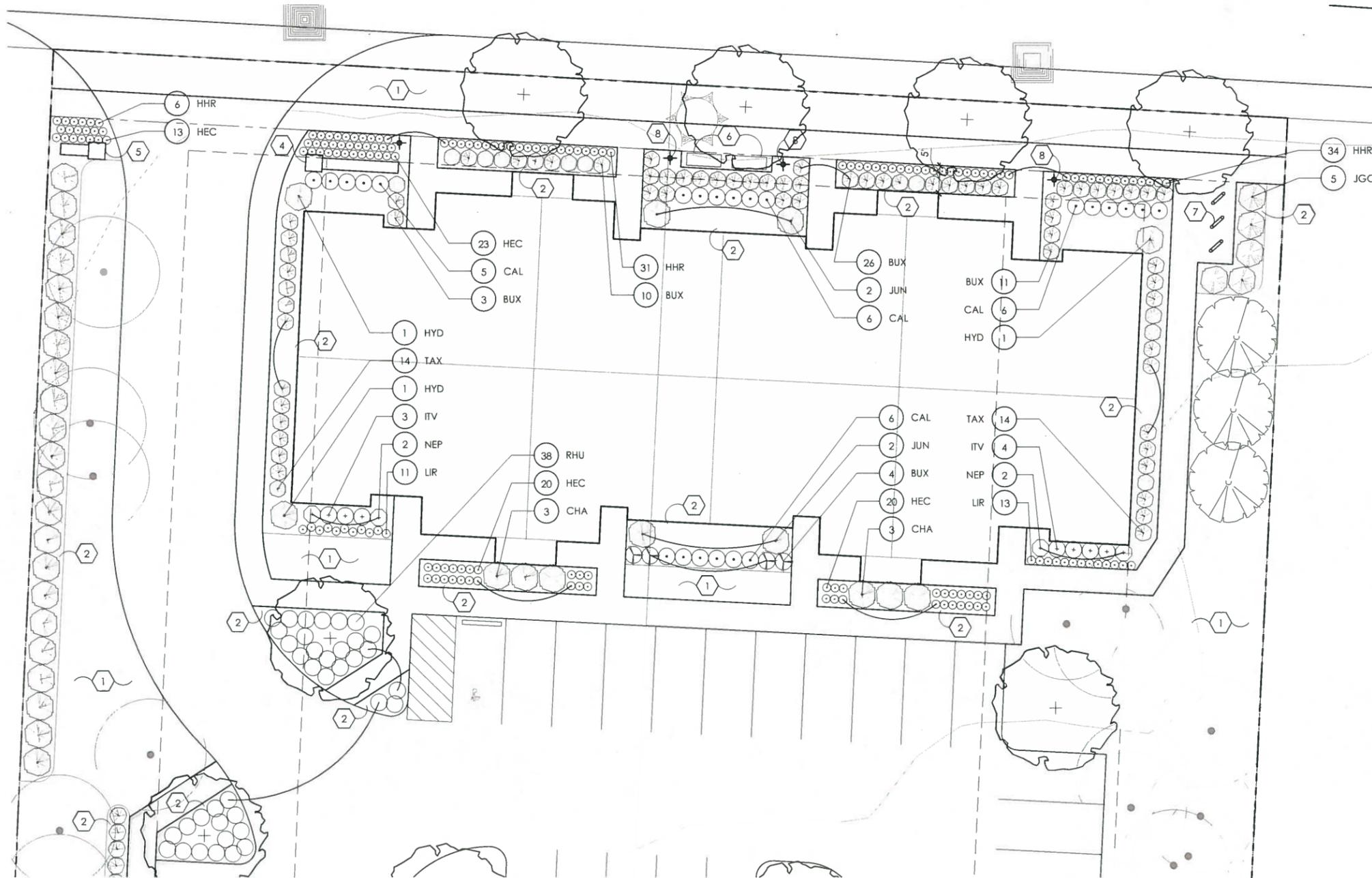
GRANBY PLACE
PREPARED FOR
KENNEY COMPANIES
470 OLDE WORTHINGTON RD., SUITE 100
WESTERVILLE, OH 43082

Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street
p (614) 487-1954
Suite 401
www.parisplanninganddesign.com
Columbus, OH 43215

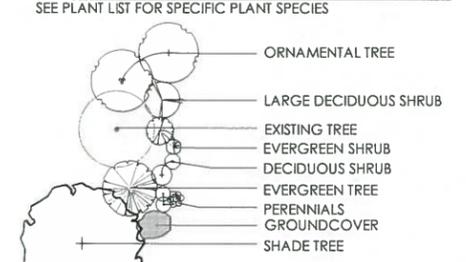
DATE	6/1/18
PROJECT	17140
SHEET	

D-2





PLANT KEY TYPICALS



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- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 NOT USED
- 4 ENTRY SIGN - SEE DETAIL 1/SHEET D-7
- 5 ENTRY COLUMN AND WALL - SEE DETAIL 2/SHEET D-7
- 6 BENCH - BY OWNER
- 7 U-SHAPED BIKE RACK - SEE DETAIL 4/SHEET D-7
- 8 DECORATIVE LIGHTING - DELMAR STAR POWER OPTICAL SYSTEM - SEE DETAIL 1/ SHEET D-6

PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

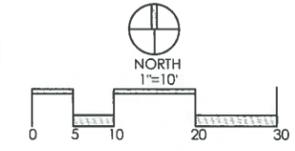
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
4	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8' HGT.	B&B	
6	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	24" HGT.	CONT.	
3	HYD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HGT.	CONT.	
5	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	24" HGT.	CONT.	
54	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	CONT.	
38	RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18" SPRD.	CONT.	
28	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18" HGT.	CONT.	
7	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPIRE	18" HGT.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
23	CAL	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	1 GAL.	CONT.	
4	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	
24	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	1 GAL.	CONT.	
76	HEC	HEMEROCALLIS 'EARLYBIRD CARDINAL'	EARLYBIRD CARDINAL DAYLILY	1 GAL.	CONT.	
34	HHR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

CITY OF WORTHINGTON

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REVISIONS	

**BUILDING ONE
LANDSCAPE PLAN**

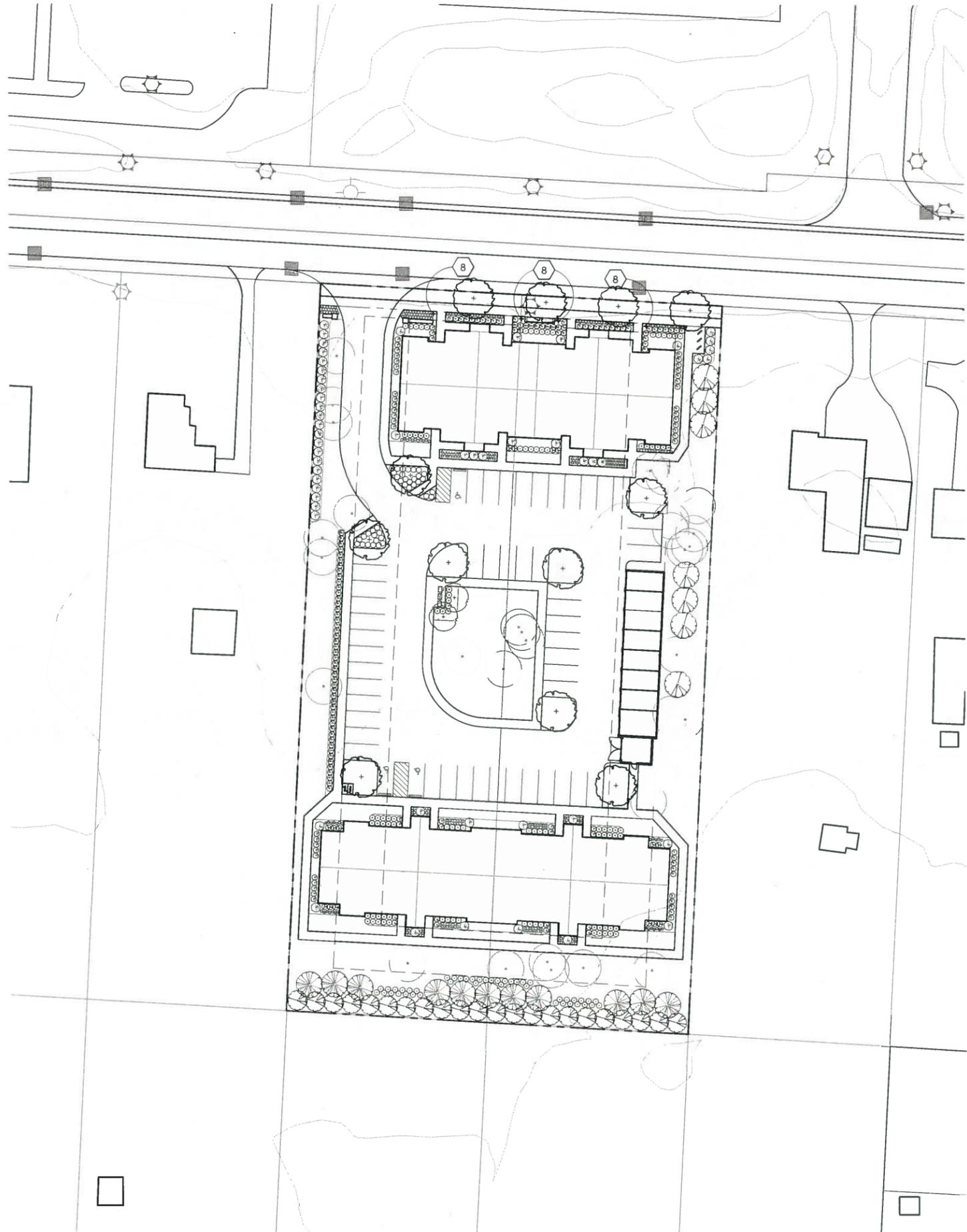
GRANBY PLACE
PREPARED FOR
KENNEY COMPANIES
470 OLDE WORTHINGTON RD., SUITE 100
WESTERVILLE, OH 43082

Paris Planning & Design
LANDSCAPE ARCHITECTURE
243 N. 5th Street
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PROJECT	17140
SHEET	

D-3



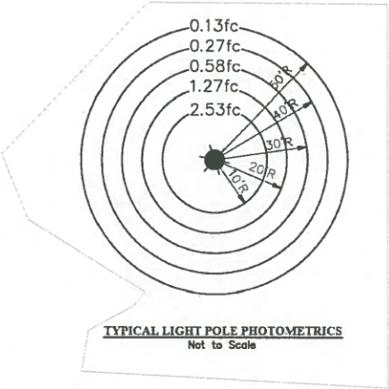


GENERAL PLANTING NOTES:

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 NURSEYMEN 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.

CONSTRUCTION NOTES:

- ① NOT USED
- ② NOT USED
- ③ NOT USED
- ④ NOT USED
- ⑤ NOT USED
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ DECORATIVE LIGHTING - DELMAR STAR POWER OPTICAL SYSTEM - SEE DETAIL 1/ SHEET D-6



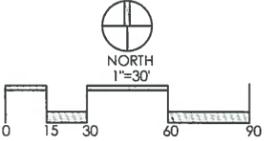
*FIX TO 8" POST OR OWNER APPROVED EQUAL. TOTAL POST HEIGHT NOT TO EXCEED 10'.

① DECORATIVE LIGHT
SCALE: N.T.S.

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LIGHTING PLAN

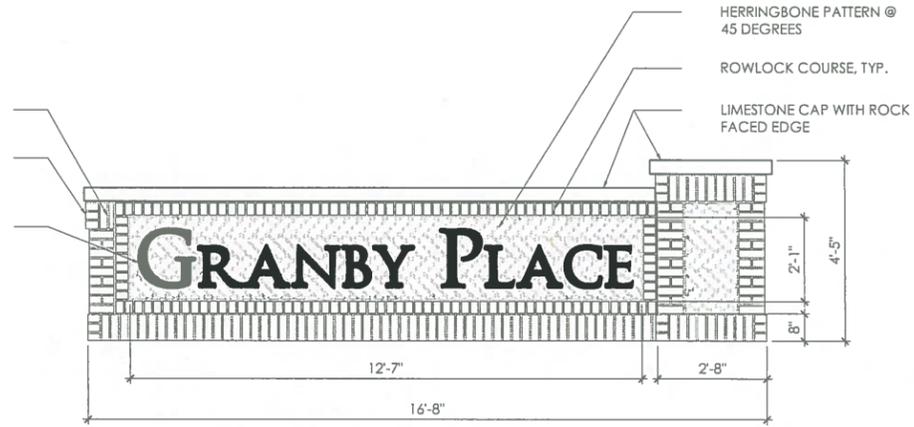
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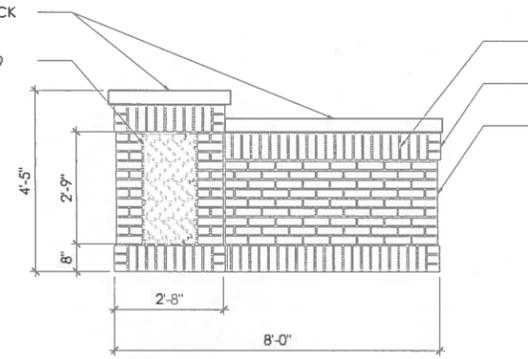
D-6

SOLDIER COURSE, TYP.
BRICK TO BE PAINTED TO MATCH LAP SIDING COLOR
HALO-LIT CAST ALUMINUM LETTERS AT 1'-6" AND 1'-0"

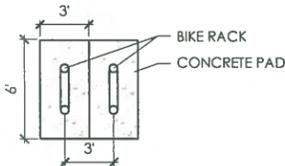


1 GRANBY PLACE ENTRY SIGN DETAIL
N.T.S.

LIMESTONE CAP WITH ROCK FACED EDGE
HERRINGBONE PATTERN @ 45 DEGREES



2 GRANBY PLACE ENTRY WALL DETAIL
N.T.S.



4 U-SHAPED BIKE RACK
SCALE: N.T.S.

3 NOT USED
SCALE: N.T.S.

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NOTE: MAILBOX CLUSTERS TO BE GANGED. BLACK IN COLOR. THE SIZE WILL VARY FROM 12, 13, OR 16 UNIT BOXES. INSTALLATION BY CEDAR-CRAFT PRODUCTS, INC., P.O. BOX 9, BLACKLICK, OH 43004. P:614-759-1600.

5 MAILBOX CLUSTER DETAIL
SCALE: N.T.S.

REVISIONS	

SITE DETAILS

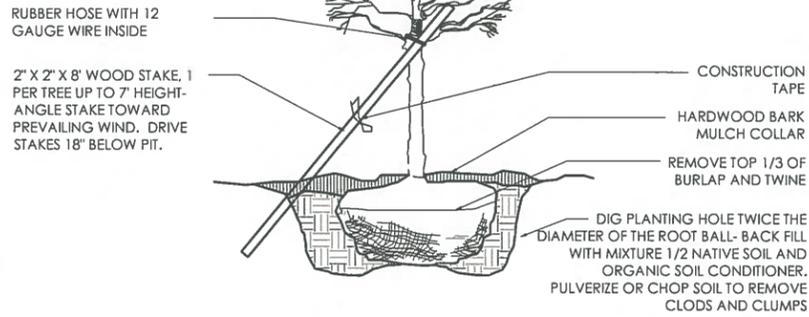
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D-7

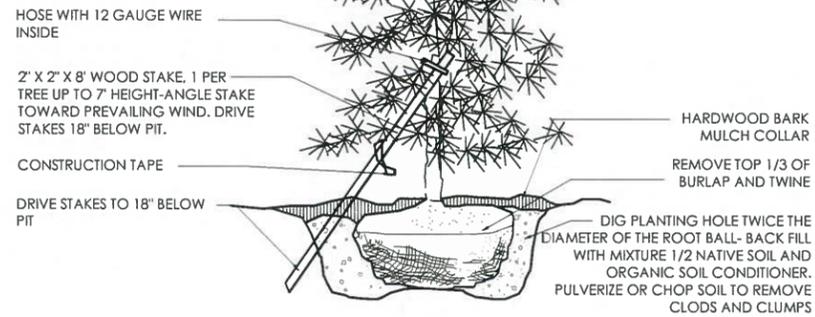
NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES, & COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. RETAIN NORMAL SHAPE. PLANT TREES, SHRUBS, EVERGREENS AT SAME GRADE AS GROWN IN NURSERY.



6 DECIDUOUS TREE UNDER 3-1/2" CALIPER
N.T.S.

01-1000

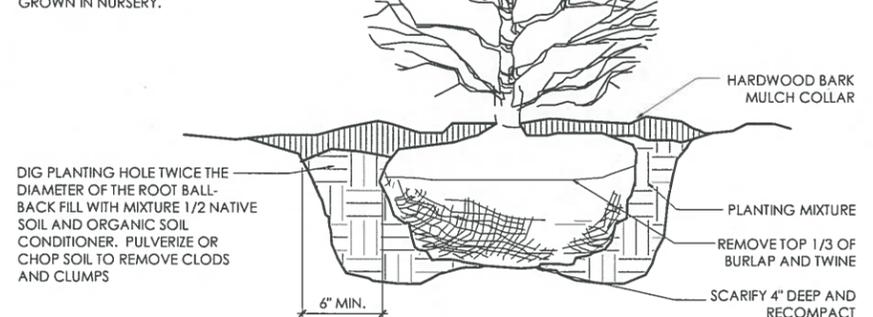
NOTE:
PLANT TREES, SHRUBS, & EVERGREENS AT SAME GRADE AS GROWN IN NURSERY



7 EVERGREEN TREE UNDER 7' HGT.
N.T.S.

01-1100

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES, & COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. RETAIN NORMAL SHAPE. PLANT TREES, SHRUBS, EVERGREENS AT SAME GRADE AS GROWN IN NURSERY.



8 SHRUB PLANTING DETAIL
N.T.S.

01-1300

REVISIONS	

SITE DETAILS

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D-8



① BUILDING 1 ELEVATION
SCALE: 1"=10'



- ASPHALT SHINGLES
- CEMENT BOARD
- SHAKE SIDING
- HARDIPLANK SIDING
- BRICK

② BUILDING 1 SIDE ELEVATION
SCALE: 1"=10'



③ BUILDING 2 ELEVATION
SCALE: 1"=10'



- ASPHALT SHINGLES
- CEMENT BOARD
- SHAKE SIDING
- HARDIPLANK SIDING
- BRICK

④ BUILDING 2 SIDE ELEVATION
SCALE: 1"=10'



- ASPHALT SHINGLES
- HARDIPLANK SIDING
- BRICK

⑤ GARAGE AND DUMPSTER ELEVATION
SCALE: 1"=10'

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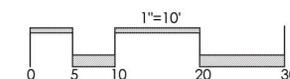
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ELEVATIONS

GRANBY PLACE

PREPARED FOR KENNEY COMPANIES

DATE: 6/19/18



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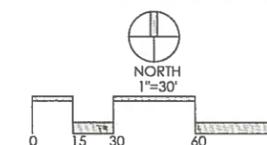
SITE DATA

TOTAL ACRES	+/- 2.00 ACRES
TOTAL UNITS	32 UNITS
SURFACE SPACES	52 SPACES
GARAGE SPACES	8 SPACES
TOTAL PARKING SPACES	60 SPACES
PARKING DENSITY	±1.88 DU/AC

ILLUSTRATIVE PLAN

GRANBY PLACE

PREPARED FOR KENNEY COMPANIES
DATE: 6/1/18



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