



21-708

Development Plan Application

Status: Active

Date Created: Feb 16, 2021

Applicant

Ryan Pearson
rpearson@edgela.com
330 W Spring St
Ste 350
Columbus, Ohio 43215-2387
614.204.3854

Location

3180 KINGSDALE CENTER RD
UPPER ARLINGTON, OH

Owner:

Continental Kingsdale Acquisitions, LLC
150 East Broad Street, Second Floor, Columbus, OH
43215

BZAP Information

BZAP Case

DEV-04-21

BZAP Review Date

03/24/2021

Status

Pending

Development Information

Development Name

Kingsdale Mixed-Use

Description of Development

Redevelopment of the former Macy's site to include a mixture of market rate apartments, senior housing, office space and structured parking with a potential site for the City's Community Center (or mixed-use building as noted in the development data).

Site Area (in SF)

271,204.56

Total Development Size (in SF)

645,000

of Stories

9

Building Height (from grade)

106

of Parking Spaces

745

Total Development Coverage (in %)

85

Application Information

Application Type

Final

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

This is part of the Kingsdale Study Area and follows the PMUD standards as provided in the UDO. The Senior Housing building has been modified to respect the build-to zone along Tremont. Also, the Floor Area Ratio has exceeded the minimum with the introduction of the parking structure under 'buildable floor area'. The phase 1 buildings are less than the max. 96' height allowed in this area and the parking is under the 'maximum' as established in the UDO. The second phase has yet to be designed awaiting a decision on the potential incorporation of a Community Center. The alternate structure would exceed the 96' building height.

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

This development will provide modern, high quality rental housing offering lifestyle alternatives for the aging population to age in place from empty-nester through the assisted living while also appealing to young professionals and those in their middle ages looking for a maintenance free housing option. This development will add connectivity to the surrounding neighborhood with the Ridgecliff Extension and promote walking and cycling as part of the streetscapes. This is a much anticipated redevelopment of the vacant Macy's site which will add activity to the overall Kingsdale Center and eliminate the expanse of asphalt parking in the heart of the study area.

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

This development utilizes two-story townhouses fronting onto Northwest Blvd. to respect the residential neighborhood to the east whereas the Tremont frontage is 7 story which relates to the existing 5 story condo and 3 story mixed-use as well as the potential for multi-family redevelopment per the River Ridge Study.

What are the primary goals and objectives for this development.

To provide a high quality urban lifestyle choice to the residents of Upper Arlington who do not have school aged children but want to reside in UA because it is a great place to live.

Letter of Intent:

Continental Development, Inc. (Continental) is excited to present this redevelopment opportunity to Upper Arlington. Continental has a vested interest in the success of this development and the Upper Arlington community. This site has remained vacant for far too long and it is in everyone's best interest to maximize the potential of this unique site in the heart of Upper Arlington.

Given the current economy and the abundant retail square footage in the Kingsdale Study Area, Continental proposes high density housing that will provide a lifestyle choice to all ages but generally not appeal directly to the families with school-aged children who live in the surrounding neighborhoods. The housing has been arranged in three buildings with a 7-story Senior Housing building in the northwest and a 7-story apartment building in the eastern half of the site which would have two amenity courtyards and a higher mixture of one-bedroom units along with eight 2-story townhouse units that front onto Northwest Boulevard and screen the two-level parking behind it. These two sites will comprise the initial phase of construction leaving a third site in the southwest corner for a future Community Center or, a primarily two-bedroom unit mix in a 9-story building with 50,000 square feet of office and parking in the lower levels. The various unit types provide for a lifestyle choice within the development as well as the greater community. Whereas empty nesters and those wishing to remain in Upper Arlington for their latter years might choose the buildings on the western half of the site, young professionals and active adults may choose to live in the taller apartment building and townhouses.

This residential development will complement the existing Kingsdale Center by adding life to the streets at all times of day and into the night. Generally, the apartment residents will be more likely to get out of their unit and walk to the nearby shops. Plus, with the wide range of ages and new office space, this activity should be spread throughout the day on both weekdays and weekends. While the Senior Housing building will have a kitchen/dining, bistro, pub room and other amenity spaces within its common areas, an additional 5,600 square foot restaurant has been positioned in the ground floor at the new intersection of Ridgecliff (extended) and Tremont. With the additional density, we envision the demand for restaurants and other convenience retail will increase in Kingsdale and this space will be successfully filled. The Senior amenity spaces and the restaurant at the corner will have outdoor dining patios along Tremont to help activate the streetscape.

Two floors of Office space totaling 50,000 square feet will be situated in the 9 story building located in the southwest parcel. This building would be the tallest building at just over 105' which exceeds the maximum building height of 96' by about 10'. This office space would share parking spaces within the garage structures as a certain percentage of apartment residents travel to off-site offices during the workday. Likewise, the office will help activate the streets and surrounding retail during the lunch hours.

This proposal maximizes the use of the site by placing the majority of the parking in two, structured parking arrangements. The primary garage is comprised of two stories

underneath the main Market Rate Apartment building on the east half of the parcel and the second parking structure is similar in that it is two levels under the office/apartment building in the southwest portion of the site. The remaining surface parking is mostly parallel to add activity to the streetscape while also providing some convenient short-term parking for the ground floor restaurant under the senior housing. Additionally, there are another +/-13 head-in parking spaces provided near the front door to the senior housing that are necessary for the day-to-day functions of visitors picking up a parent or simply dropping in for a short visit. In addition to the new spaces being developed, Continental has worked out an agreement with Giant Eagle to utilize up to 150 of the parking spaces on the north end of their existing parking lot as overflow for the potential Community Center if needed.

Street Connectivity has been improved to the surrounding properties by adding a new signal and aligning an entrance into the site with Ridgecliff and extending the North-South internal drive from Kingsdale Center through to the Chase Bank Parking lot. The existing signal on Northwest Boulevard will be relocated to the south to square up the corner and simplify this drive connection. Each street/drive will include six foot sidewalks on either side with the exception of an 8' wide walk on the south side of Ridgecliff that turns south and connects to the walk at Kingsdale near the MCL entrance. Covered bike racks will be provided in the parking structures and an area has been provided to relocate the COGO bike rack from Zollinger and Northwest Blvd. to the new intersection at Tremont.

*per Approved Preliminary Plan; Future 9 Story
Apartment/Office/Parking on Subarea C*

*Community Center Alternate; Potential Multi-
Story Community Center/Office/Parking on
Subarea C.*

DEVELOPMENT DATA:			
SITE AREA			
Total:	271,204.6 SF	6.23 Acres	
DENSITY / USES			
Subarea A:	133,875.9 SF	3.07 Acres	
Market-Rate Apartments:		325 Units	
Structured Parking:		562 Spaces	
Subarea B:	75,321.3 SF	1.73 Acres	
Senior Continuing Care Community:		142 Units	
Retail/Restaurant:		5,600 SF	
Subarea C:	62,007.4 SF	1.42 Acres	
Market-Rate Apartments:		75 Units	
Office:		50,000 SF	
Structured Parking:		135 Spaces	
Density:			
Total Residential Units:		542 Units	
Residential Density:		87.1 du/acre	
Gross Floor Area (buildout):		642,772 SF*	
Floor Area Ratio:		2.37	
Lot Coverage:			
		SF	
Building:		150,360	
Pavement:	+/-	70,000	
Total Impervious Coverage:		220,360	81.3%
RESIDENTIAL BREAKDOWN			
Apartments:			
		Units	Mix
1	1br under 600sf	122	30.5%
Bedroom	1 br over 600sf	92	23.0% 55.8%
m	1 br + den:	9	2.3%
2	2 br flats:	169	42.3%
Bedroom	2 br townhouses:	8	2.0% 44.3%
Total Provided		400	
Senior Living (Continuing Care):			
		Units	Mix
	Assisted Living:	87	61.3%
	Independent Living:	55	38.7%
Total Provided		142	
PARKING			
Parking Demand:			
Apartments:	Ratio:	Spaces Needed:	
1br +/- 600sf:	1 sp/unit	122	
1 br +/- 800sf:	1.25 sp/unit	115	
1 br + den:	1.25 sp/unit	11	
2 br flats:	1.5 sp/unit	254	
2 br townhouses:	2 sp/unit	16	
Spaces Needed:		518	1.29 spaces/unit
Senior Housing:	Ratio:	Spaces Needed:	
Assisted Living:	0.75 sp/unit	65	
Independent Living	1.25 sp/unit	69	
Spaces Needed:		134	0.94 spaces/unit
Restaurant:	Ratio:	Spaces Max.:	
5,600 SF	4 sp/KSF	22	
Office:	Ratio:	Spaces Max.:	
50,000 SF	4 sp/KSF	200 (shared with Apartments)	
Total Parking Needed:		874	(less 200 shared = 674)
Parking Provided:			
Garage 1st Floor:		277	
Garage 2nd Floor:		285	
Sr. Head-in (short term):		18	
On Street Parallel:		32	
Under Future Mixed-Use Building:		135	
Total Provided		747	
Shared Giant Eagle Spaces:		150	
Total Provided		897	
Notes:			
* The FAR is based on the 4/5 floors of apartments, 7 floors of senior			

DEVELOPMENT DATA:			
SITE AREA			
Total:	271,204.6 SF	6.23 Acres	
DENSITY / USES			
Subarea A:	133,875.9 SF	3.07 Acres	
Apartments:		325 Units	
Structured Parking:		562 Spaces	
Subarea B:	75,321.3 SF	1.73 Acres	
Senior Continuing Care Community:		142 Units	
Retail/Restaurant:		5,600 SF	
Subarea C:	62,007.4 SF	1.42 Acres	
Community Center:		100,000 SF	
Office:		50,000 SF	
Structured Parking:		60 Spaces	
Density:			
Total Residential Units:		467 Units	
Residential Density:		75.0 du/acre	
Gross Floor Area (5 floors + Level 1):		644,621 SF*	
Floor Area Ratio:		2.38	
Lot Coverage:			
		SF	
Building:	+/-	165,000	
Pavement:	+/-	70,000	
Total Impervious Coverage:		235,000	86.7%
RESIDENTIAL BREAKDOWN			
Apartments:			
		Units	Mix
1	1br under 600sf	122	37.5% 64.0%
Bedroom	1 br over 600sf	77	23.7%
m	1 br + den:	9	2.8%
2	2 br flats:	109	33.5% 36.0%
Bedroom	2 br townhouses:	8	2.5%
Total Provided		325	
Senior Living (Continuing Care):			
		Units	Mix
	Assisted Living:	87	61.3%
	Independent Living:	55	38.7%
Total Provided		142	
PARKING			
Parking Demand:			
Apartments:	Ratio:	Spaces Needed:	
1br +/- 600sf:	1 sp/unit	122	
1 br +/- 800sf:	1.25 sp/unit	96	
1 br + den:	1.25 sp/unit	11	
2 br flats:	1.5 sp/unit	164	
2 br townhouses:	2 sp/unit	16	
Total Needed:		409	1.26 spaces/unit
Senior Housing:	Ratio:	Spaces Needed:	
Assisted Living:	0.75 sp/unit	65	
Independent Living	1.25 sp/unit	69	
Total Needed:		134	0.94 spaces/unit
Restaurant:	Ratio:	Spaces Max.:	
5,600 SF	4 sp/KSF	22	
Community Center:	Ratio:	Spaces Needed:	
100,000 SF	2.5 sp/KSF	250	
Office:	Ratio:	Spaces Max.:	
50,000 SF	4 sp/KSF	200 (shared with Apartments)	
Total Parking Needed:		1,015 (less 200 shared = 815)	
Parking Provided:			
Garage 1st Floor:		277	
Garage 1st Floor:		285	
Sr. Head-in:		18	
On Street Parallel:		32	
Under Comm. Center:		60	
Shared Giant Eagle:		150	
Total Provided		822	
Notes:			
* The FAR is based on the 4/5 floors of apartments, 7 floors of senior			

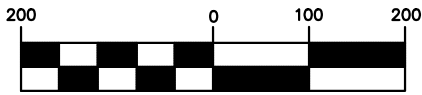
6.226 Acre Zoning Exhibit

Quarter Township 4, Township 1, Range 19
 United States Military District
 City of Upper Arlington, Franklin County, Ohio

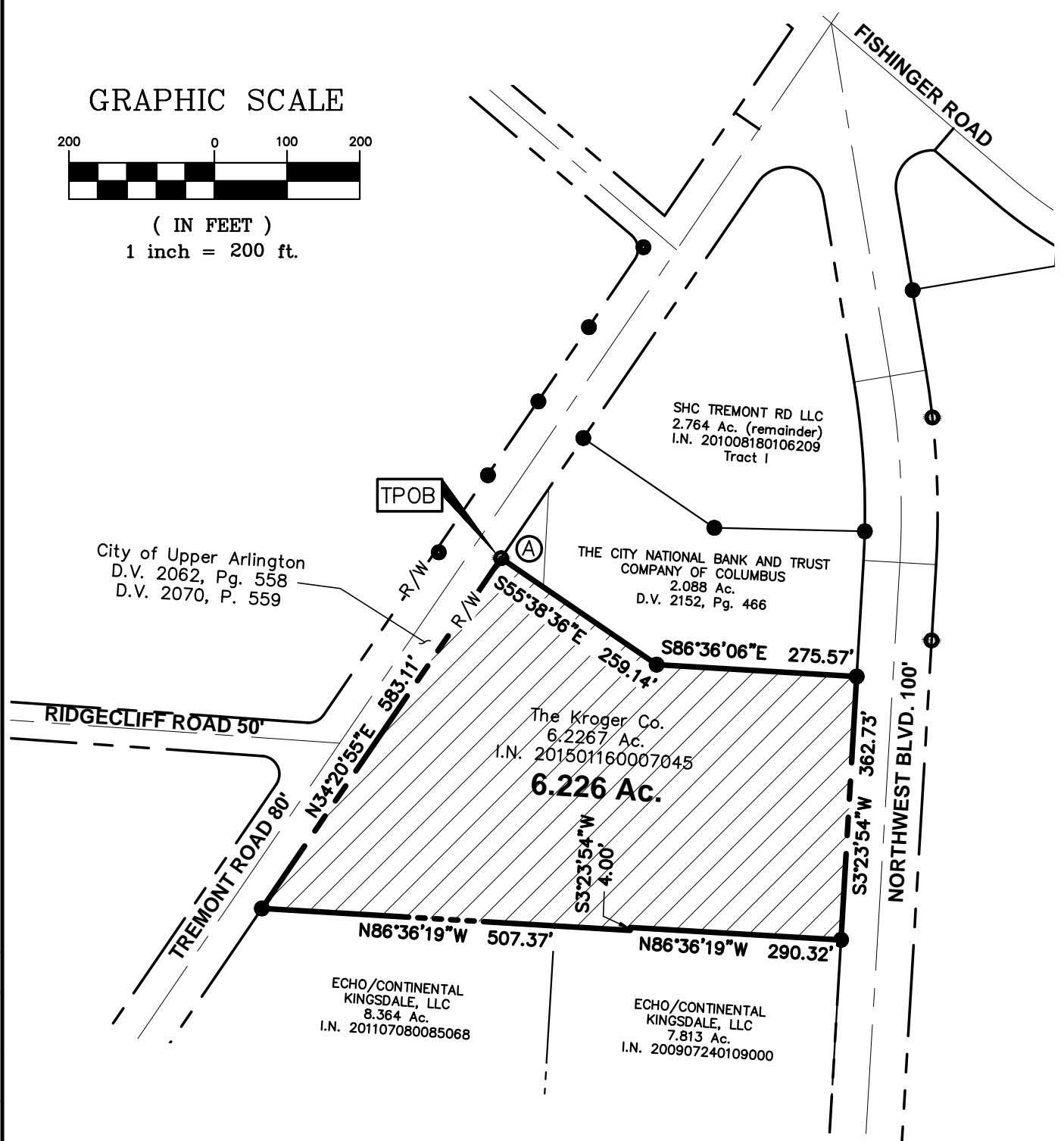


(A) THE CITY NATIONAL BANK
 AND TRUST COMPANY OF COLUMBUS
 0.093 AC
 D.V. 2202, Pg. 423

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.



THIS EXHIBIT IS BASED ON INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITOR'S OFFICE AND RECORDER'S OFFICE AND AN ACTUAL FIELD SURVEY COMPLETED BY ADVANCED CIVIL DESIGN IN NOVEMBER, 2020, AND IS NOT TO BE USED FOR THE TRANSFER OF LAND.

DRAWN BY: <i>BCK</i>	JOB NO.: <i>20-0083-11</i>
DATE: <i>2/11/2021</i>	CHECKED BY: <i>DRB</i>



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Blvd, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Z:\20-0083-11\DWG\PRODUCTION DRAWINGS\SURVEY\20-0083-11 zoning description.dwg Page 1 Feb 11, 2021 10:54:17am bkarshner

Zoning Description
6.226 Acres
East of Tremont Road
South of Fishinger Road

-1-

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, being in Quarter Township 4, Township 1, Range 19 in the United States Military District and being all of that 6.2267 acre tract of land as conveyed to The Kroger Co. of record in Instrument No. 201501160007045, more particularly described as follows;

Beginning at the northwest corner of said 6.2267 acre tract, also being the southwesterly corner of that 0.093 acre tract of land as conveyed to The City National Bank and Trust Company of Columbus of record in Deed Volume 2202, page 423, being in the easterly line of that tract of land as conveyed to the City of Upper Arlington of record in Deed Volume 2062, Page 558 and Deed Volume 2070, Page 559 and being in the easterly right of way line of Tremont Road (80');

Thence with the northerly lines of said 6.2267 acre tract, the southerly line of said 0.093 acre tract and the southerly lines of that 2.088 acre tract of land as conveyed to The City National Bank and Trust Company of Columbus of record in Deed Volume 2152, Page 466, the following two (2) courses and distances:

S 55° 38' 36" E, 259.14 feet to a common corner of said 6.2267 acre tract and said 2.088 acre tract;

S 86° 36' 06" E, 275.57 feet to a common corner of said 6.2267 acre tract and said 2.088 acre tract, said corner also being in the westerly right-of-way line of Northwest Boulevard (100');

Thence **S 03° 23' 54" W**, with the easterly line of said 6.2267 acre tract and the westerly right of way line of Northwest Boulevard (100'), **362.73 feet** to the southeasterly corner of said 6.2267 acre tract and the northeasterly corner of that 7.813 acre tract of land as conveyed to Echo/Continental Kingsdale, LLC of record in Instrument No. 200907240109000;

Thence with southerly lines of said 6.2267 acre tract, northerly lines of said 7.813 acre tract and the northerly line of a 8.364 acre tract of land as conveyed to Echo/Continental Kingsdale, LLC of record in Instrument No. 201107080085068, the following three (3) courses and distances:

N 86° 36' 19" W, 290.32 feet to a common corner of said 6.2267 acre tract and said 7.813 acre tract;

S 03° 23' 54" W, 4.00 feet to a common corner of said 6.2267 acre tract and said 7.813 acre tract;

N 86° 36' 19" W, 507.37 feet to a common corner of said 6.2267 acre tract and said 8.364 acre tract, said corner also being in the easterly line of said City of Upper Arlington tract and said easterly right-of-way line of Tremont Road (80');

Thence , **N 34° 20' 55" E**, with the westerly line of said 6.2267 acre tract and along said easterly right-of-way line, **583.11 feet** to the **TRUE POINT OF BEGINNING**, containing **6.226**, more or less.

The above description was prepared by Advanced Civil Design Inc. and is based on existing Franklin County records and a survey completed in November, 2020. A drawing of the above description is attached hereto and made a part thereof.

All references used in this description can be found at the Recorder's Office Franklin County, Ohio.

THIS DESCRIPTION IS NOT INTENDED TO BE USED FOR THE TRANSFER OF LAND.

pH7 Architects
448 Nationwide Blvd., Columbus, OH
614.459.2955

Dean A. Wenz Architects
2463 E. Main Street, Bexley, OH
614.239.6868

Advanced Civil Design
781 Science Blvd Suite 100, Gahanna, OH 43230
614.428.7750

CONSULTANTS

**Kingsdale
Mixed-Use**
3180 Kingsdale
Center Rd.
Upper Arlington, OH

Continental Real
Estate Companies
150 E. Broad Street
Columbus, OH 43215

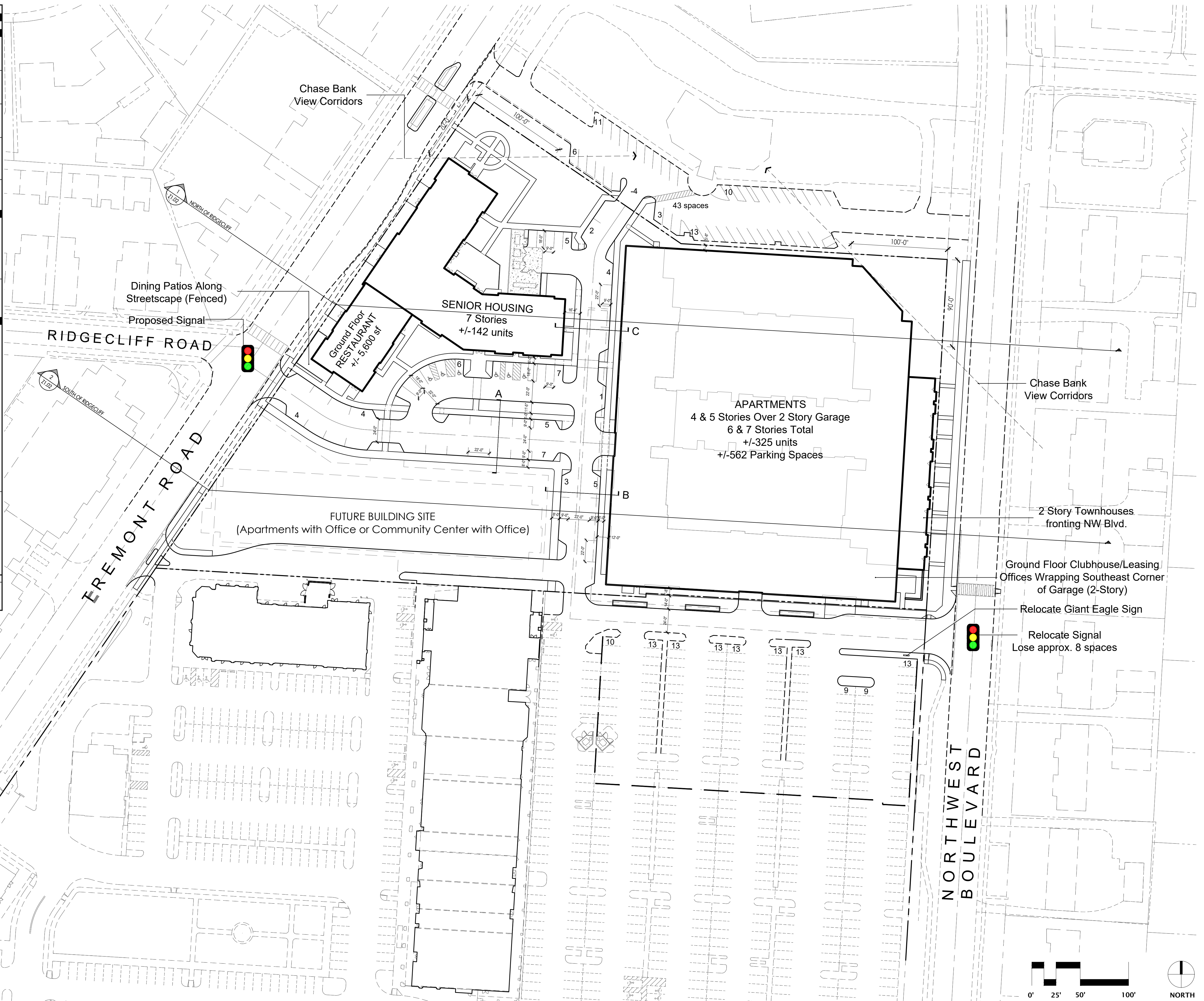
PROJECT NO. 20086
Date: 2/15/2021
Issued for: Final Development Plan
REVISIONS

**OVERALL
DEVELOPMENT PLAN**

ZONING DOCUMENT
NOT FOR CONSTRUCTION

Sheet Number
Z1.01

DEVELOPMENT DATA: (With Mixed-Use building in SW parcel)	
SITE AREA	
Total:	271,204.6 SF 6.23 Acres
DENSITY / USES	
Subarea A:	133,875.9 SF 3.07 Acres
Market-Rate Apartments:	325 Units
Structured Parking:	562 Spaces
Subarea B:	75,321.3 SF 1.73 Acres
Senior Continuing Care Community:	142 Units
Retail/Restaurant:	5,600 SF
Subarea C:	62,007.4 SF 1.42 Acres
Market-Rate Apartments:	75 Units
Office:	50,000 SF
Structured Parking:	135 Spaces
Density:	
Total Residential Units:	542 Units
Residential Density:	87.1 du/acre
Gross Floor Area (buildout):	642,772 SF*
Floor Area Ratio:	2.37
Lot Coverage:	
Building:	150,360
Pavement:	+/- 70,000
Total Impervious Coverage:	220,360 81.3%
RESIDENTIAL BREAKDOWN	
Apartments:	
1 br under 600sf	Units: 122 Mix: 30.3%
Bedroom 1 br over 600sf	92 23.0%
m 1 br + den:	9 2.3%
2 2 br flats:	169 42.3%
Bedroom 2 br townhouses:	8 2.0%
m	400
Senior Living (Continuing Care):	
Assisted Living:	Units: 87 Mix: 61.3%
Independent Living:	55 38.7%
Total Provided:	142
PARKING	
Parking Demand:	
Apartments:	Ratio: Spaces Needed:
1br +/- 600sf:	1 sp/unit 122
1 br +/- 800sf:	1.25 sp/unit 115
1 br + den:	1.25 sp/unit 11
2 br flats:	1.5 sp/unit 254
2 br townhouses:	2 sp/unit 16
Spaces Needed:	518 1.29 spaces/unit
Senior Housing:	Ratio: Spaces Needed:
Assisted Living:	0.75 sp/unit 65
Independent Living:	1.25 sp/unit 69
Spaces Needed:	134 0.94 spaces/unit
Restaurant:	Ratio: Spaces Max:
5,600 SF	4 sp/KSF 22
Office:	Ratio: Spaces Max:
50,000 SF	4 sp/KSF 200 (shared with Apartments)
Total Parking Needed:	874 (less 200 shared = 674)
Parking Provided:	
Garage 1st Floor:	277
Garage 2nd Floor:	285
Sr. Head-in (short term):	18
On Street Parallel:	32
Under Future Mixed-Use Building:	135
Total Provided	747
Shared Giant Eagle Spaces:	150
Total Provided	897
Notes:	
* The FAR is based on the 4/5 floors of apartments, 7 floors of senior housing (including ground floor retail), and 2 floors of office but does not include the structured parking area per the definition for "Floor Area" which excludes parking garages.	

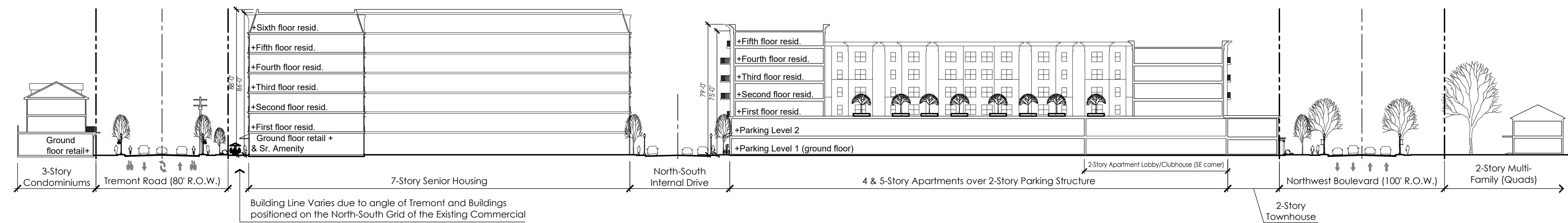


SEAL

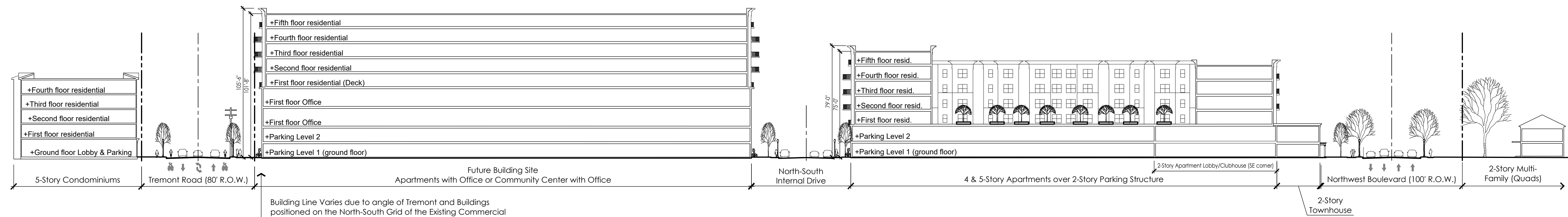
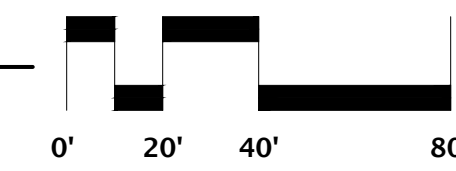
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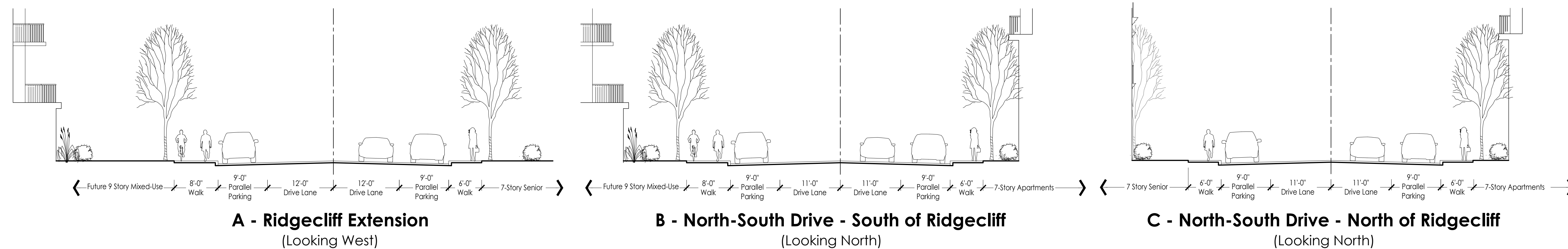
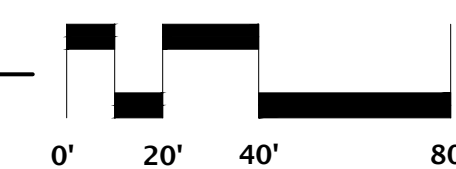
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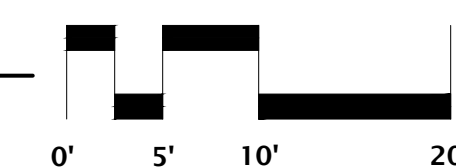
1 TYPICAL Cross Section - North of Ridgecliff Extension



2 TYPICAL Cross Section - South of Ridgecliff Extension



3 TYPICAL Cross Sections - Internal Drives



CONSULTANTS

**Kingsdale
Mixed-Use**

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Center Rd.

Upper Arlington, OH

Continental Real
Estate Companies

150 E. Broad Street
Columbus, OH 43215

PROJECT NO. 20086
Date: 2/15/2021
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REVISIONS

TYPICAL
SITE SECTIONS

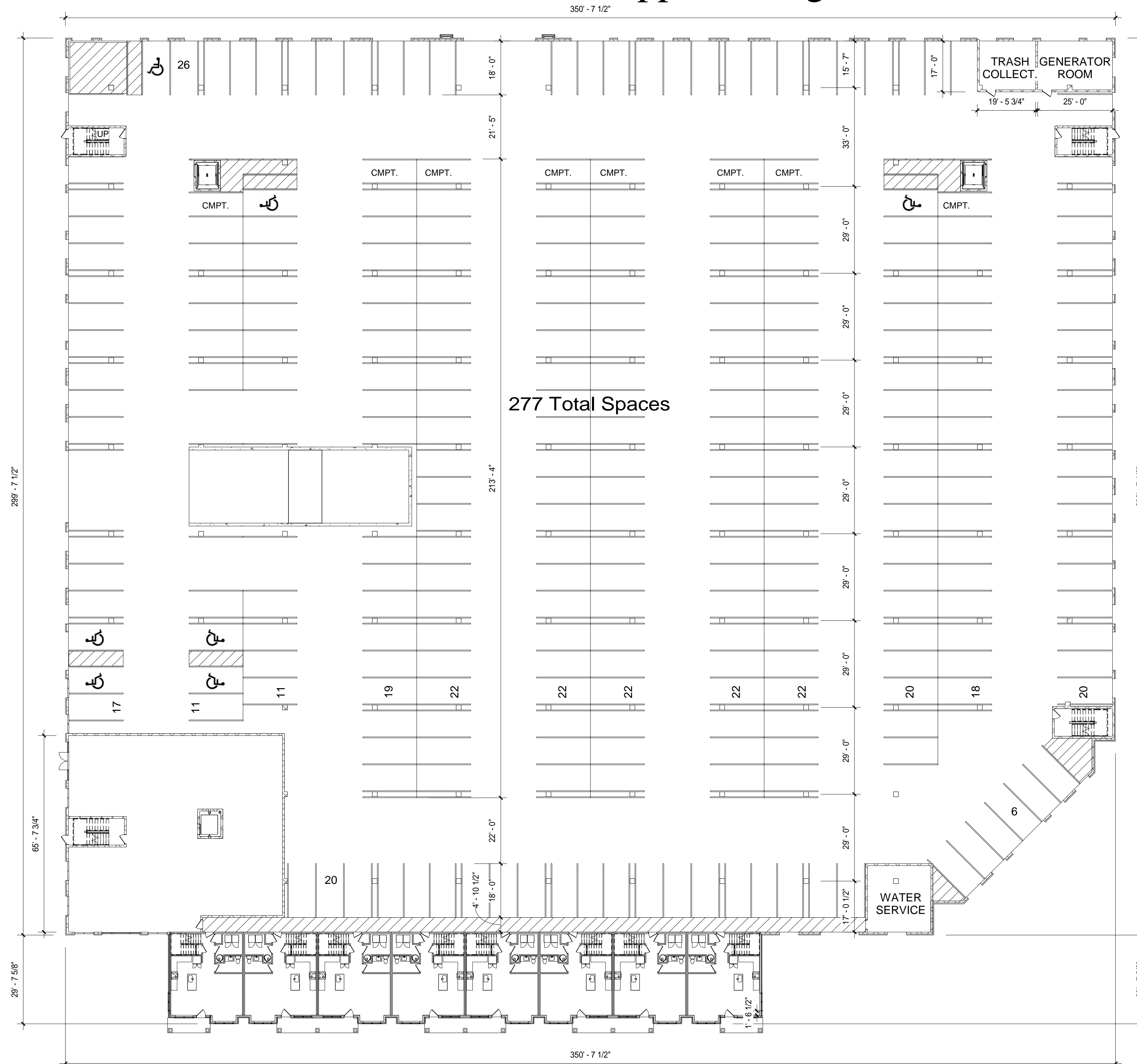
SEAL

ZONING DOCUMENT
NOT FOR CONSTRUCTION

Sheet Number
Z1.02

Continental - Kingsdale Mixed Use

Northwest Boulevard - Upper Arlington OH

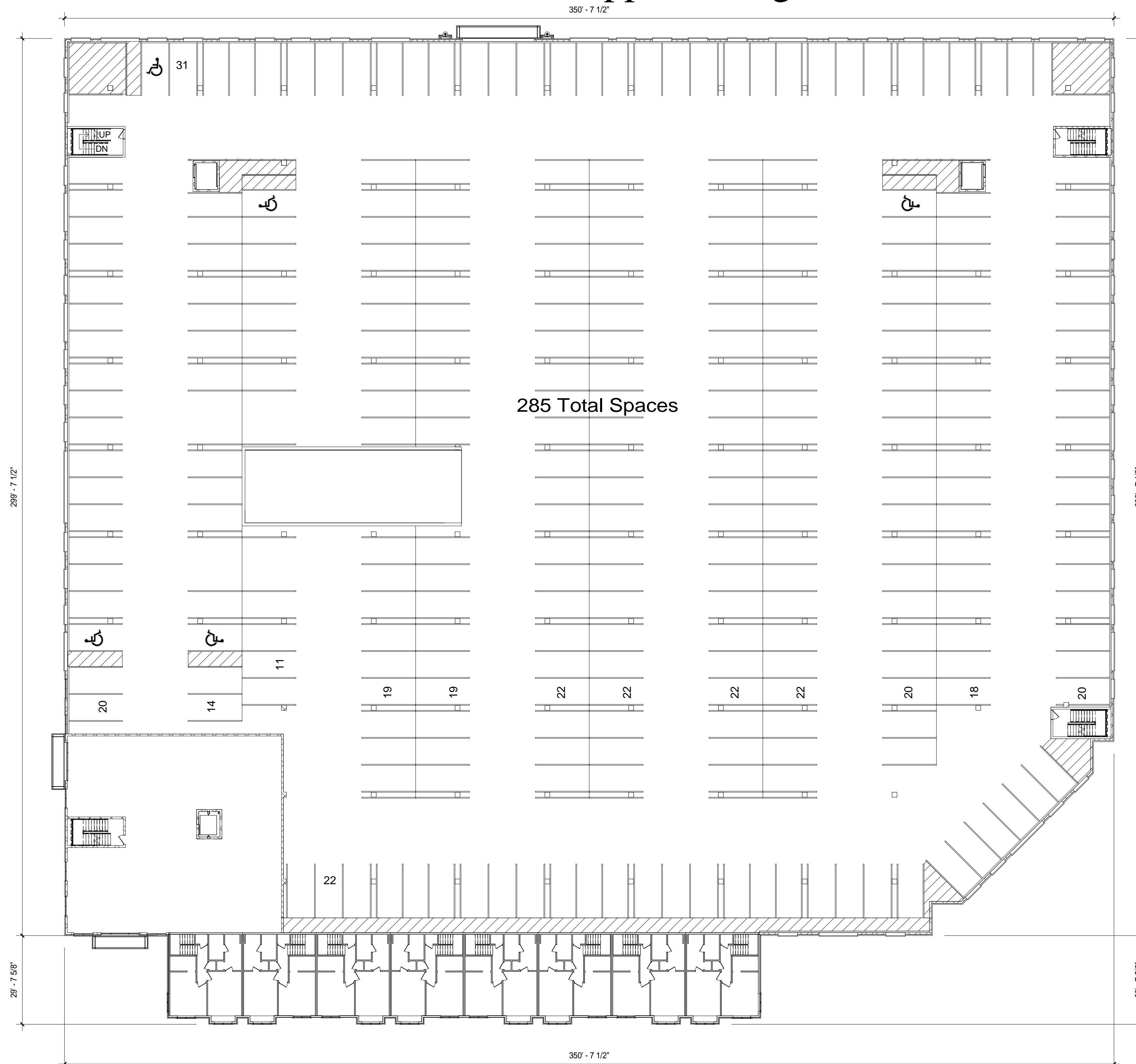


FIRST FLOOR PLAN

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

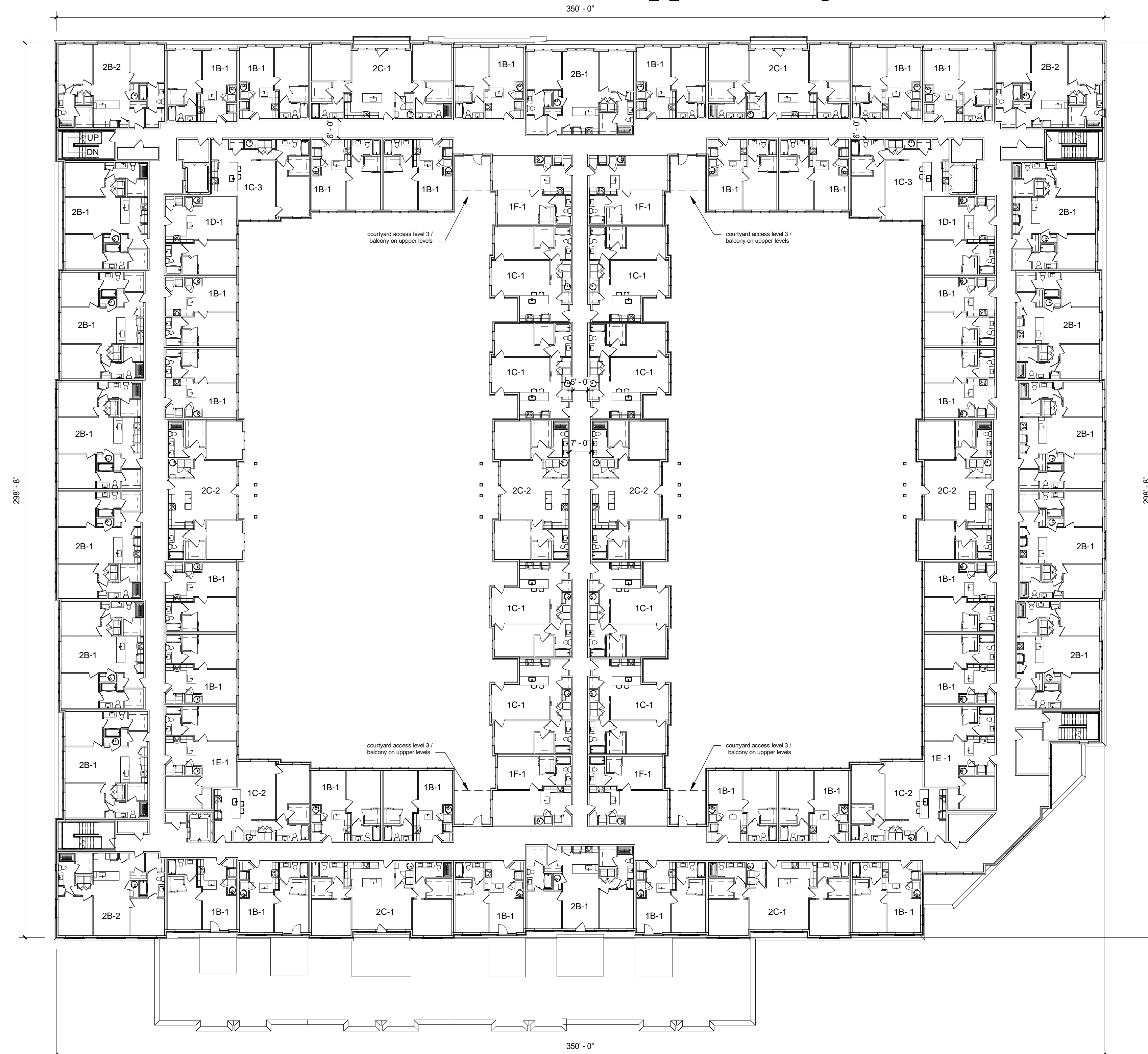
Continental - Kingsdale Mixed Use Northwest Boulevard - Upper Arlington OH



 **SECOND FLOOR PLAN**

DEAN A. WENZ
ARCHITECTS

Continental - Kingsdale Mixed Use Northwest Boulevard - Upper Arlington OH

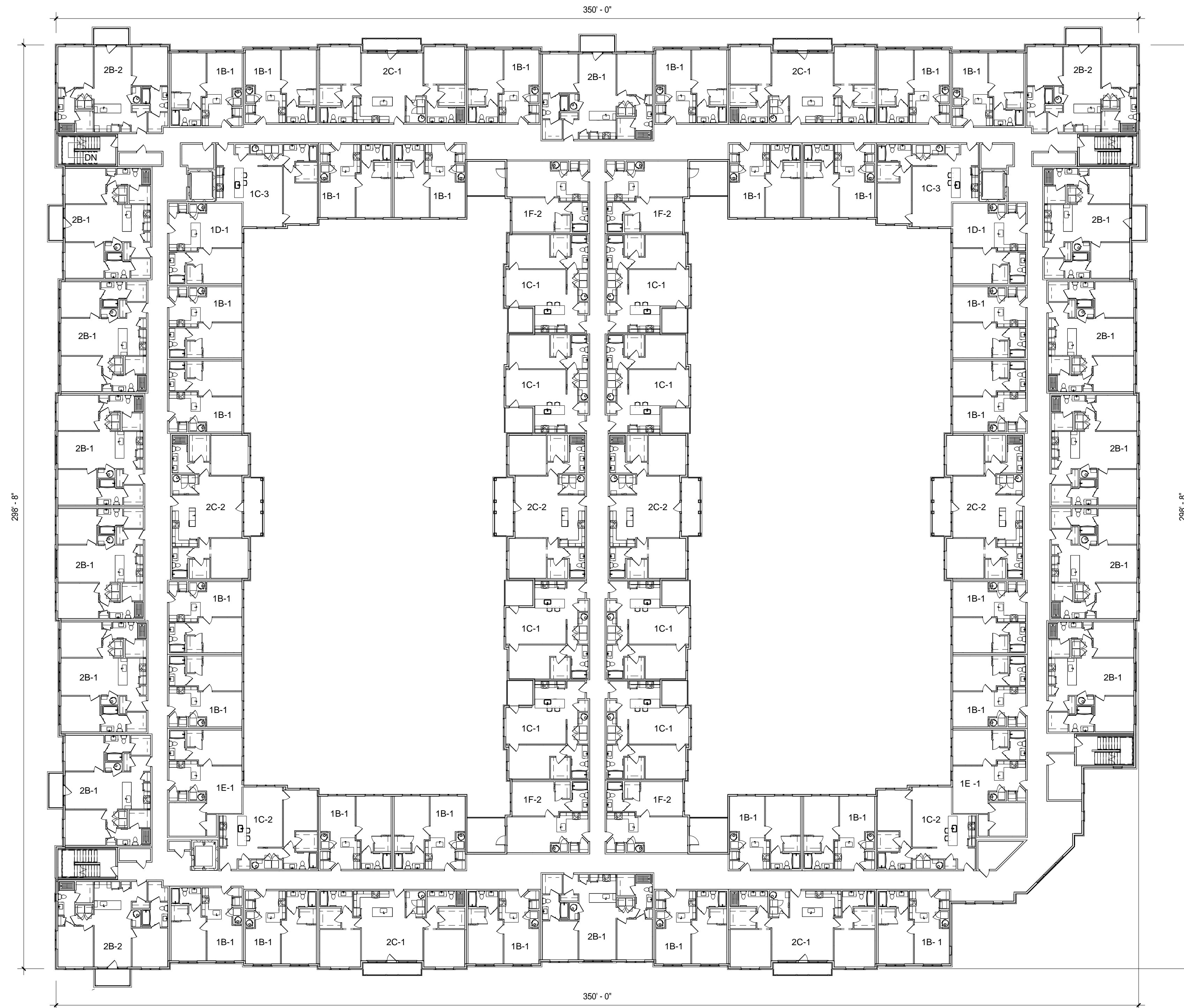


 **THIRD FLOOR PLAN**

DEAN A. WENZ
ARCHITECTS

Continental - Kingsdale Mixed Use

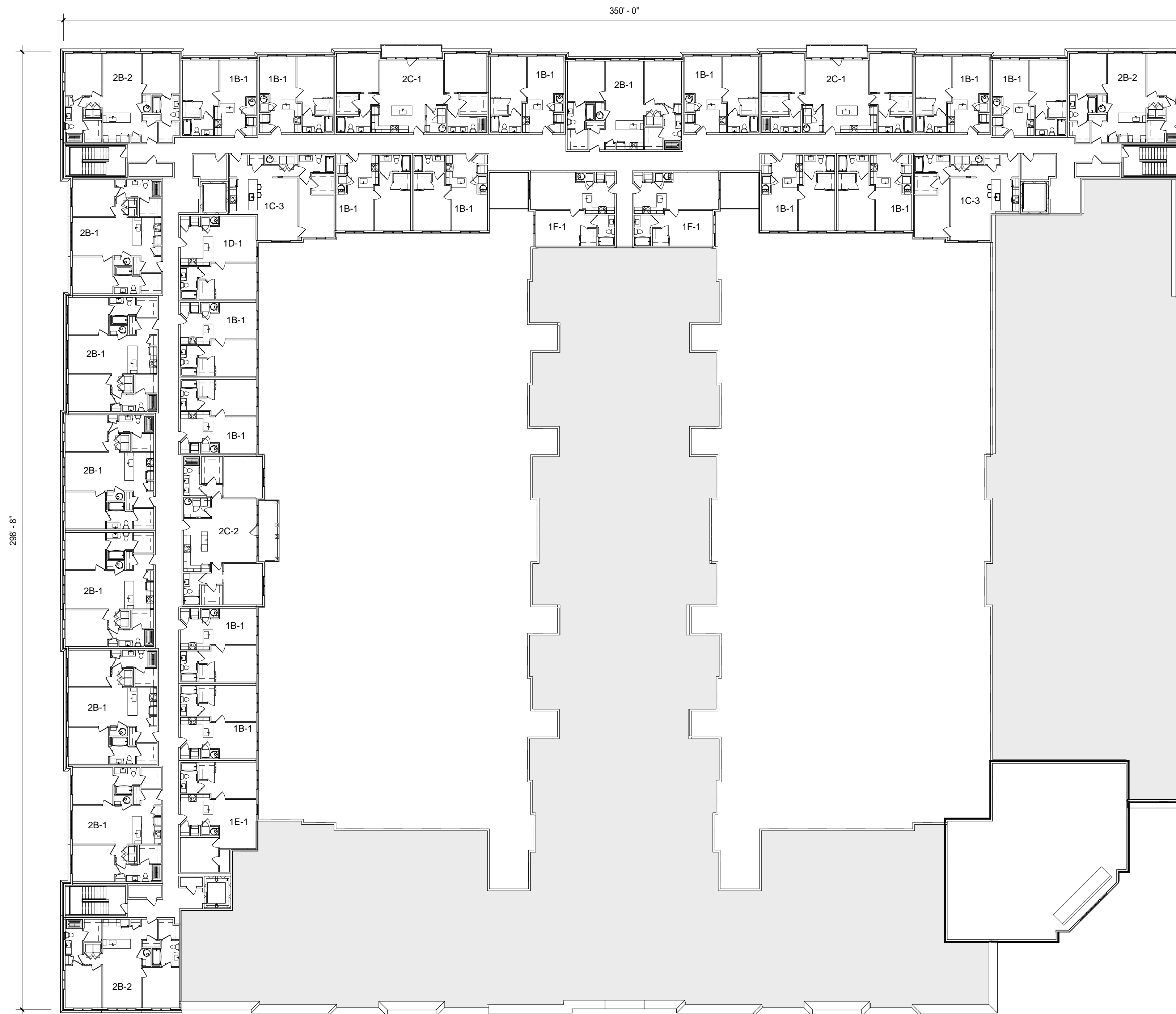
Northwest Boulevard - Upper Arlington OH



 TYPICAL FLOOR PLAN - LEVELS 3-6

DEAN A. WENZ
ARCHITECTS

Continental - Kingsdale Mixed Use
Northwest Boulevard - Upper Arlington OH



 FLOOR PLAN - LEVEL 7

DEAN A. WENZ
ARCHITECTS

Continental - Kingsdale Mixed Use
Northwest Boulevard - Upper Arlington OH



East Perspective

DEAN A. WENZ

ARCHITECTS

Continental - Kingsdale Mixed Use
Northwest Boulevard - Upper Arlington OH



View from Northwest Boulevard
East Elevation

DEAN A. WENZ

ARCHITECTS

Continental - Kingsdale Mixed Use
Northwest Boulevard - Upper Arlington OH



View from Market District Supermarket
South Elevation

DEAN A. WENZ

ARCHITECTS

Continental - Kingsdale Mixed Use
Northwest Boulevard - Upper Arlington OH



View from Chase Bank
North Elevation

DEAN A. WENZ
ARCHITECTS

Continental - Kingsdale Mixed Use
Northwest Boulevard - Upper Arlington OH



View from Community Center
West Elevation

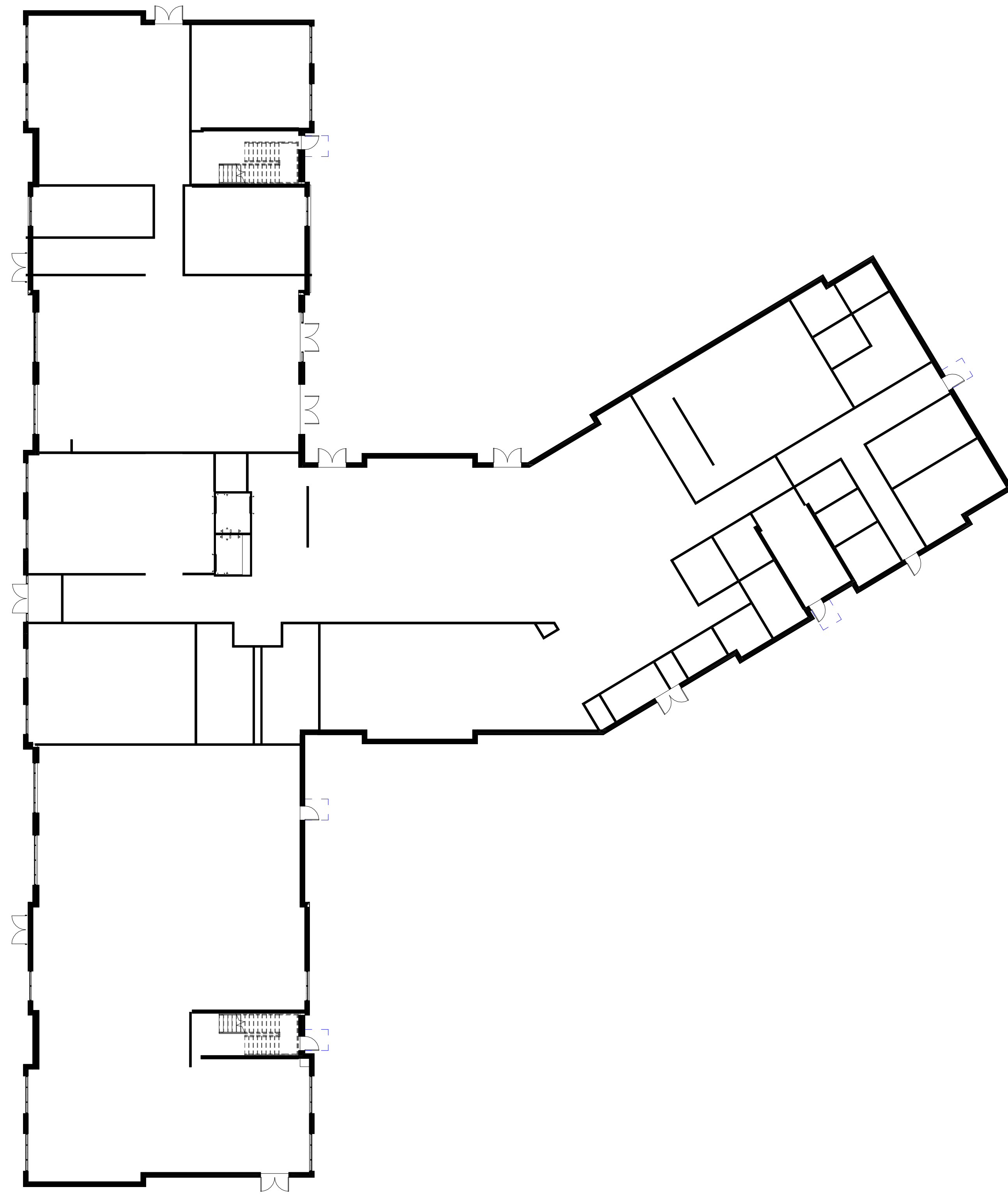
DEAN A. WENZ
ARCHITECTS

Continental - Kingsdale Mixed Use
Northwest Boulevard - Upper Arlington OH



View of Northeast corner

DEAN A. WENZ
ARCHITECTS



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



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



1 THIRD FLOOR PLAN
1/16" = 1'-0"



1 FOURTH FLOOR PLAN
1/16" = 1'-0"



1 FIFTH FLOOR PLAN
1/16" = 1'-0"



1 SIXTH FLOOR PLAN
1/16" = 1'-0"



1 SEVENTH FLOOR PLAN
1/16" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"



1 NORTH ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"

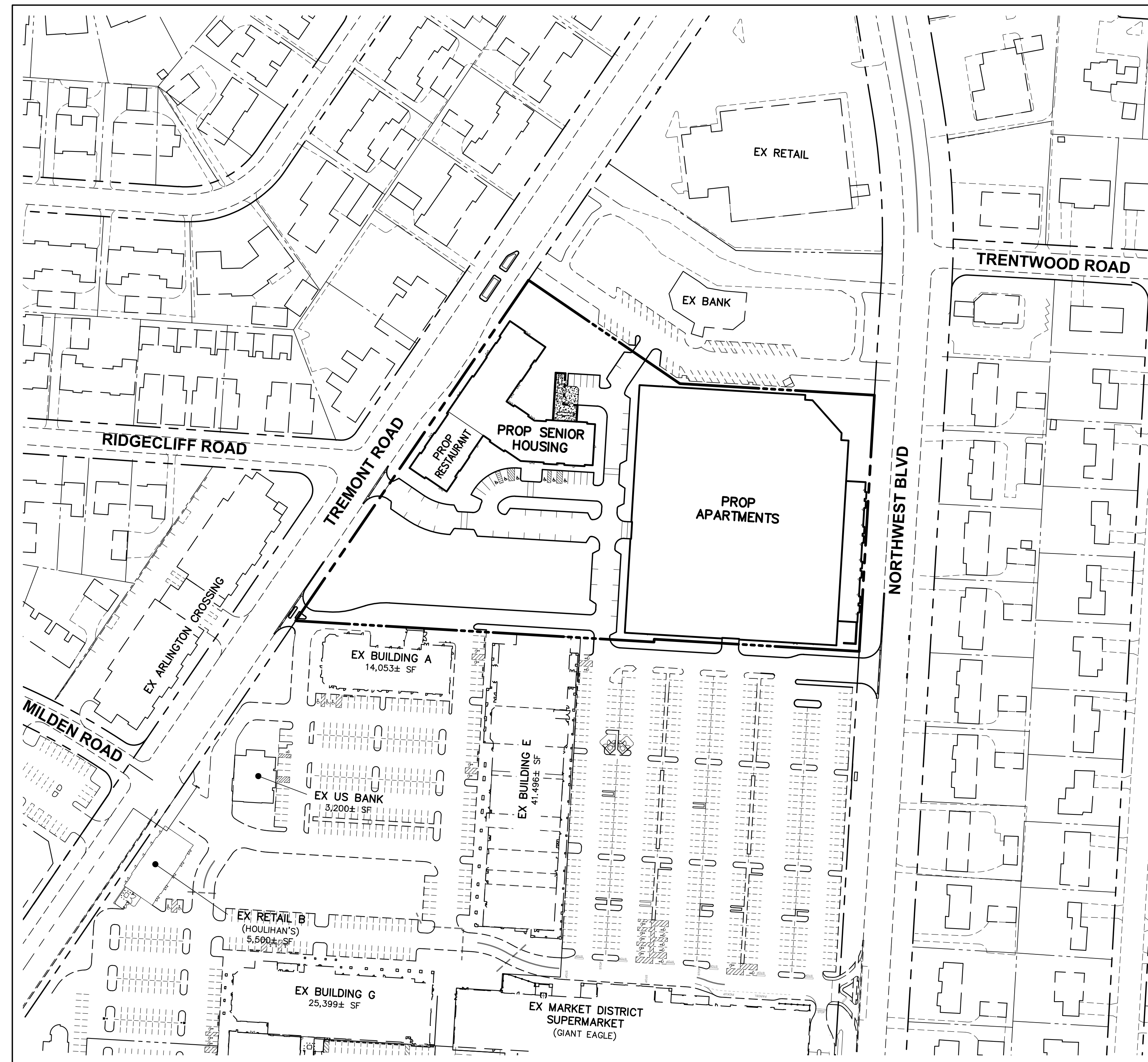


1 SOUTH ELEVATION
3/32" = 1'-0"

FINAL DEVELOPMENT PLAN FOR CONTINENTAL REAL ESTATE COMPANIES KINGSDALE MIXED-USE 2021



SITE LOCATION MAP
NOT TO SCALE



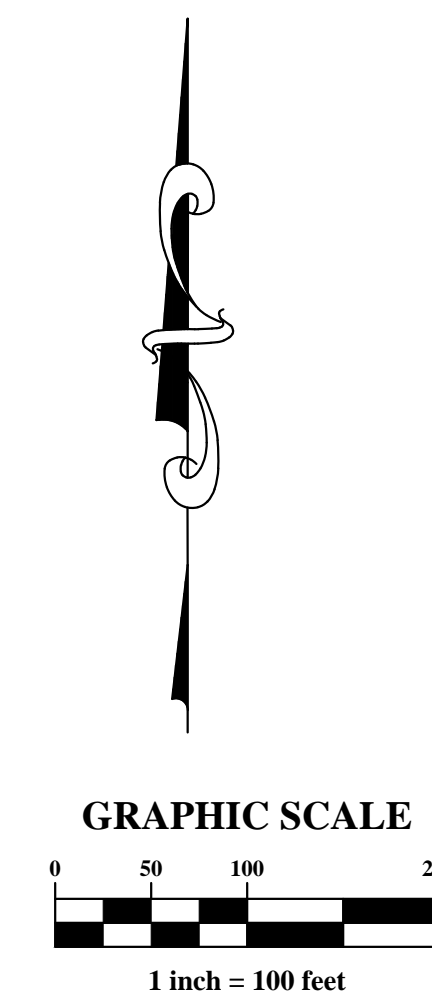
VICINITY MAP
SCALE: 1" = 100'

ENGINEER
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BLVD., SUITE 100
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: THOMAS M. WARNER, P.E.
EMAIL: WARNER@ADVANCEDCIVILDESIGN.COM

DEVELOPER
CONTINENTAL REAL ESTATE COMPANIES
150 E BROAD STREET
COLUMBUS, OH 43215
PHONE (614) 883-1007
CONTACT: JASON HOCKSTOK
EMAIL: JHOCKSTOK@CONTINENTAL-REALESTATE.COM

INDEX OF SHEETS

TITLE SHEET	1
EXISTING CONDITIONS	2
SITE PLAN	3
UTILITY PLAN	4
GRADING PLAN	5



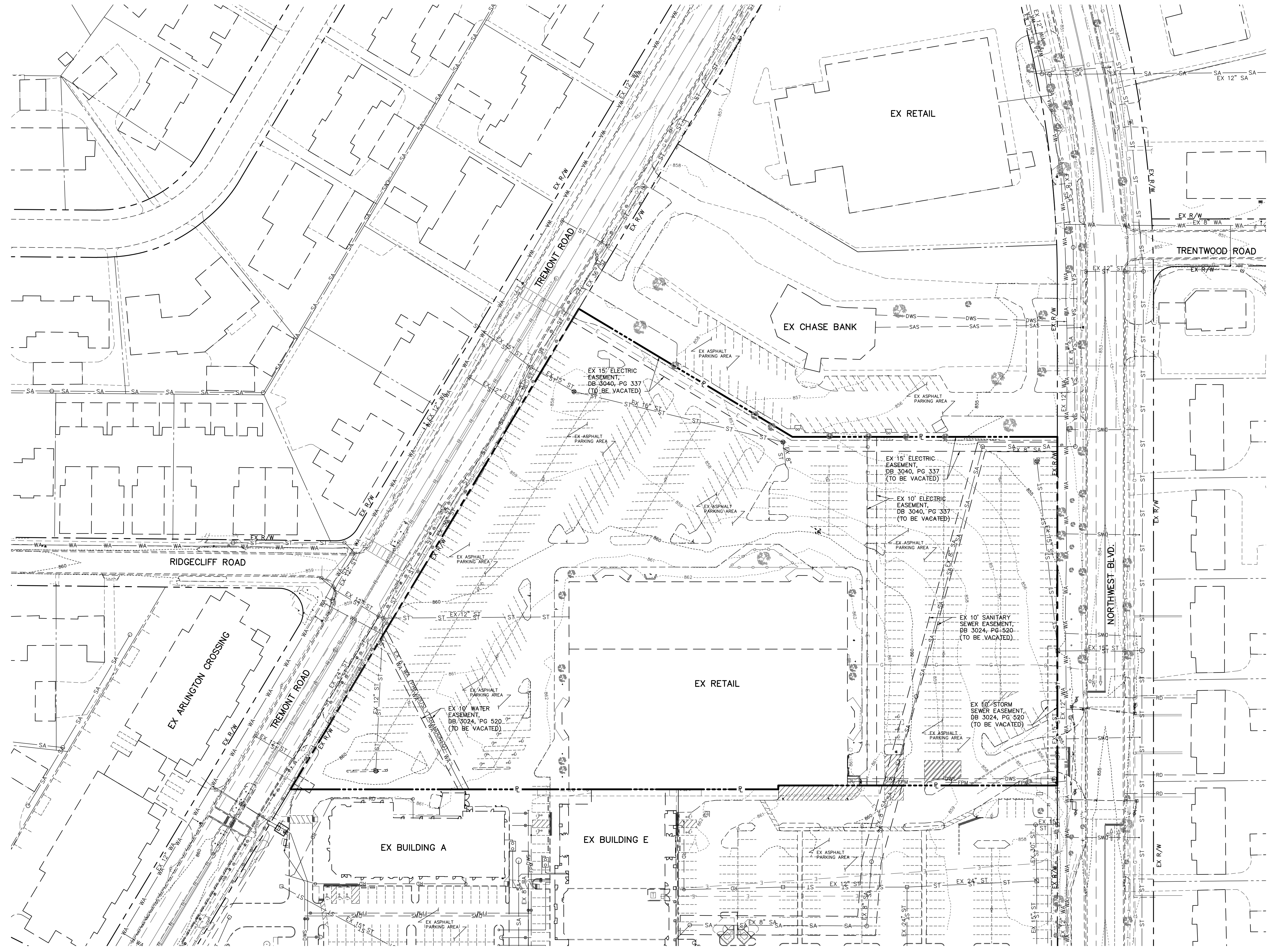
PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 SCIENCE BLVD., SUITE 100
GAHANNA, OHIO 43230
PH 614.428.7750
FAX 614.428.7755

CITY OF UPPER ARLINGTON / FRANKLIN COUNTY, OHIO
KINGSDALE MIXED-USE
FINAL DEVELOPMENT PLAN
FOR
CONTINENTAL REAL ESTATE COMPANIES
TITLE SHEET

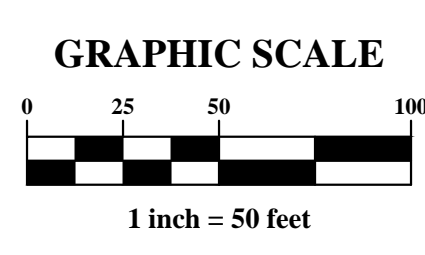
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Drawn By: TJS
Checked By: CLN
Project Number:
20-0083-11
Drawing Number:
1 / 5

Z:\20-0083-11\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\EXISTING CONDITIONS.dwg EXISTING CONDITIONS Feb 15, 2021 10:24:33am entbell



- LEGEND**
- 940--- EXISTING CONTOUR
 - ST — ST EXISTING STORM SEWER
 - RD — RD EXISTING STORM SEWER ROOF DRAIN
 - SA — SA EXISTING SANITARY MAIN
 - SAS — SAS EXISTING SANITARY SERVICE
 - WA — WA EXISTING WATER MAIN
 - FPM — FPM EXISTING FIRE WATER SERVICE
 - DWS — DWS EXISTING DOMESTIC WATER SERVICE
 - G — G EXISTING GAS MAIN
 - E — E EXISTING ELECTRIC

- EXISTING UTILITY SYMBOLS**
- ⊙ EL ELECTRIC MANHOLE
 - ⊙ CA COMM MANHOLE
 - ⊙ S Storm Sewer Inlet
 - ⊙ Storm/San Manhole Elec Pull Box
 - ⊗ Water Valve
 - ⊙ Fire Hydrant
 - ⊙ Utility/Light Pole
 - ⊙ Sign



PLAN PREPARED BY:

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ENGINEERS SURVEYORS

781 SCIENCE BLVD., SUITE 100
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ph 614.428.7750
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CITY OF UPPER ARLINGTON / FRANKLIN COUNTY, OHIO

KINGSDALE MIXED-USE

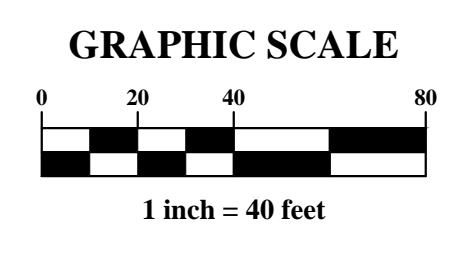
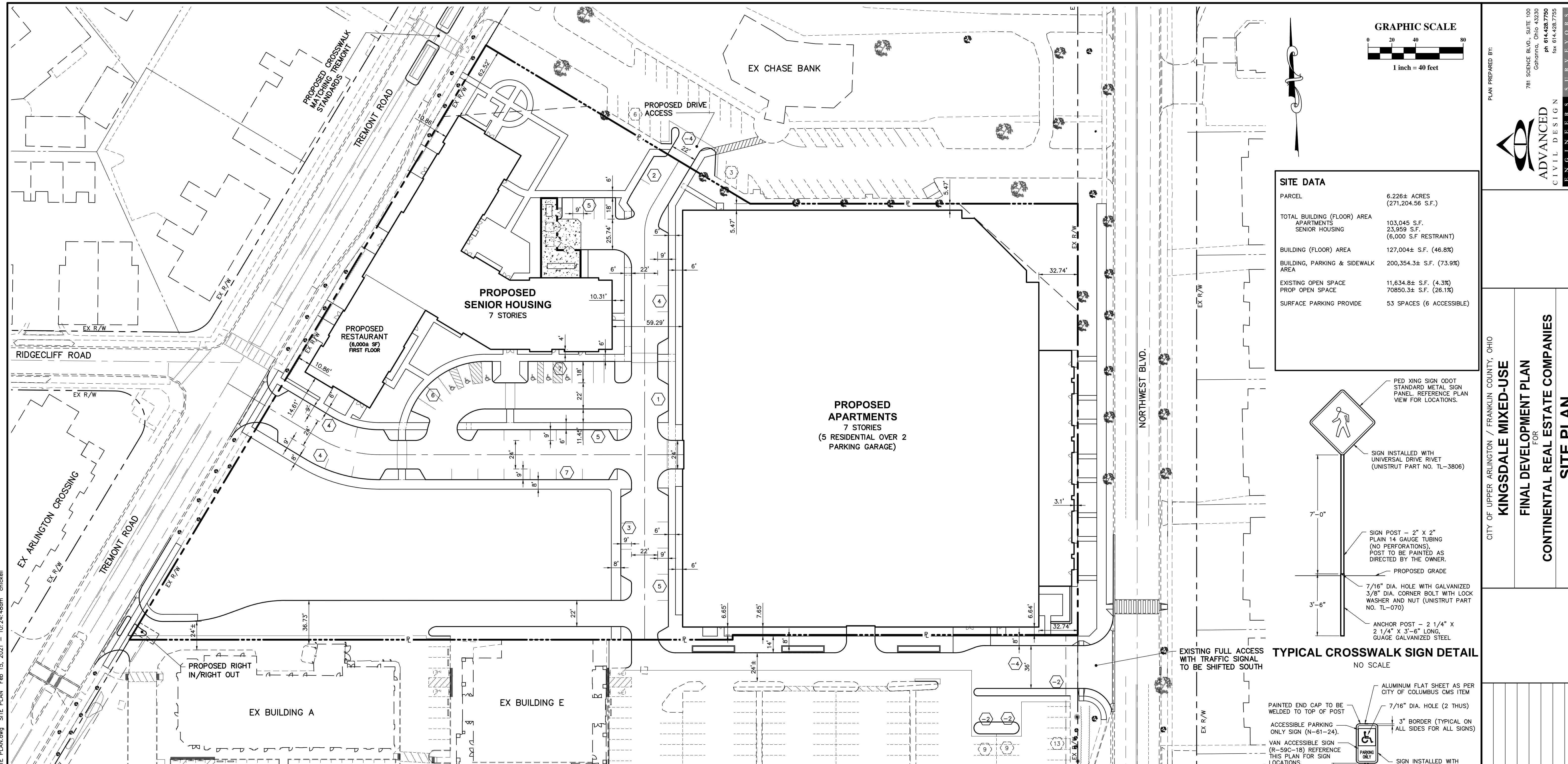
FINAL DEVELOPMENT PLAN

FOR

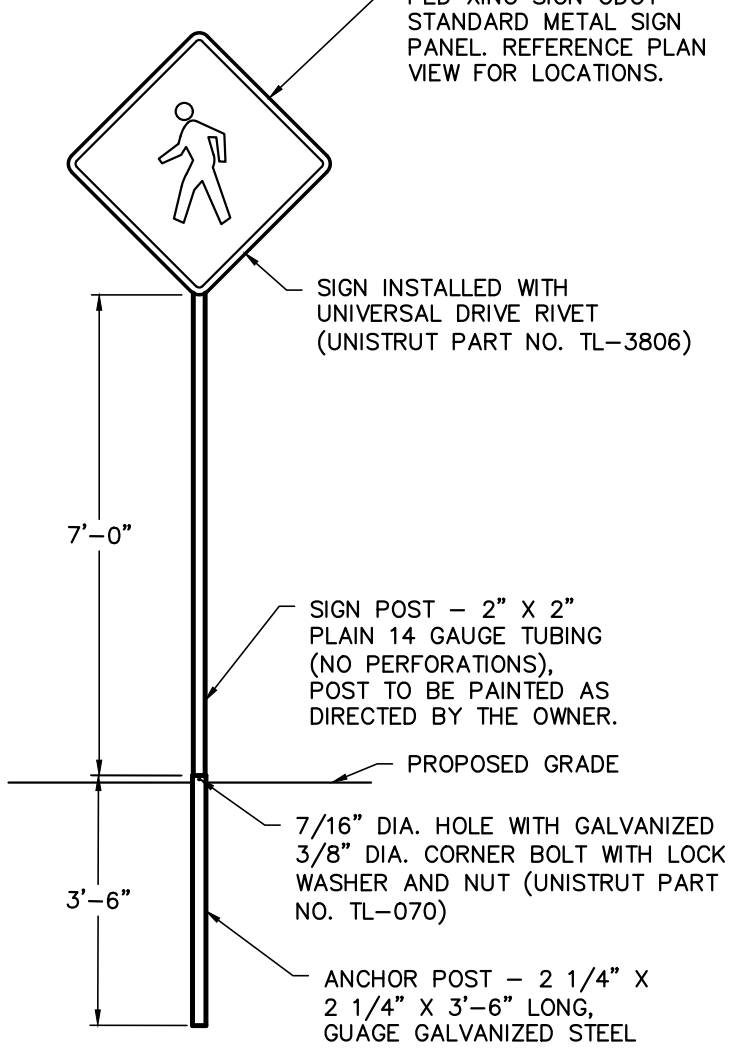
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EXISTING CONDITIONS

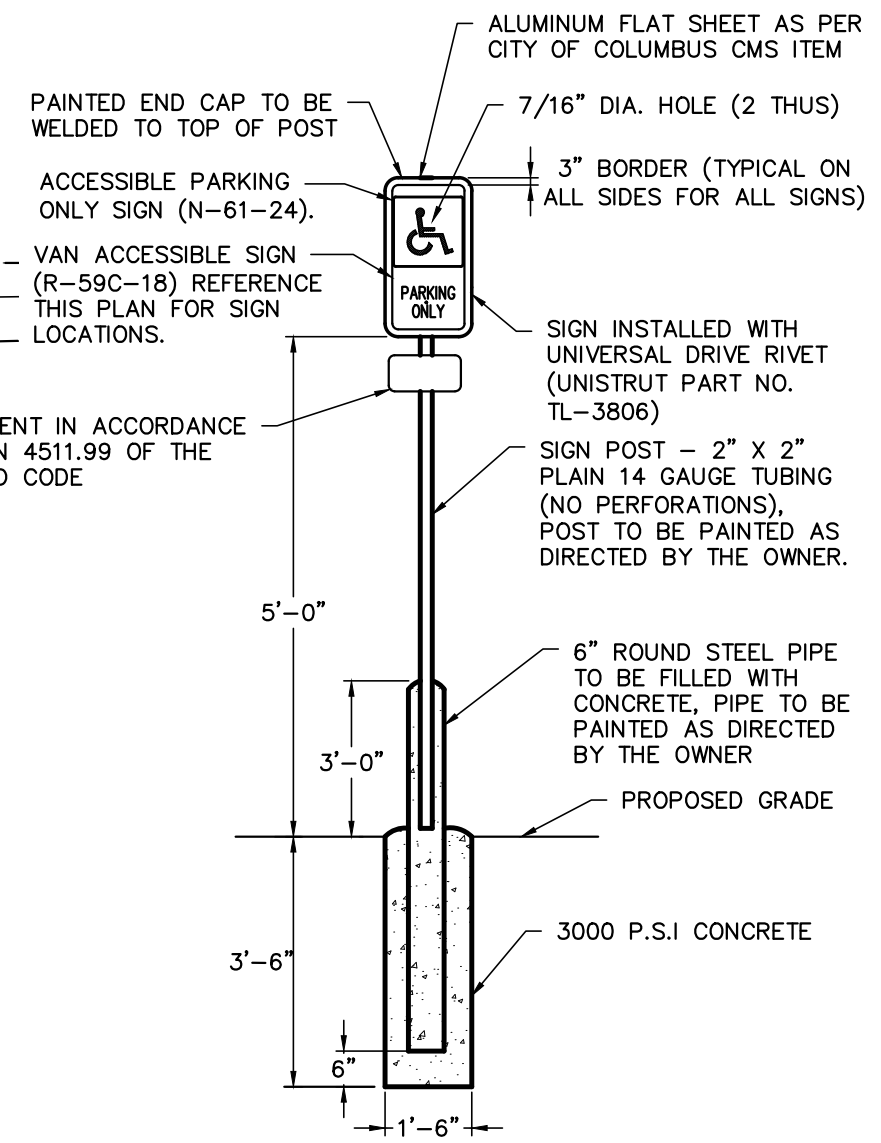
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Drawing Number:	2 / 5



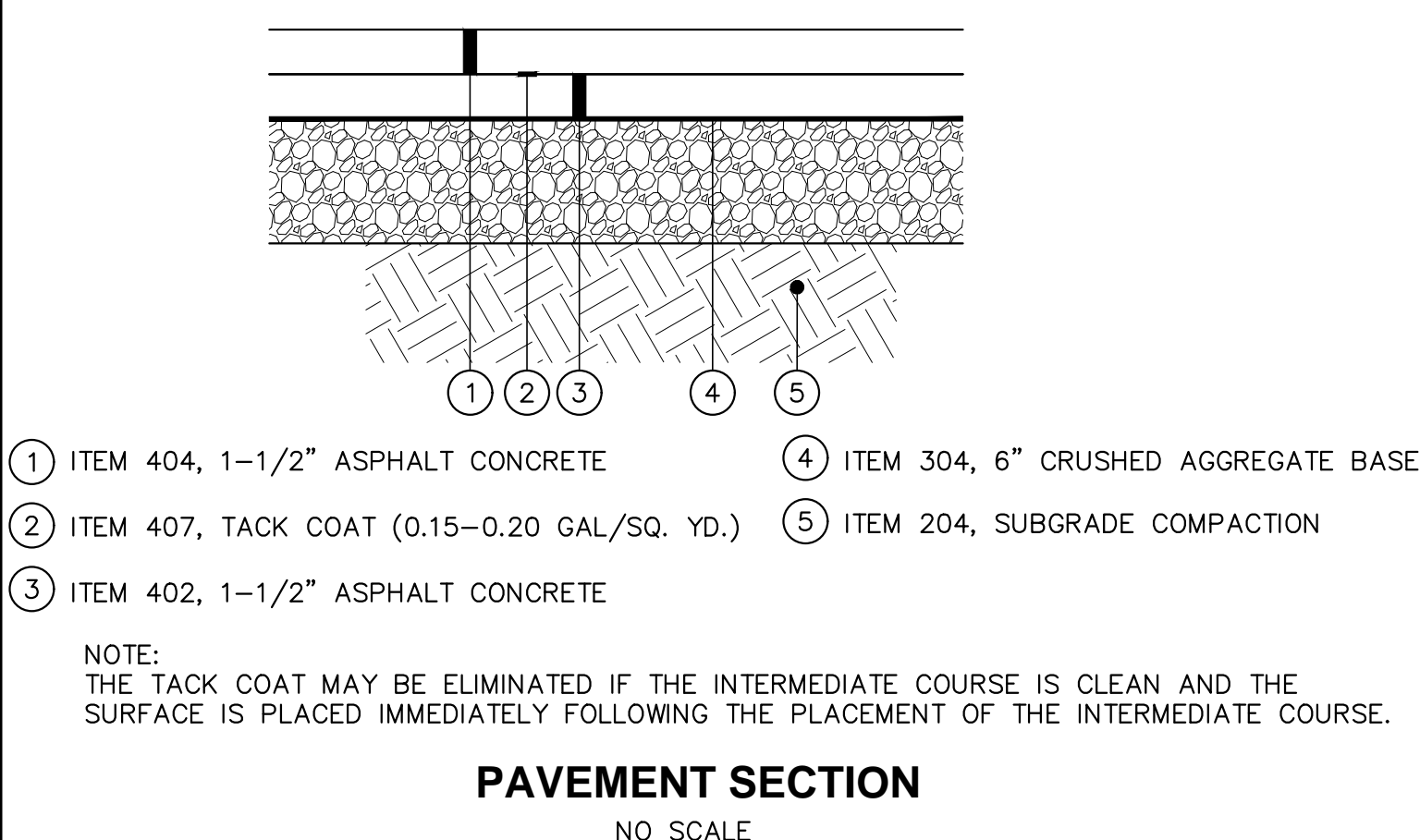
SITE DATA	
PARCEL	6.226± ACRES (271,204.56 S.F.)
TOTAL BUILDING (FLOOR) AREA	103,045 S.F.
APARTMENTS	23,959 S.F.
SENIOR HOUSING	(6,000 S.F. RESTRAINT)
BUILDING (FLOOR) AREA	127,004± S.F. (46.8%)
BUILDING, PARKING & SIDEWALK AREA	200,354.3± S.F. (73.9%)
EXISTING OPEN SPACE	11,634.8± S.F. (4.3%)
PROP OPEN SPACE	70850.3± S.F. (26.1%)
SURFACE PARKING PROVIDE	53 SPACES (6 ACCESSIBLE)



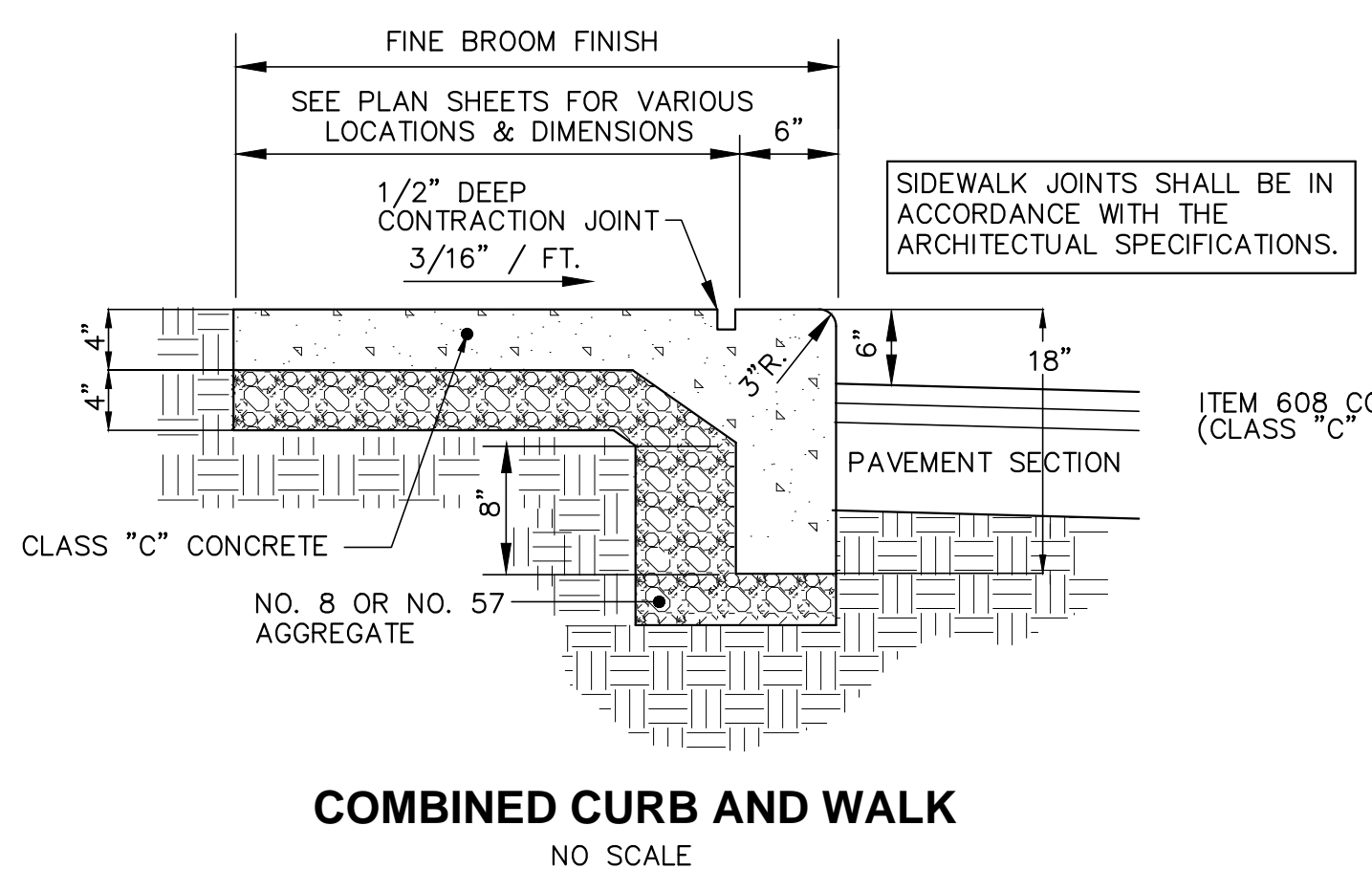
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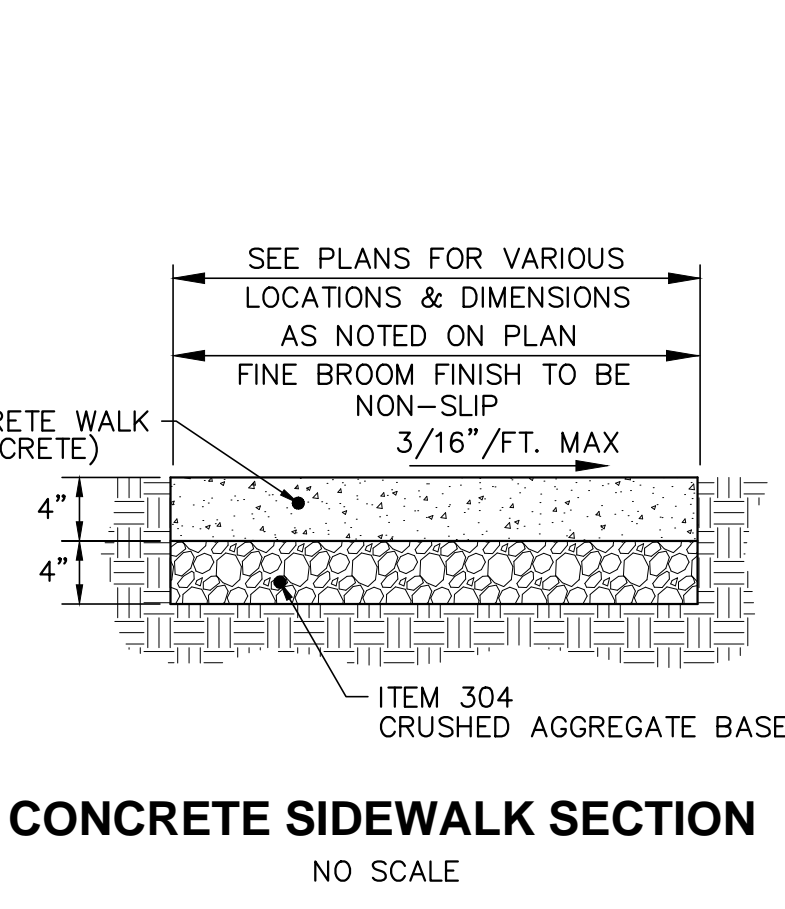
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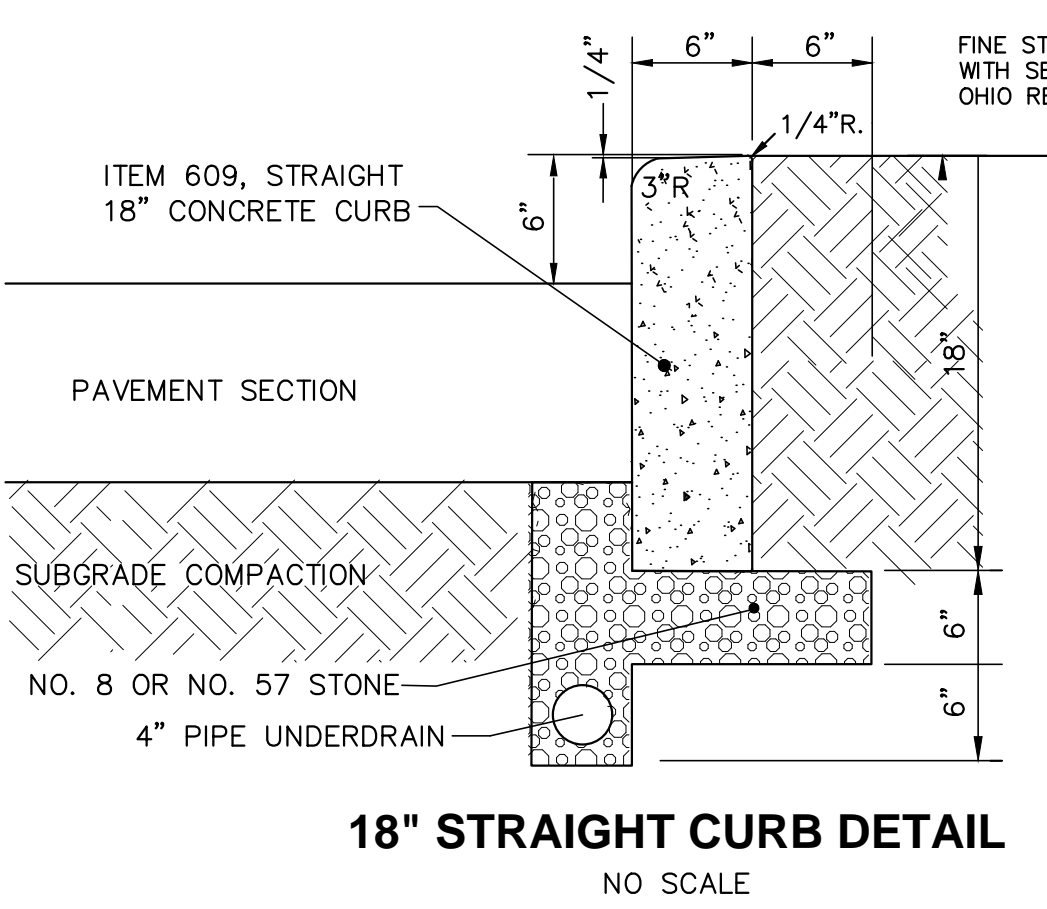
PAVEMENT SECTION
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COMBINED CURB AND WALK
NO SCALE



CONCRETE SIDEWALK SECTION
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18\"/>

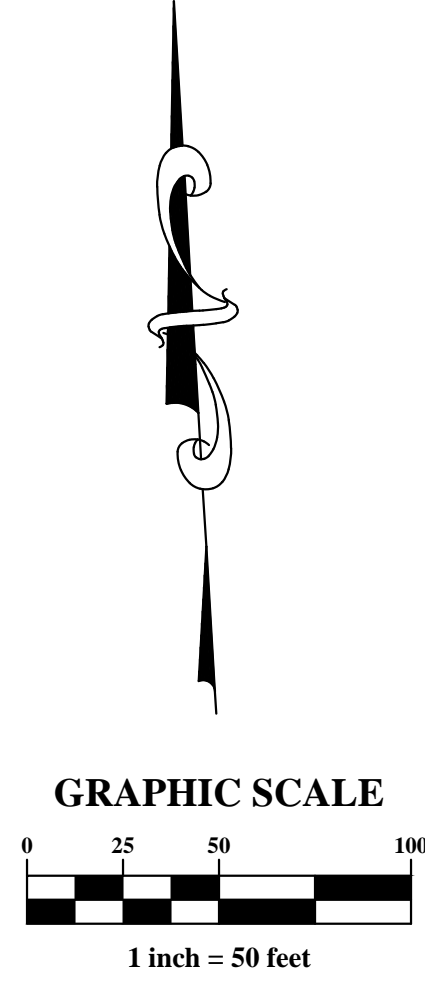
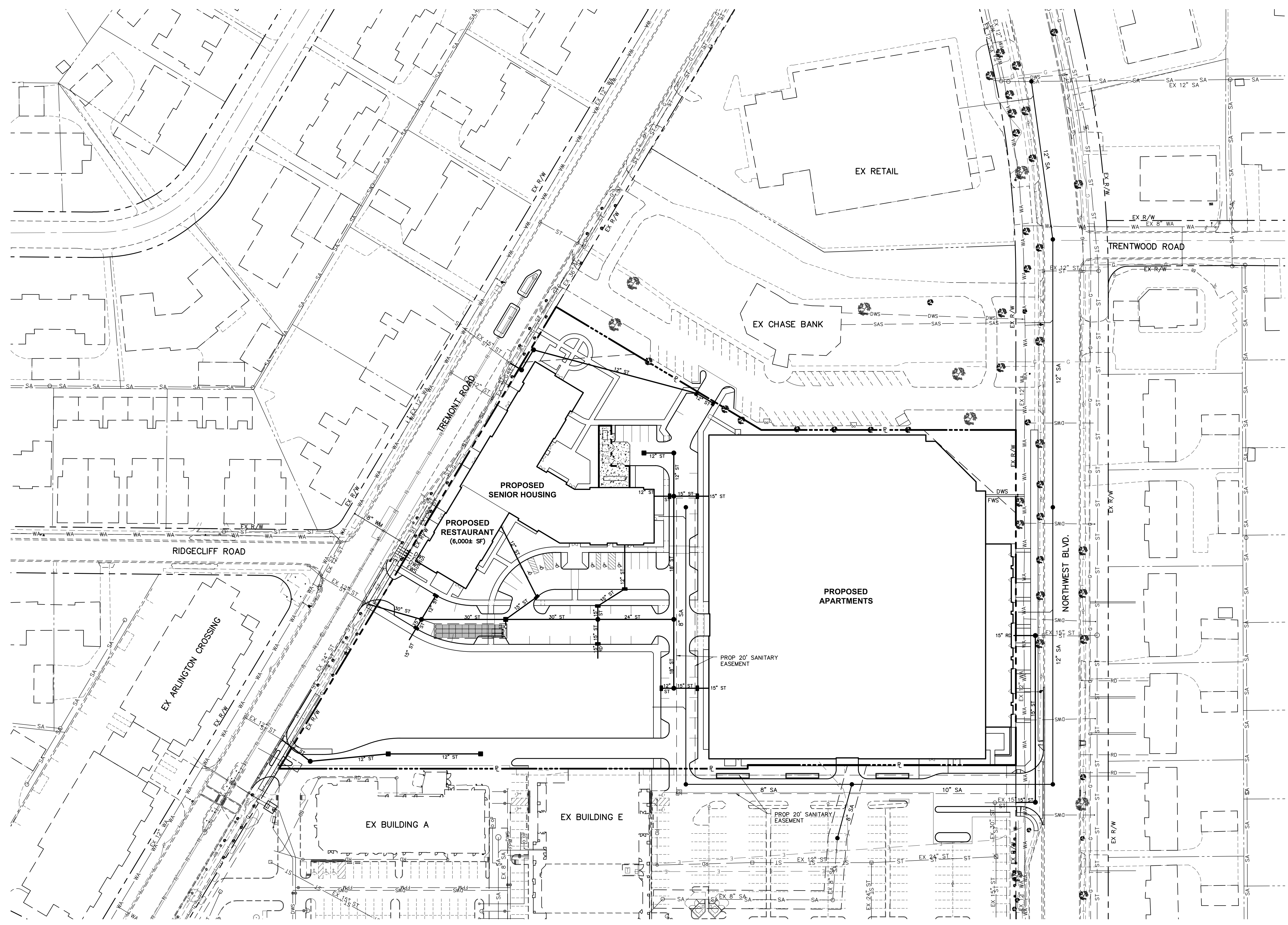
PLAN PREPARED BY: **ADVANCED CIVIL DESIGN** ENGINEERS SURVEYORS
 781 SCIENCE BLVD., SUITE 100
 COLUMBUS, OHIO 43230
 PH 614.428.7750
 FAX 614.428.7755

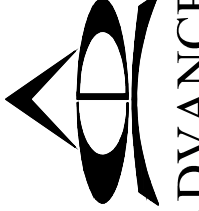
CITY OF UPPER ARLINGTON / FRANKLIN COUNTY, OHIO
KINGSDALE MIXED-USE
 FINAL DEVELOPMENT PLAN
 FOR
CONTINENTAL REAL ESTATE COMPANIES
SITE PLAN

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 Date: 02/15/2021
 Scale: 1" = 40'
 Drawn By: TJS
 Checked By: CLN
 Project Number: 20-0083-11
 Drawing Number: 3 / 5

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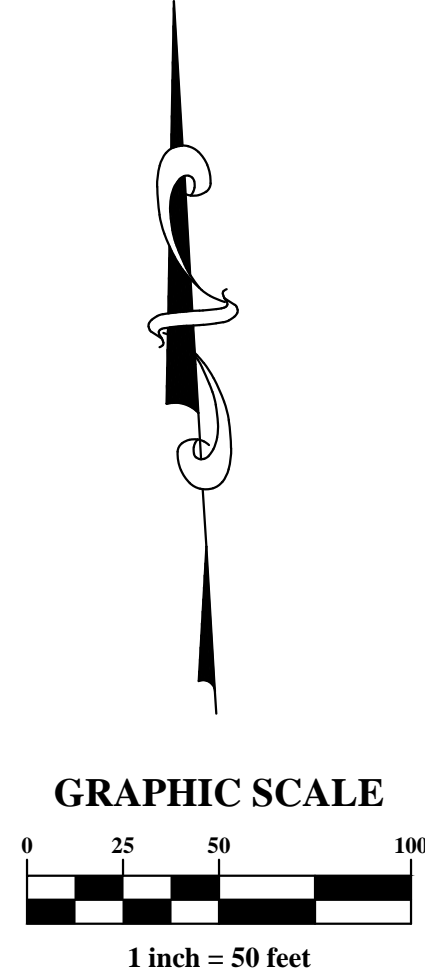
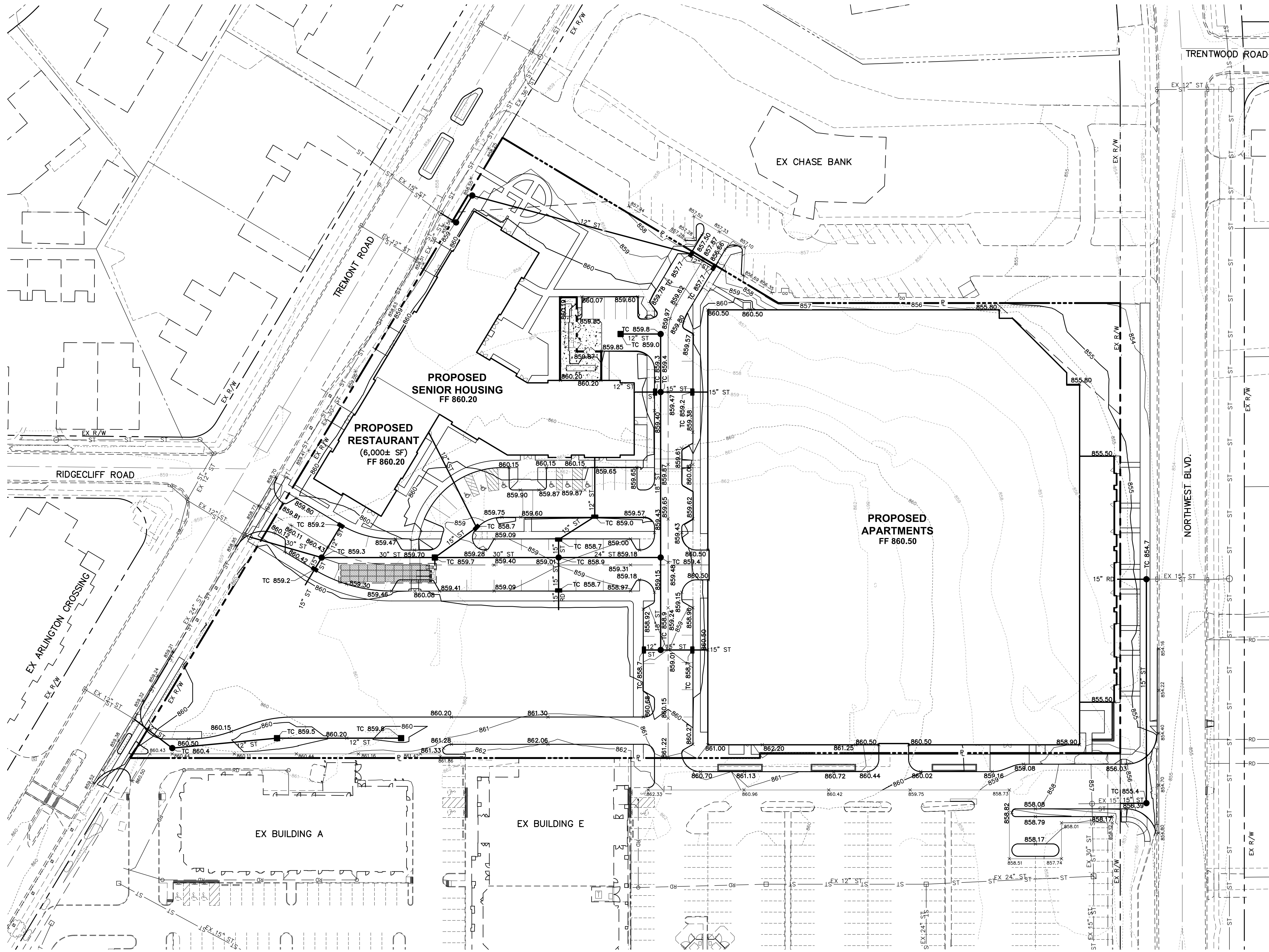


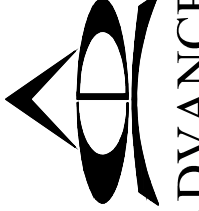
PLAN PREPARED BY:

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 ENGINEERS SURVEYORS
 781 SCIENCE BLVD., SUITE 100
 Gahanna, Ohio 43230
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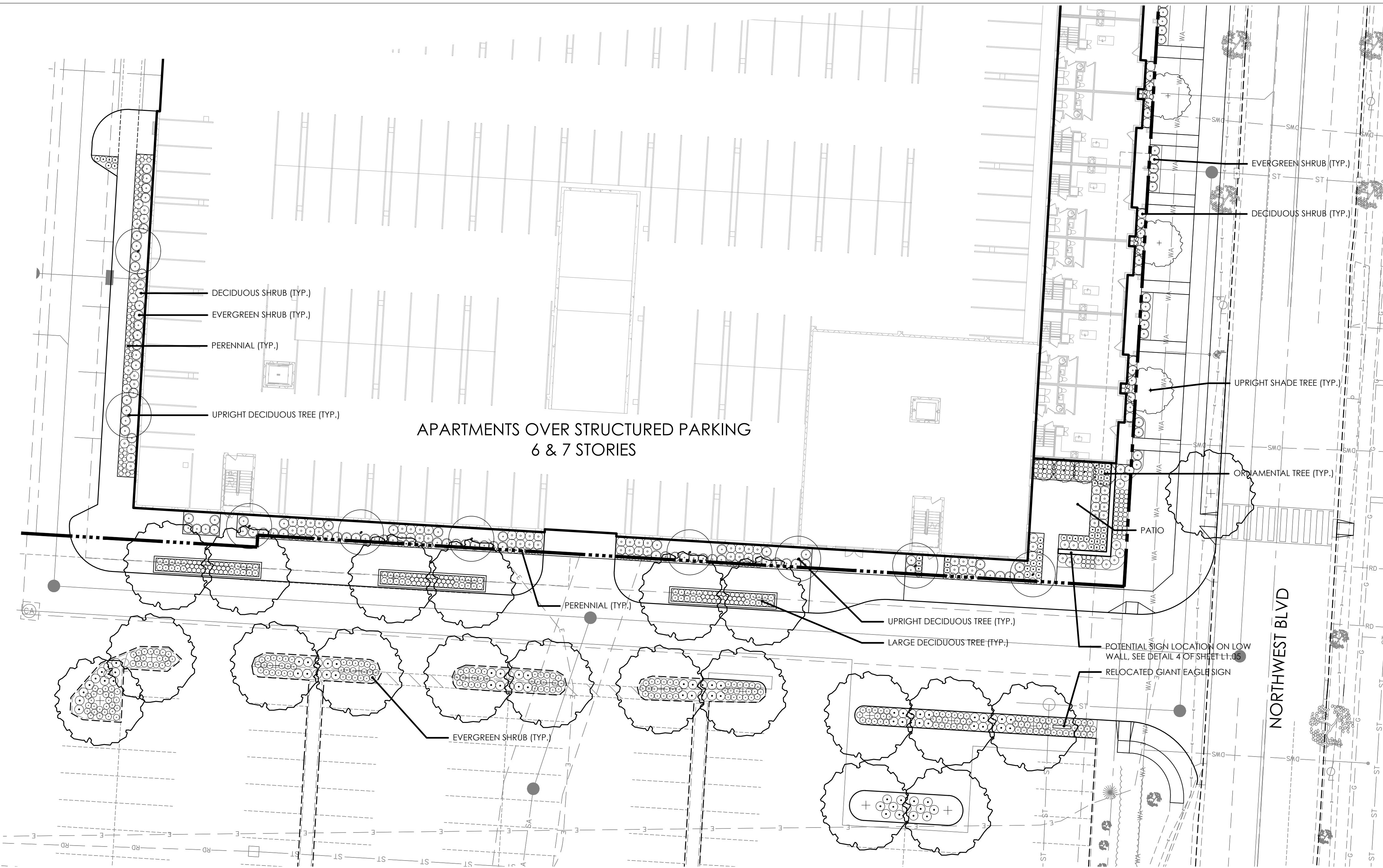
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KINGSDALE MIXED-USE
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UTILITY PLAN

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Drawing Number:	4 / 5

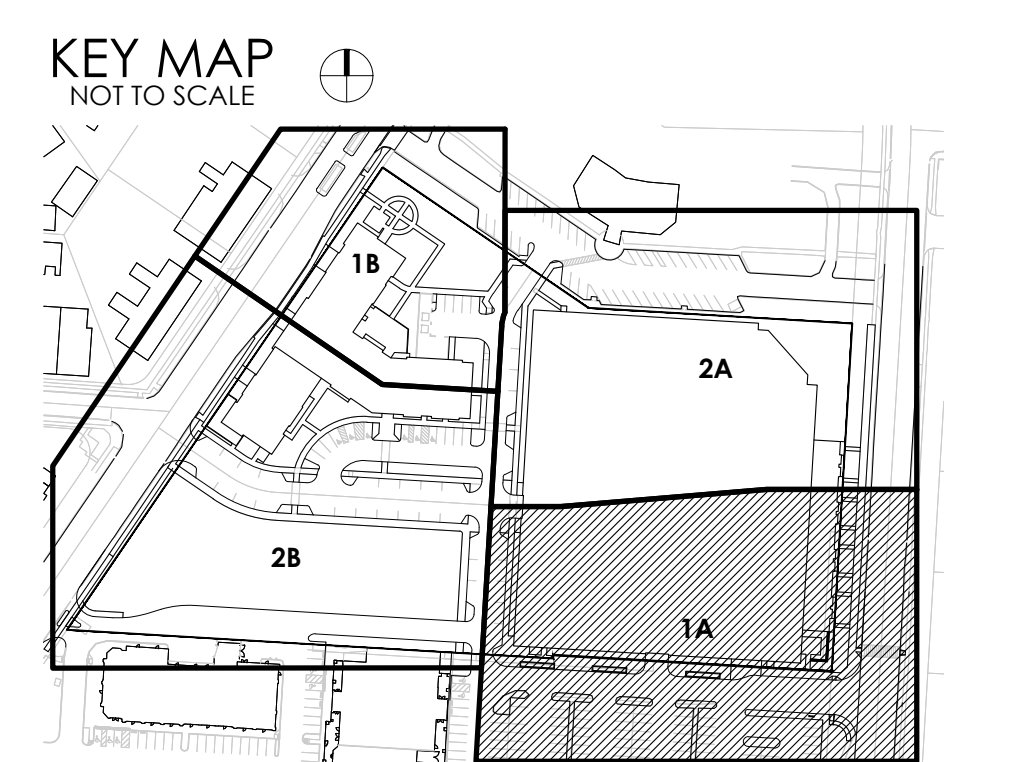
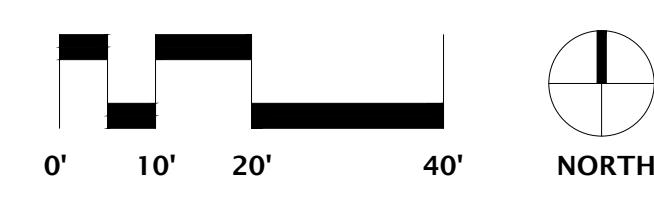
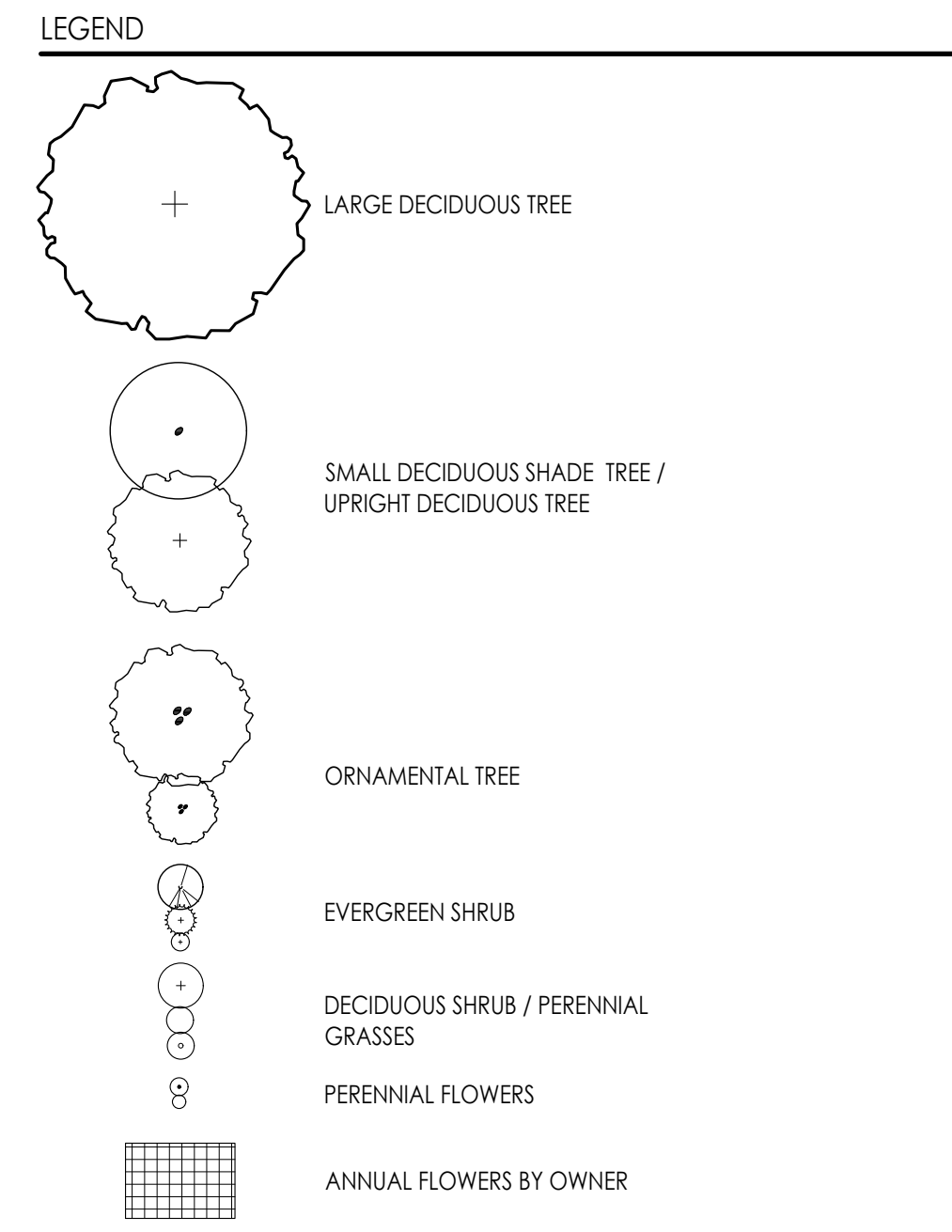
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PLAN PREPARED BY:  ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS 781 SCIENCE BLVD., SUITE 100 Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755	
CITY OF UPPER ARLINGTON / FRANKLIN COUNTY, OHIO KINGSDALE MIXED-USE FINAL DEVELOPMENT PLAN FOR CONTINENTAL REAL ESTATE COMPANIES GRADING PLAN	
Issue Dates:	
Date: 02/15/2021	
Scale: 1" = 40'	
Drawn By: TJS	Checked By: CLN
Project Number: 20-0083-11	
Drawing Number: 5 / 5	



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EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
614.486.3343
www.edgela.com

pH7 Architects
448 Nationwide Blvd., Columbus, OH
614.459.2955

Dean A. Wenz Architects
2463 E. Main Street, Bexley, OH
614.239.6868

Advanced Civil Design
781 Science Blvd Suite 100, Gahanna, OH 43230
614.428.7750

CONSULTANTS

**Kingsdale
Mixed-Use**

3180 Kingsdale
Center Rd.
Upper Arlington, OH

**Continental Real
Estate Companies**

150 E. Broad Street
Columbus, OH 43215

PROJECT NO. 20086
Date: 2/15/2021
Issued for: Final Development Plan

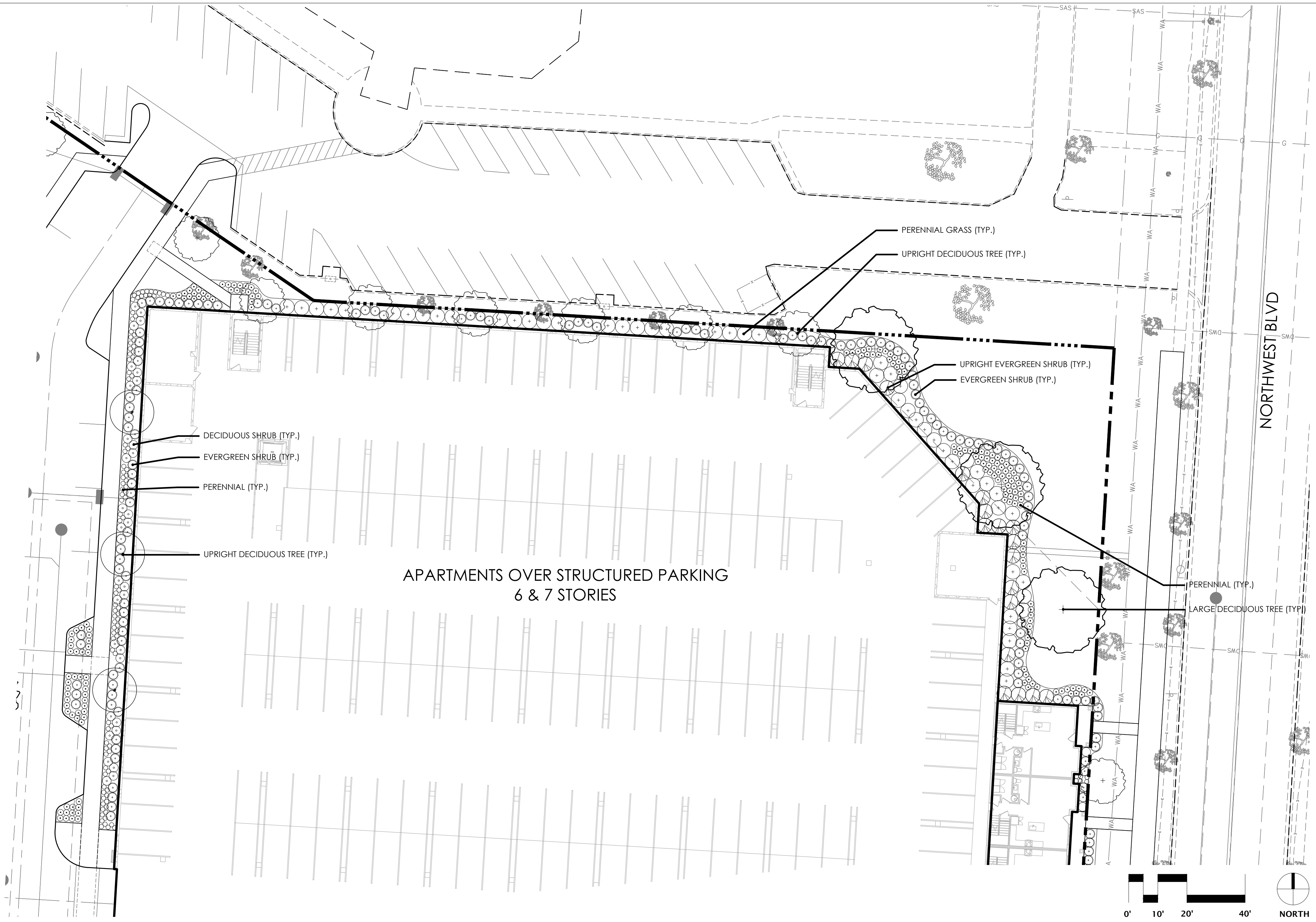
REVISIONS

**LANDSCAPE PLAN
SUBAREA 1A**

L1.01

Sheet Number

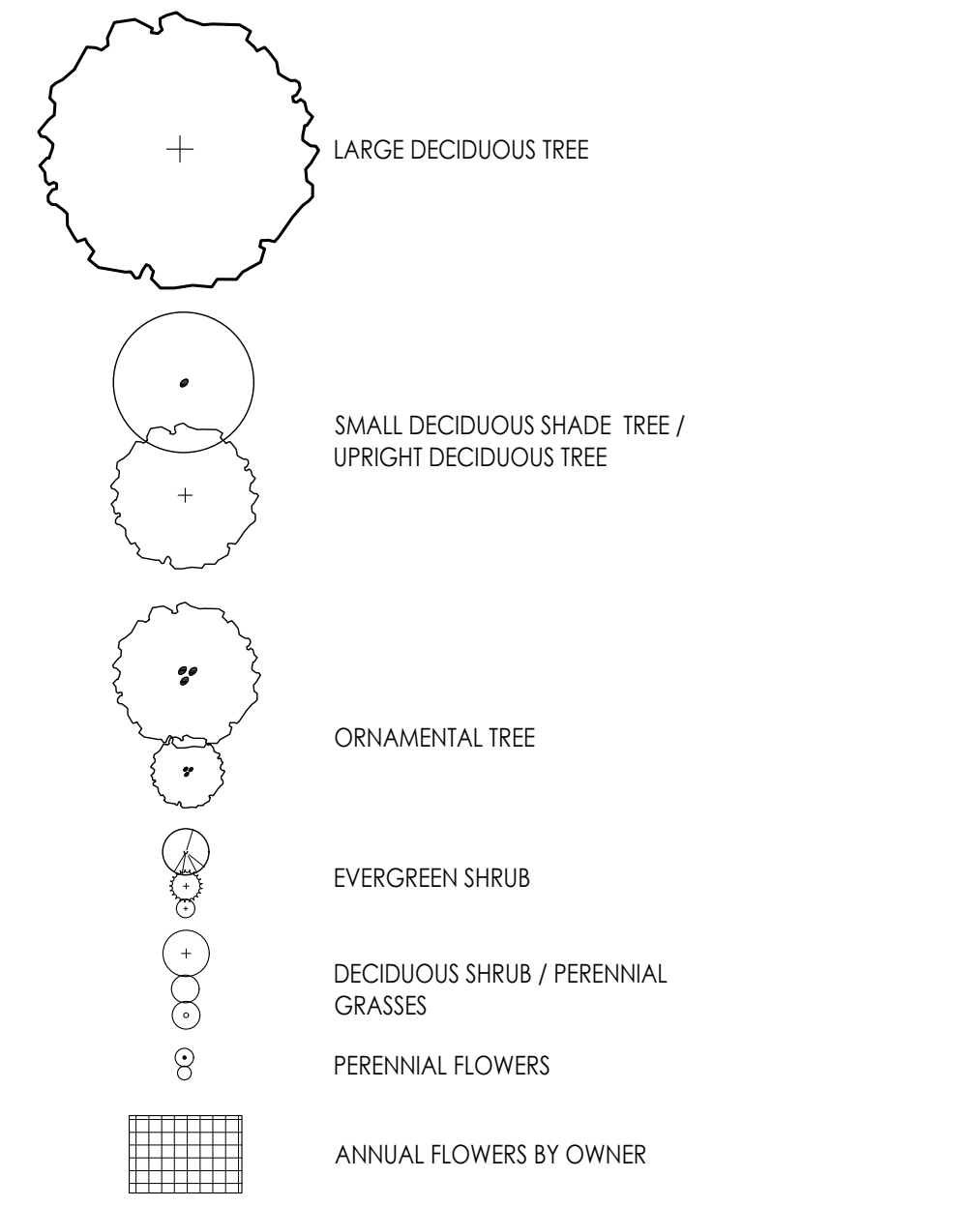
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LEGEND

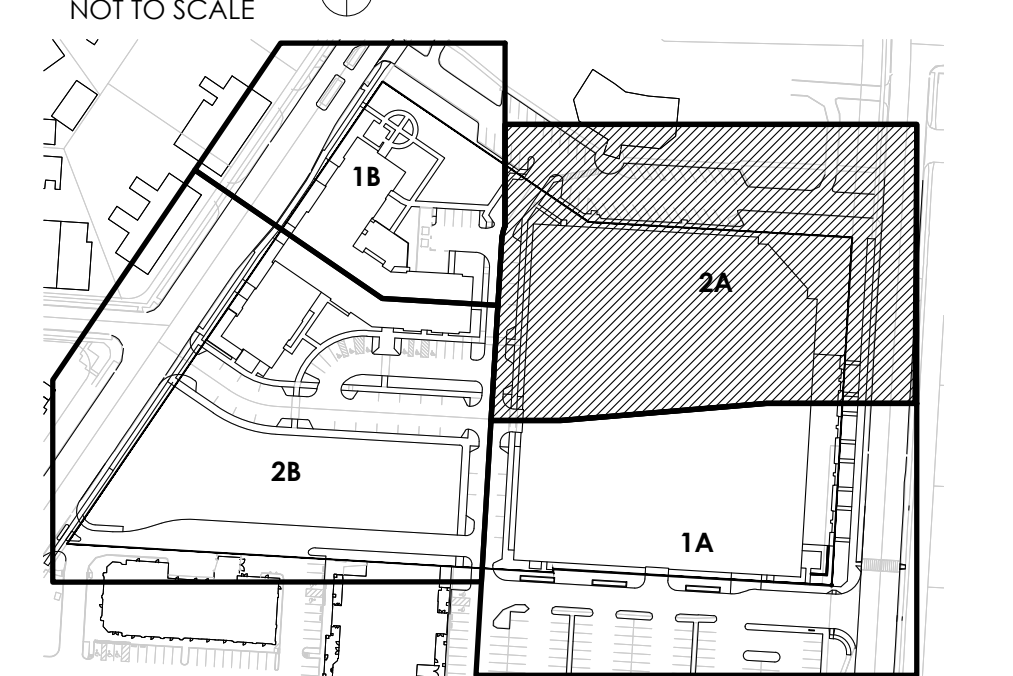


PLANT KEY

AM	ARMSTRONG MAPLE
AS	AUTUMN BRILLIANCE SERVICEBERRY
DL	GOING BANANAS DAYLILY
FH	FRANS FONTAINE HORNBEAM
GG	GREEN GEM BOXWOOD
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GZ	GREEN VASE ZELKOVA
HY	LITTLE LIME HYDRANGEA
LI	SILVERY SUNPROOF LILTURF
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SG	SIENNA GLEN MAPLE
SH	SKYLINE HONEYLOCUST
SJ	SPARTAN JUNIPER
SM	SWEETBAY MAGNOLIA
SP	LITTLE PRINCESS SPIREA
SS	LITTLE HENRY SWEETSPIRE

* SEE SHEET L1.05 OR A COMPLETE PLANT LIST AND PLANTING DETAILS.

KEY MAP
NOT TO SCALE



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LANDSCAPE ARCHITECTURE
URBAN DESIGN
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
614.486.3343
www.edgela.com

pH7 Architects
448 Nationwide Blvd., Columbus, OH
614.459.2955

Dean A. Wenz Architects
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CONSULTANTS

**Kingsdale
Mixed-Use**

3180 Kingsdale
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Upper Arlington, OH

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PROJECT NO. 20086
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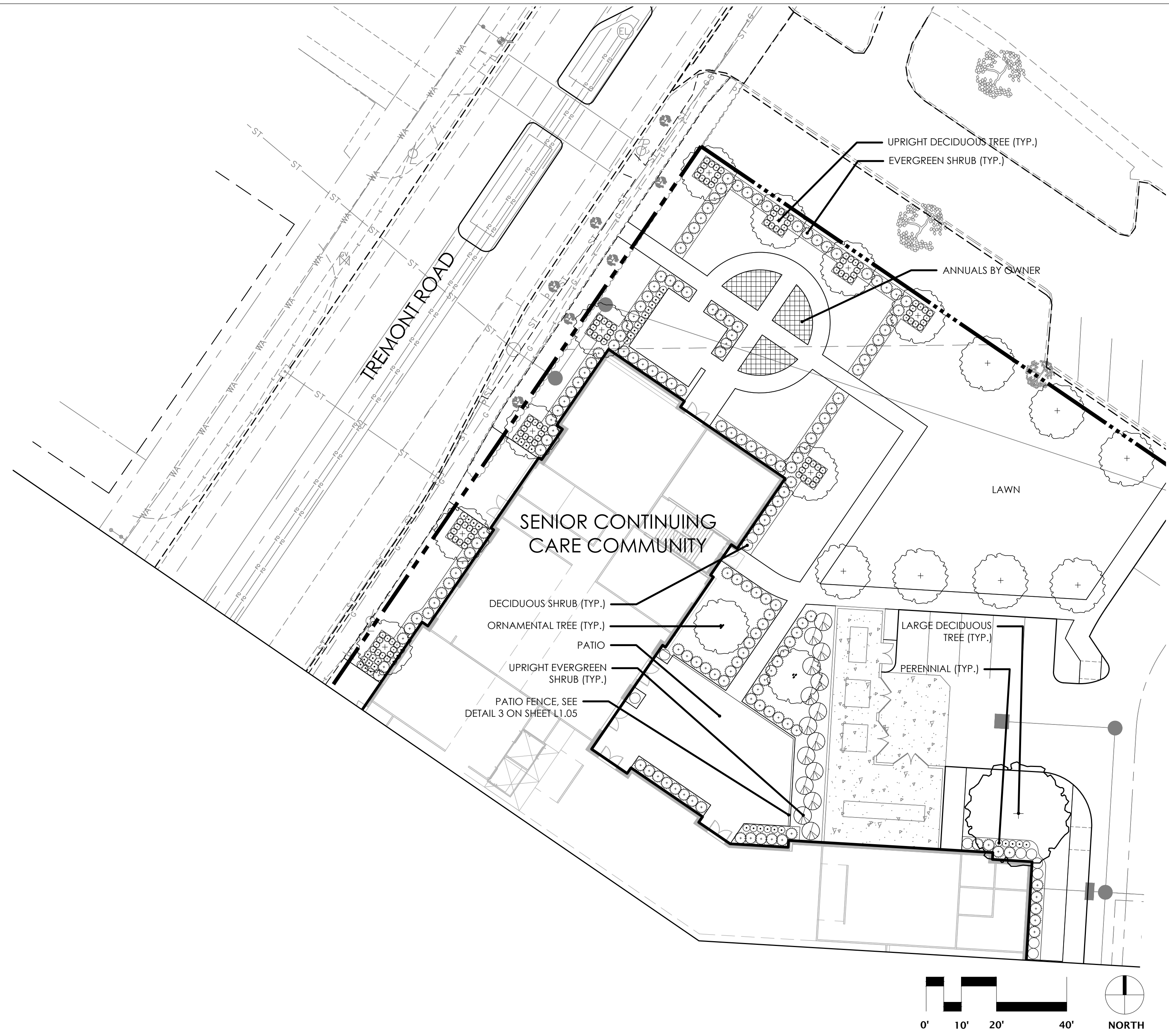
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**LANDSCAPE PLAN
SUBAREA 2A**

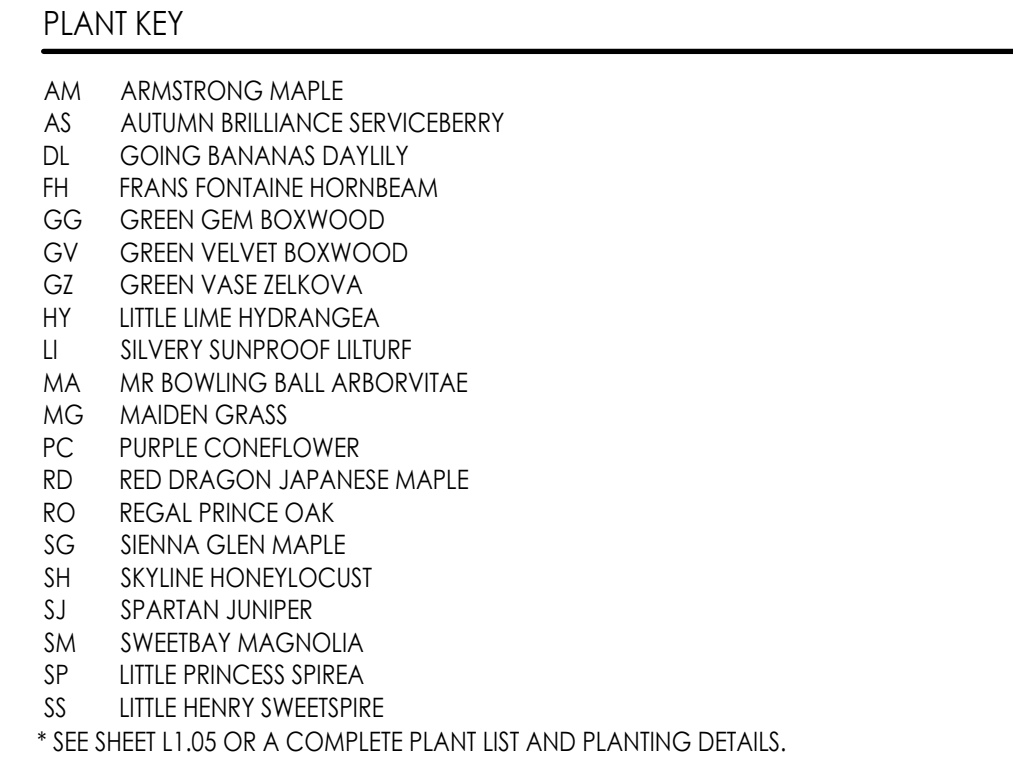
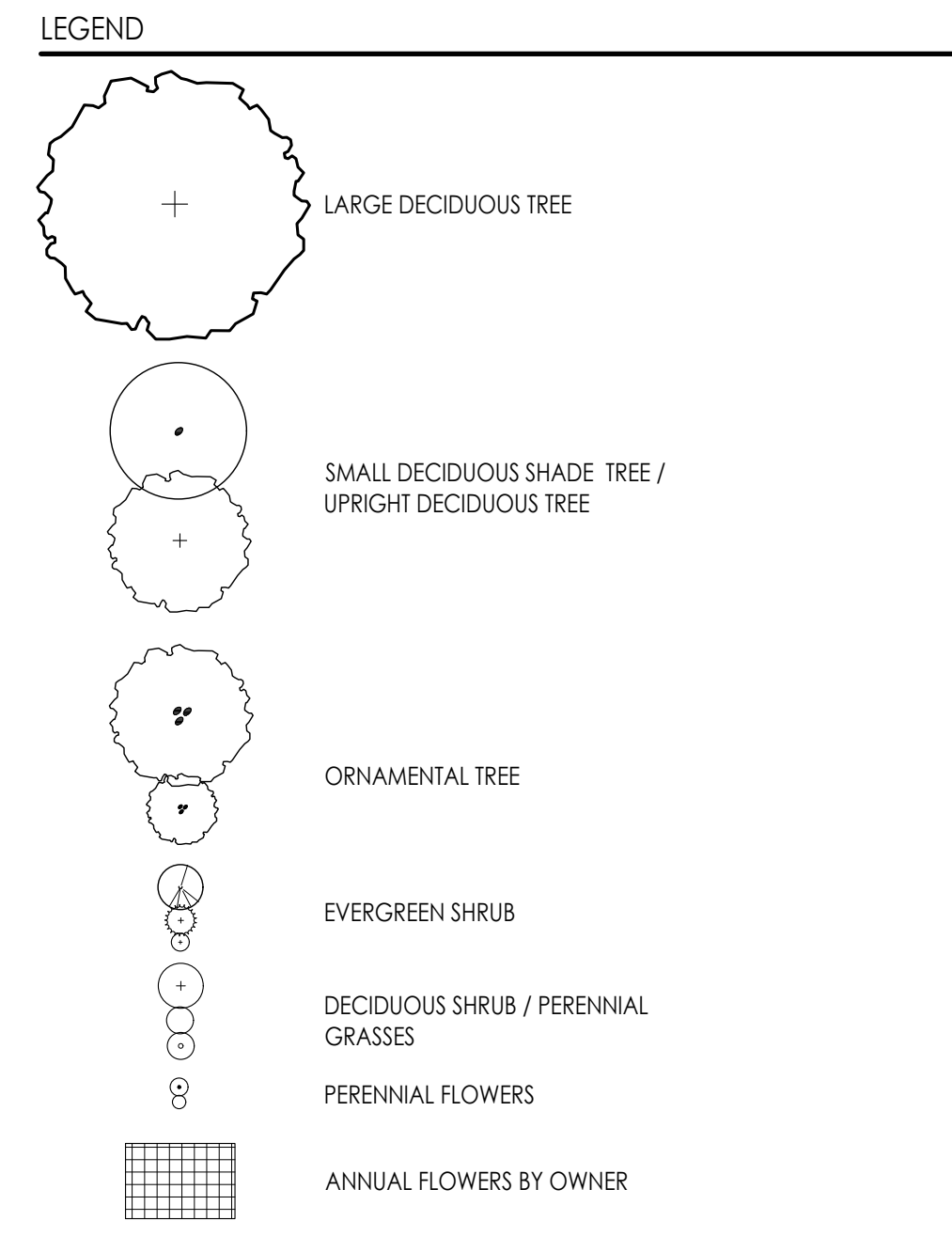
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NOT FOR CONSTRUCTION

Sheet Number
L1.02



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LANDSCAPE ARCHITECTURE
URBAN DESIGN
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
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pH7 Architects
448 Nationwide Blvd., Columbus, OH
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Dean A. Wenz Architects
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Advanced Civil Design
781 Science Blvd Suite 100, Gahanna, OH 43230
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**Kingsdale
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3180 Kingsdale
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Columbus, OH 43215

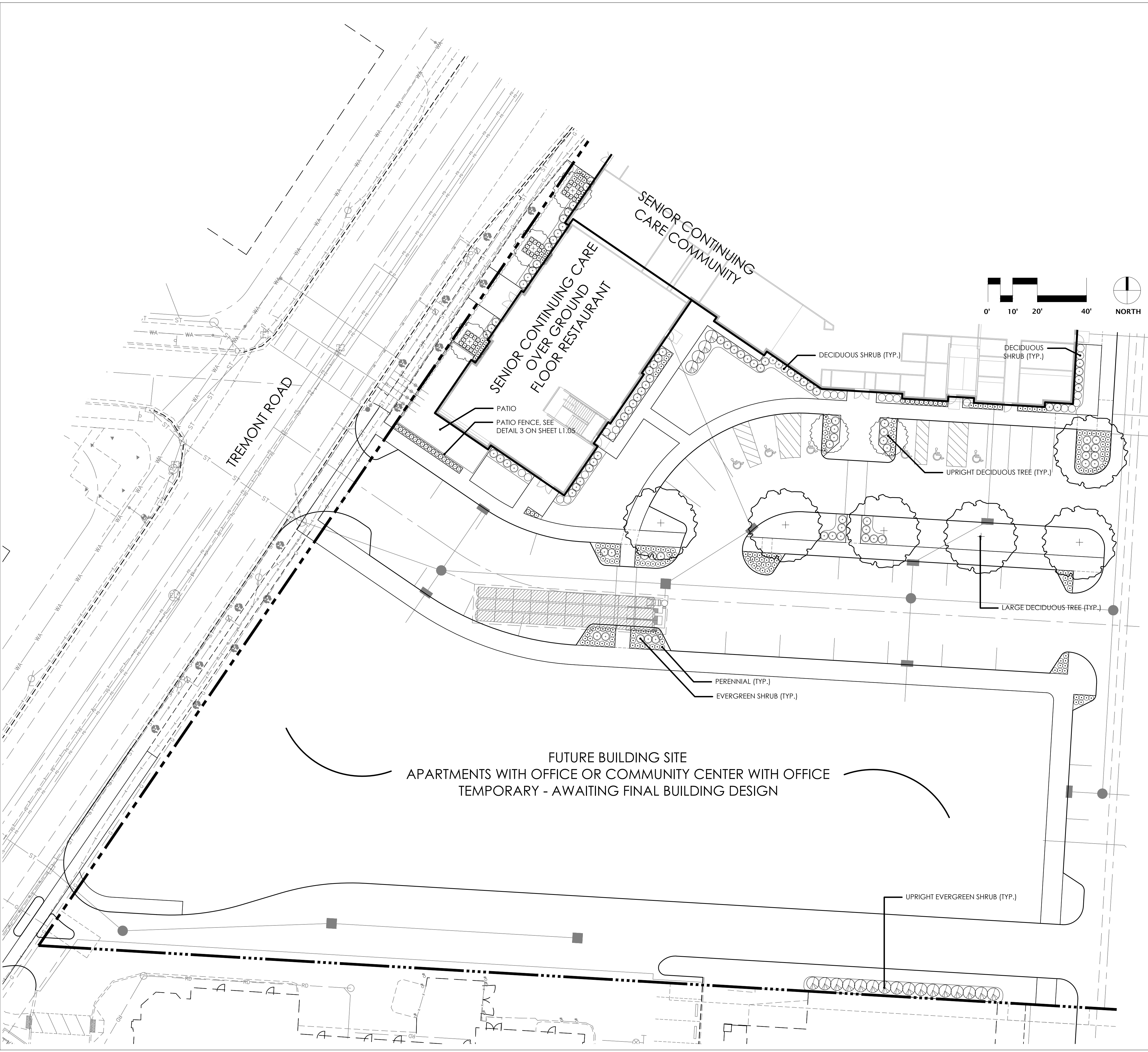
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Date: 2/15/2021
Issued for: Final Development Plan

REVISIONS

**LANDSCAPE PLAN
SUBAREA 1B**

ZONING DOCUMENT
NOT FOR CONSTRUCTION

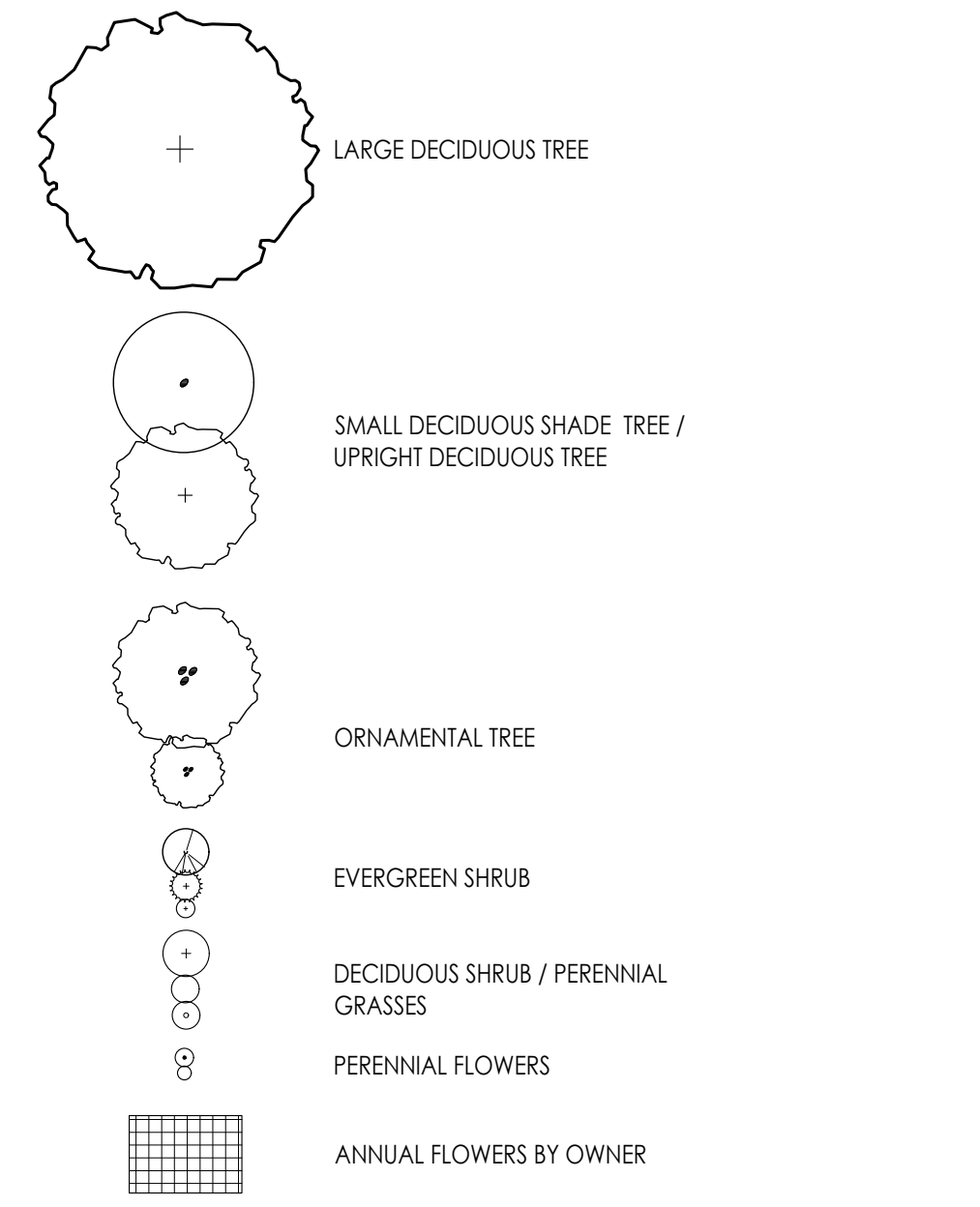
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LEGEND

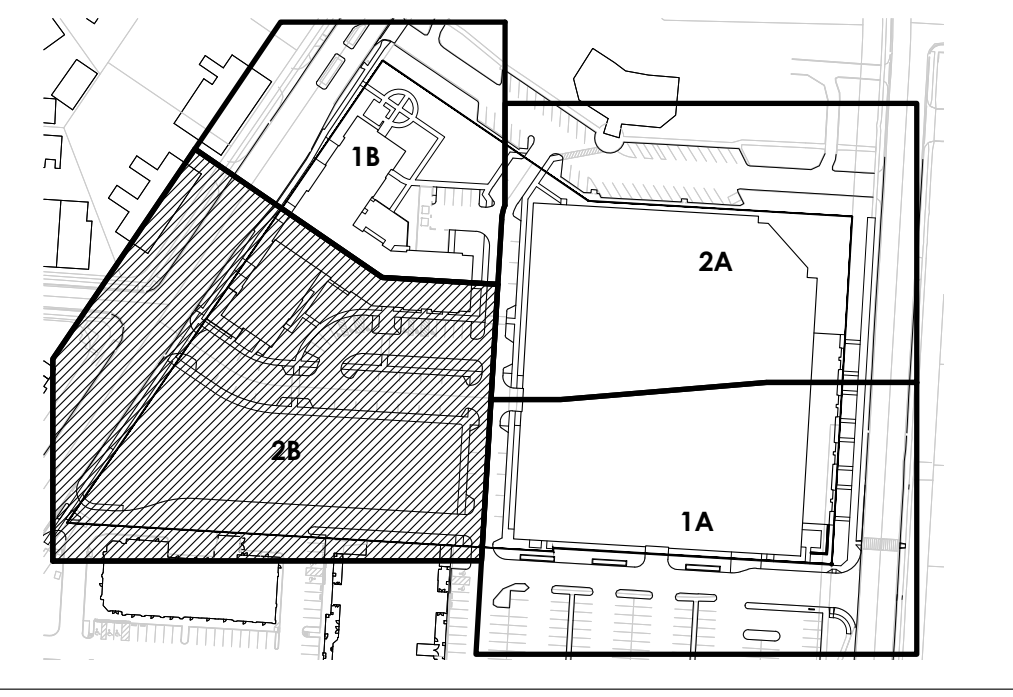


PLANT KEY

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* SEE SHEET L1.05 OR A COMPLETE PLANT LIST AND PLANTING DETAILS.

KEY MAP
NOT TO SCALE



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Issued for: Final Development Plan

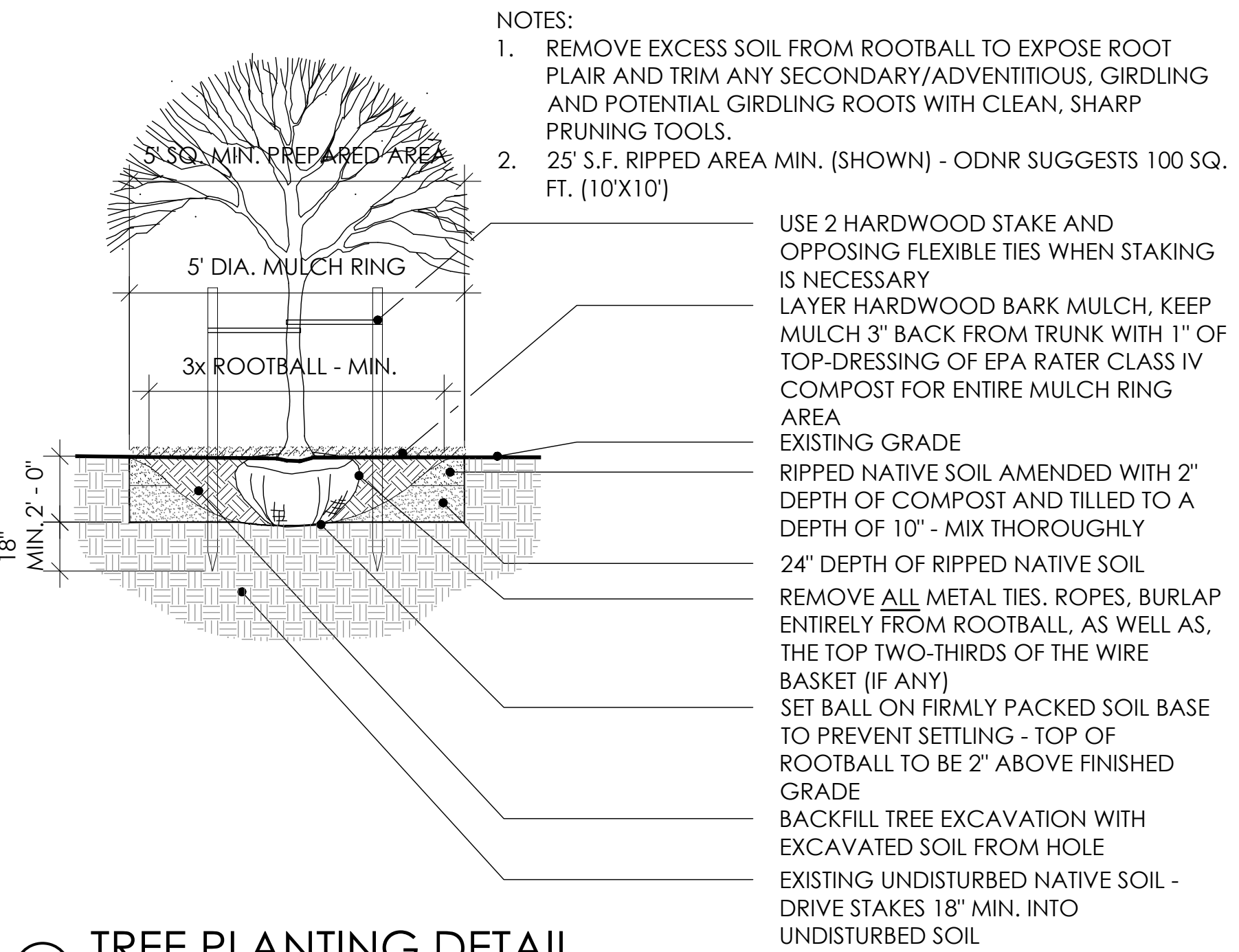
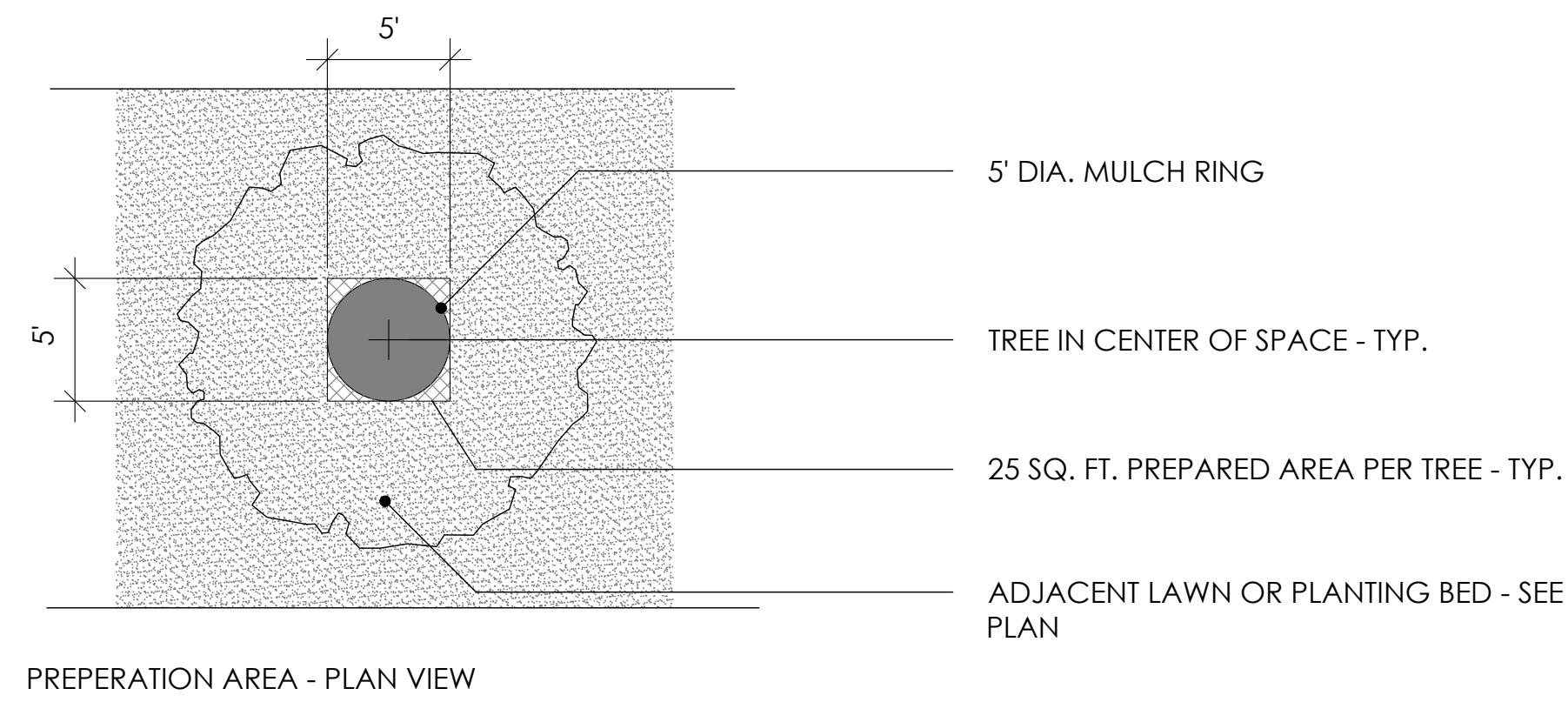
REVISIONS

**LANDSCAPE PLAN
SUBAREA 2B**

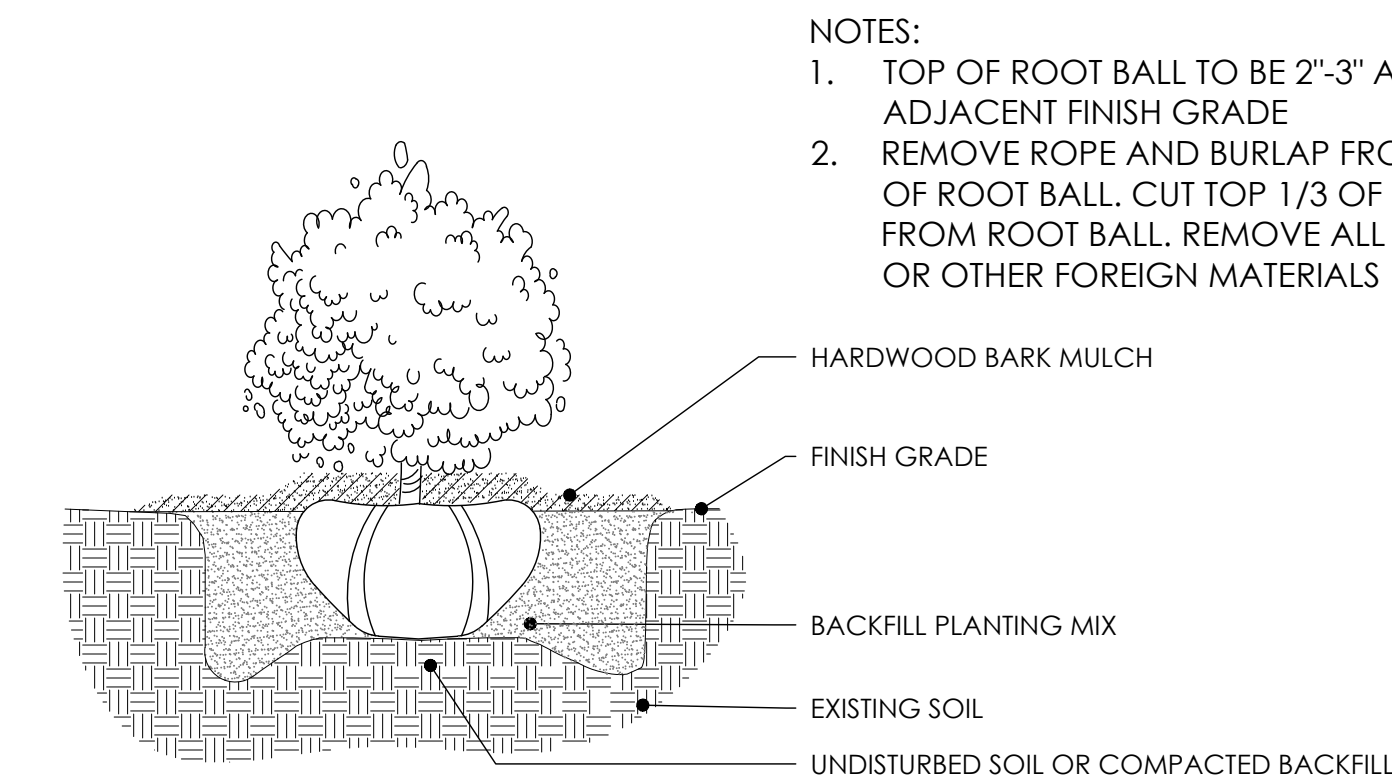
SEAL

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Sheet Number
L1.04

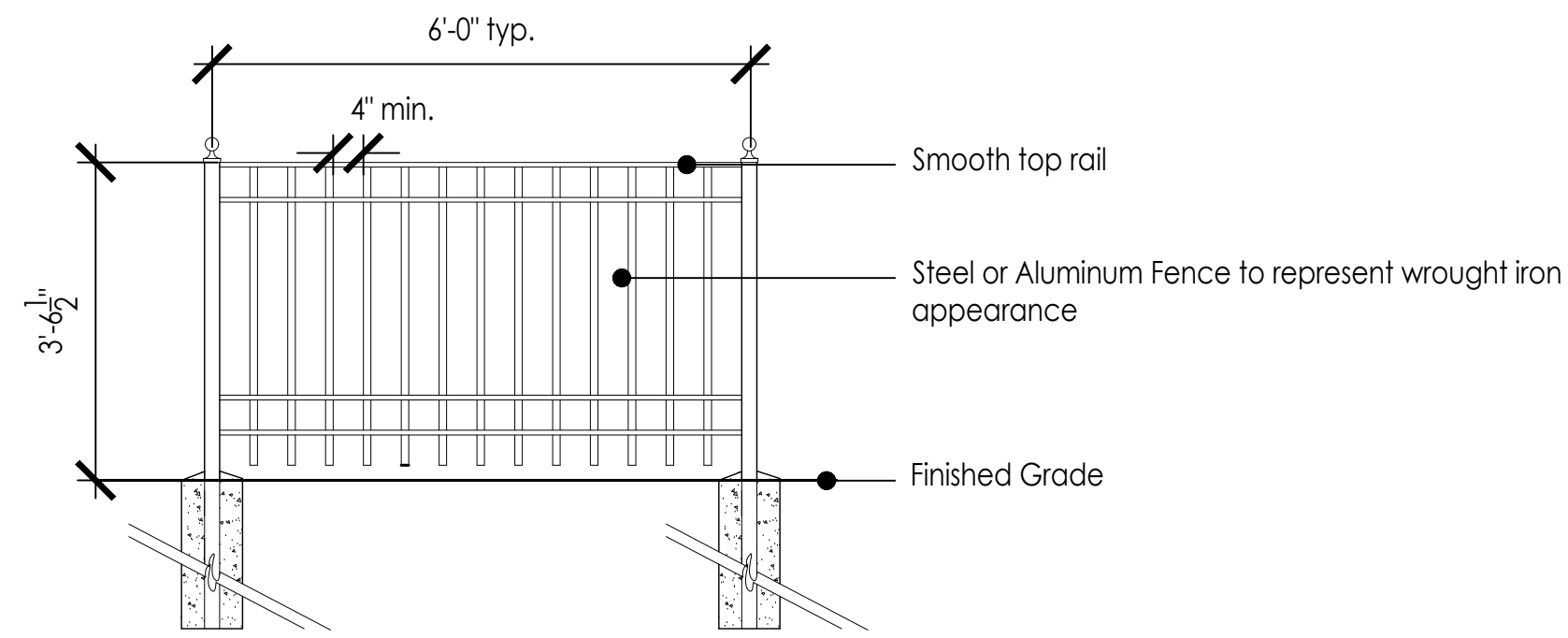


1 TREE PLANTING DETAIL
SCALE 1/4" = 1'-0"

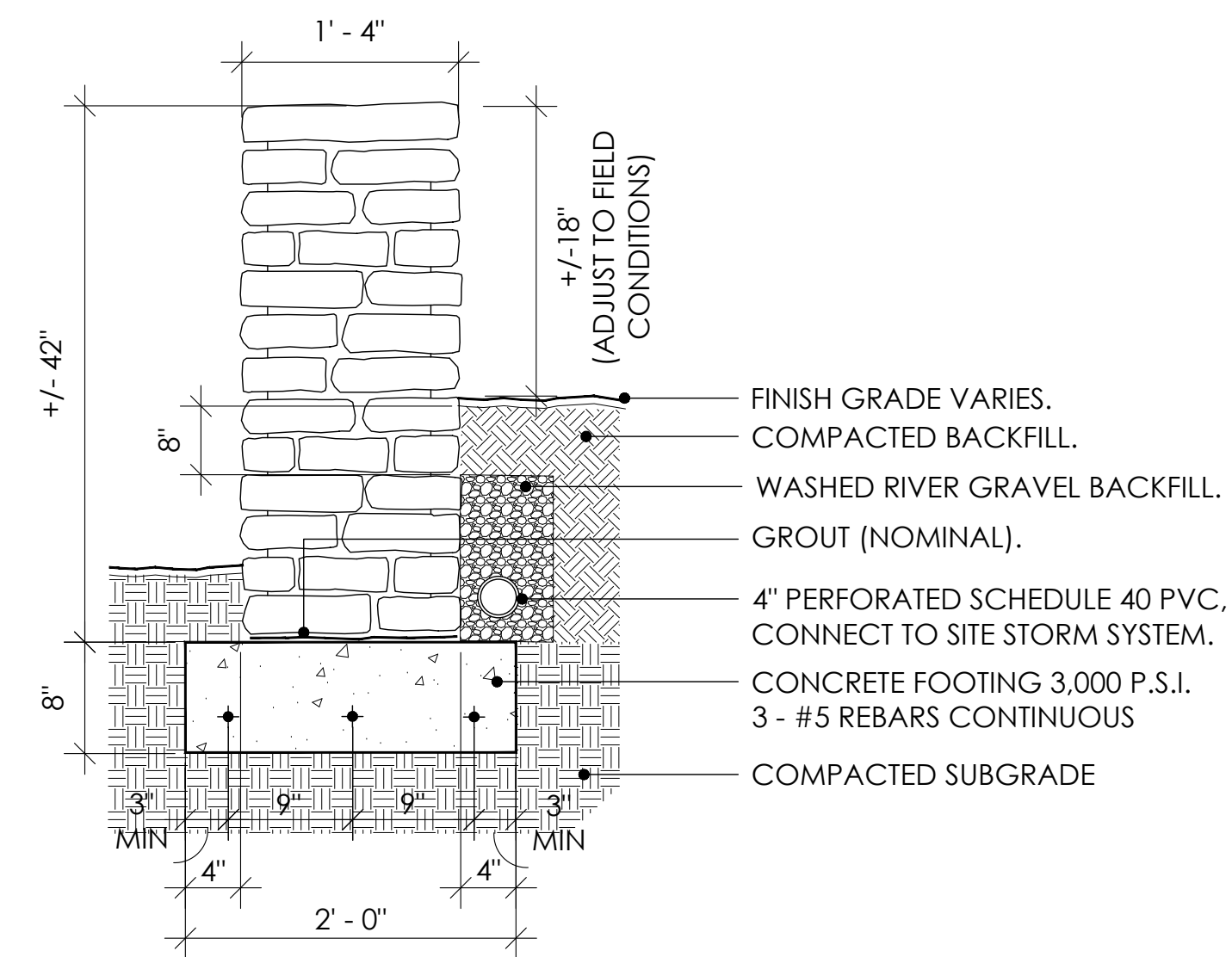


2 SHRUB PLANTING
SCALE 3/4" = 1'-0"

NOTE: All metal surfaces to be painted black.



3 PATIO FENCE
SCALE: 1" = 2'-0"



4 DRY STACK WALL
SCALE: 1" = 1'-0"

PLANT MATERIALS LIST

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	L1.01	L1.02	L1.03	L1.04	NOTES
DECIDUOUS TREES										
-	AM	ARMSTRONG MAPLE	<i>Acer rubrum 'Armstrong'</i>	3" Cal.	B&B	-	-	-	-	
-	FH	FRANS FONTAINE HORNBEAM	<i>Carpinus betulus 'Frans Fontaine'</i>	3" Cal.	B&B	-	-	-	-	
-	GZ	GREEN VASE ZELKOVA	<i>Zelkova serrata 'Green Vase'</i>	3" Cal.	B&B	-	-	-	-	
-	RO	REGAL PRINCE OAK	<i>Quercus x warei 'Long' Regal Prince'</i>	3" Cal.	B&B	-	-	-	-	
-	SG	SIENNA GLEN MAPLE	<i>Acer x freemanii 'Sienna'</i>	3" Cal.	B&B	-	-	-	-	
-	SH	SKYLINE HONEYLOCUST	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	3" Cal.	B&B	-	-	-	-	
ORNAMENTAL TREES										
-	AS	AUTUMN BRILLIANCE SERVICEBERRY	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	8' Hgt.	B&B	-	-	-	-	MULTI-STEM
-	RD	RED DRAGON JAPANESE MAPLE	<i>Acer palmatum var. dissectum 'Red Dragon'</i>	6' Hgt.	B&B	-	-	-	-	
-	SM	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	8' Hgt.	B&B	-	-	-	-	MULTI-STEM
SHRUBS										
-	GG	GREEN GEM BOXWOOD	<i>Buxus 'Green Gem'</i>	24" Hgt.	Cont.	-	-	-	-	
-	GV	GREEN VELVET BOXWOOD	<i>Buxus x 'Green Velvet'</i>	24" Hgt.	Cont.	-	-	-	-	
-	HY	LITTLE LIME HYDRANGEAS	<i>Hydrangea paniculata 'Little Lime'</i>	24" Hgt.	Cont.	-	-	-	-	
-	MA	MR BOWLING BALL ARBORVITAE	<i>Thuja occidentalis 'Bobozam'</i>	24" Hgt.	Cont.	-	-	-	-	
-	SJ	SPARTAN JUNIPER	<i>Juniperus chinensis 'Spartan'</i>	6' Hgt.	B&B	-	-	-	-	
-	SP	LITTLE PRINCESS SPIREA	<i>Spiraea japonica 'Little Princess'</i>	24" Hgt.	Cont.	-	-	-	-	
-	SS	LITTLE HENRY SWEETSPIRE	<i>Itea virginica 'Sprich'</i>	24" Hgt.	Cont.	-	-	-	-	
PERENNIALS AND GRASSES										
-	DL	GOING BANANAS DAYLILY	<i>Hemerocallis 'Going Bananas'</i>	No. 1	Cont.	-	-	-	-	
-	LI	SILVERY SUNPROOF LILYTURF	<i>Liriope muscari 'Silvery Sunproof'</i>	No. 1	Cont.	-	-	-	-	
-	MG	MAIDEN GRASS	<i>Miscanthus sinensis 'Gracillimus'</i>	No. 2	Cont.	-	-	-	-	
-	PC	PURPLE CONEFLOWER	<i>Echinacea purpurea</i>	No. 1	Cont.	-	-	-	-	

pH7 Architects
448 Nationwide Blvd., Columbus, OH
614.459.2955

Dean A. Wenz Architects
2463 E. Main Street, Bexley, OH
614.239.6868

Advanced Civil Design
781 Science Blvd Suite 100, Gahanna, OH 43230
614.428.7750

CONSULTANTS

**Kingsdale
Mixed-Use**

3180 Kingsdale
Center Rd.

Upper Arlington, OH

PROJECT NAME

Continental Real
Estate Companies

CLIENT

150 E. Broad Street
Columbus, OH 43215

PROJECT NO. 20086

Date: 2/15/2021

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LANDSCAPE DETAILS

Sheet Title

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L1.05