



**ARCHITECTURAL REVIEW BOARD  
MUNICIPAL PLANNING COMMISSION  
-AGENDA-  
Thursday, January 22, 2026 at 7:00 P.M.**

Louis J.R. Goorey Worthington Municipal Building  
The John P. Coleman Council Chamber  
6550 North High Street  
Worthington, Ohio 43085

Watch online at [worthington.org/live](https://www.worthington.org/live), and comment in person or at [worthington.org/meeting-public-input](https://www.worthington.org/meeting-public-input)

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**A. Call to Order - 7:00 pm**

1. Roll Call
2. Pledge of Allegiance
3. Oaths of Office
  - a. Mikel Coulter, MPC
  - b. Susan Hinz, MPC
  - c. Damien Healy, ARB
4. Election of Officers
5. Approval of minutes of the December 11, 2026 meeting
6. Affirmation/swearing in of witnesses

**B. Architectural Review Board – Consent Agenda**

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. Landscape Modification – **100 W. South St.** (Neil Toepfer) **ARB 73-2025**
2. Window & Generator – **862 Proprietors Rd.** (Leon Sampat/Huelsman Family Dental) **ARB 75-2025**

3. Replacement Pole Lighting – **W. New England Ave. Parking Lot** (City of Worthington)  
**ARB 01-2026**

#### **C. Architectural Review Board – Regular Business**

1. Wall Sign – **2285 W. Dublin-Granville Rd. Unit 121** (Danielle Duke/Sustained Fitness)  
**ARB 74-2025**
2. Signage – **5601 N. High St.** (Fired Up Pizza LLC) **ARB 02-2026**

#### **D. Municipal Planning Commission**

1. **Rezoning**
  - a. PUD Preliminary Plan – **445 E. Granville Rd.** (Elford Development/Boundless) **PUD 01-2026**

#### **E. Staff Updates**

#### **F. Adjournment**



# MPC APPLICATION PUD 01-2026 445 E. Granville Rd.

**Plan Type:** Planned Unit Development      **Project:**      **App Date:** 01/09/2026  
**Work Class:** Preliminary Plan      **District:** City of Worthington  
**Status:** In Review  
**Valuation:** \$0.00  
**Description:** Rezone 20.3 acres at southeast corner of Boundless site as a PUD to allow multifamily development

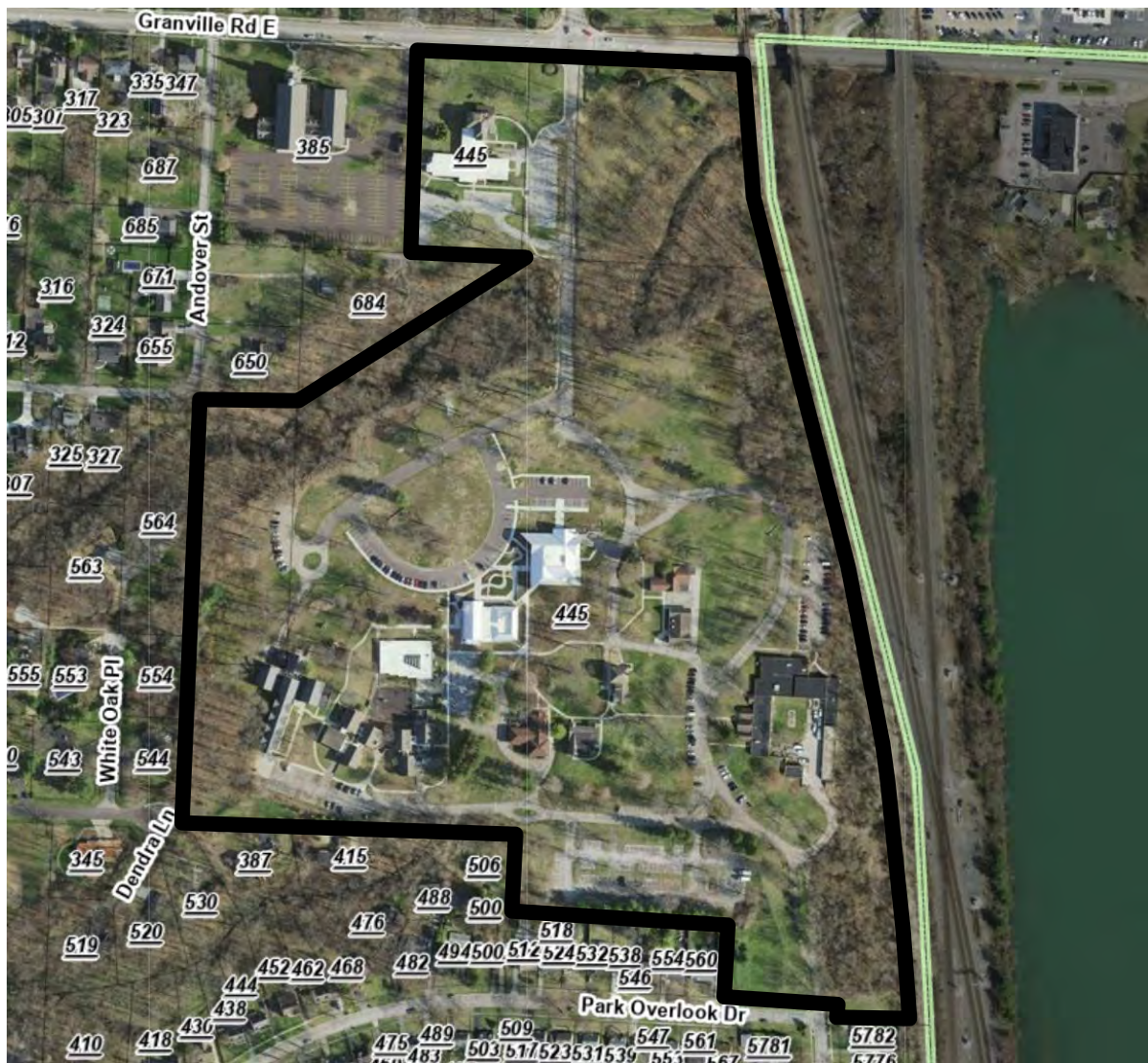
<b>Parcel:</b> 100-000696	Main	<b>Address:</b> 445 E Dublin-Granville Rd Bldg A Worthington, OH 43085	Main	<b>Zone:</b> Planned Unit Development
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<b>Owner</b> Boundless Health Inc. 445 E DUBLIN-GRANVILLE RD BLDG G Worthington, OH 43085	<b>Developer</b> ELFORD, INC. 1220 DUBLIN ROAD COLUMBUS, OH 43215	<b>Applicant</b> David Hodge 8000 Walton Pkwy. Ste. 260 Ste. 260 New Albany, OH 43054 Home: (614) 306-4649 Business: (614) 306-4649 Mobile: (614) 306-4649	<b>Applicant</b> Eric Zartman 8000 Walton Parkway, Suite 260 New Albany, OH 43054 Business: (614) 335-9328
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008461	Preliminary Development Plan	\$850.00	\$850.00
Total for Invoice INV-00008461		\$850.00	\$850.00
Grand Total for Plan		\$850.00	\$850.00



# 445 E. Granville Rd.





# **PLANNED UNIT DEVELOPMENT TEXT**

## **January 9, 2026**

### **I. INTRODUCTION**

This Planned Unit Development application is submitted by Elford Development, the Applicant and Developer of record. Elford is an Ohio-based development and construction firm with extensive experience delivering high-quality residential and mixed-use developments, with an emphasis on thoughtful site planning, architectural quality, and long-term compatibility with surrounding communities. Elford is acting with the authorization and cooperation of the property owner, Boundless Strategic Resources Inc., a nonprofit organization providing behavioral health, developmental disability, and supportive services to individuals and families throughout Central Ohio.

The subject property is located at 445 East Dublin Granville Road in the City of Worthington and consists of approximately 40.934 acres developed historically as a low-intensity institutional campus with direct access to East Dublin Granville Road. The property is currently zoned S-1 (Special District). The surrounding context includes established R-10 single-family residential neighborhoods to the south and west, with institutional and corridor-oriented uses located east and north along Dublin Granville Road. A railroad line runs along the east perimeter of the site. Due to its size, configuration, and historic campus-style use, the property is distinct from surrounding residential parcels and is well-suited for a coordinated, planned redevelopment approach.

As part of this application, the eastern portion of the Boundless campus, consisting of approximately 20.3 acres, consisting of Subarea 1 (19.9 acres) and Subarea 2 (0.4 acres) will be subdivided and conveyed to the Applicant for residential development. The remaining portion of the property will remain under Boundless ownership and continue its institutional use. This PUD application applies exclusively to the newly created eastern parcel and is structured to ensure that the proposed development does not interfere with or diminish the continued operations of Boundless on the retained property.

The proposed subdivision and rezoning are consistent with the City's adopted planning framework. The Worthington Northeast Area Plan identifies the Boundless campus as an appropriate location for thoughtful evolution and mixed-use redevelopment, including residential uses on select portions of the site, while emphasizing neighborhood compatibility, protection of natural features, and controlled access. The Worthington Comprehensive Plan recognizes large institutional properties along the Dublin Granville Road corridor as key redevelopment opportunities and encourages intentional reuse supported by strong design and environmental stewardship. Specifically, for this OSU Harding Hospital Site, the proposed development directly implements the Comprehensive Plan's vision for a campus-style redevelopment that preserves wooded ravines, provides natural buffers and public path connections, and introduces new residential development compatible with surrounding neighborhoods and the Dublin Granville Road corridor. In addition, the City's Housing Needs Assessment documents ongoing demand for new housing options and identifies redevelopment of large, underutilized sites as a necessary strategy in a largely built-out community. The proposed PUD advances these policies by introducing new housing in a planned and context-sensitive manner without encroaching on established neighborhoods.

The Applicant proposes to rezone the subdivided eastern parcel from S-1 to a Planned Unit Development (PUD) pursuant to Chapter 1174 of the Codified Ordinances of the City of Worthington. The PUD is organized into two subareas:

- Subarea 1 is approximately 19.89 acres in area. It consists of the primary multifamily residential development and is governed by project-specific development standards. This subarea includes apartment buildings, carriage houses, garage, clubhouse, and pool, with a total of 246 dwelling units proposed. This subarea also provides approximately 6.25 acres of open space reserve.
- Subarea 2 is approximately .42 acres in area. It consists of two single-family lots (Lots 1 and 2) located along the southern edge of the PUD area. These lots are subject to development standards which complement the neighborhood's existing R-10 zoning district and are intended to function as a buffer and transition between the multifamily development and the adjacent single-family neighborhood.

The proposed development is informed by early coordination with City staff and community stakeholders and incorporates several guiding principles reflected throughout this PUD. These include preservation of significant natural features, including a designated reserve area along the northern portion of the site; careful management of access to protect adjacent residential streets; and the incorporation of a publicly accessible shared-use path network, to be made available through an easement granted to the City of Worthington. Together, these elements reinforce the project's emphasis on environmental stewardship, neighborhood compatibility, and connectivity.

Through subdivision and rezoning to a Planned Unit Development, the proposed project replaces S-1 zoning with a modern, predictable regulatory framework that implements adopted plans, provides needed housing, preserves natural features, and ensures long-term compatibility with surrounding development.

## **II. PERMITTED USES**

The following uses are permitted within the Planned Unit Development, subject to the applicable development standards set forth in this Development Standards Text and as depicted on the approved Preliminary Development Plan.

### **A. Subarea 1 – Multifamily Residential**

Subarea 1 is intended to accommodate the primary residential development within the PUD. Permitted uses within Subarea 1 include:

1. Multifamily residential dwellings, including apartment buildings.
2. Carriage house dwelling units and similar small-scale residential buildings containing dwelling units.

3. Accessory uses customarily incidental to multifamily residential development, including but not limited to:
  - a. Leasing and on-site management offices;
  - b. Resident amenities and common areas;
  - c. Indoor and outdoor recreational facilities;
  - d. Parking areas and garages; and
  - e. Maintenance and service facilities serving the development.
4. Open space, landscaping, and natural areas, including pedestrian pathways, shared-use paths, and stormwater management facilities.
5. Utilities and infrastructure necessary to serve permitted uses.

All uses within Subarea 1 shall be developed in accordance with the site-specific standards established in this Planned Unit Development.

**B. Subarea 2 – Single-Family Transition Lots**

Subarea 2 consists of two single-family residential lots intended to provide a transition between the multifamily development and adjacent single-family neighborhoods. Permitted uses within Subarea 2 shall include the following:

1. Single-family detached dwellings.
2. Public uses.
3. Essential services.
4. Accessory uses and structures customarily incidental to a permitted principal use, including garages and residential accessory buildings.
5. Home occupations, conducted in accordance with the applicable provisions of the Planning and Zoning Code.

**III. DEVELOPMENT STANDARDS**

**Subarea 1 – Multifamily Residential**



The following development standards apply to Subarea 1 of the Planned Unit Development. All development within Subarea 1 shall comply with these standards and the approved Preliminary Development Plan and associated exhibits.

A. Design Regulations (Worthington Planning and Zoning Code Section 1174.05(a))

1. Character

- a. Subarea 1 shall be developed as a cohesively planned multifamily residential community.
- b. Development shall consist of a coordinated arrangement of apartment buildings, carriage house buildings, garage, club house, pool, internal private streets, pedestrian pathways, parking areas, and open space.
- c. The overall development pattern shall reflect a campus-style layout, consistent with the approved Preliminary Development Plan.
- d. The development shall provide an appropriate transition in scale and intensity between multifamily residential buildings, open space areas, and adjacent site boundaries.

2. Design

a. Design Intent

- i. Building design, architectural character, and exterior materials shall be generally consistent with the submitted Elevations and Materials exhibit, as approved with the Preliminary Development Plan.

b. Permitted Building Types

- i. Apartment buildings.
- ii. Carriage house residential buildings.
- iii. Accessory buildings customarily incidental to multifamily residential use.

c. Maximum Building Height

- i. Apartment buildings and shall not exceed three (3) stories in height.
- ii. Carriage house buildings shall not exceed two (2) stories in height.

d. Number of Dwelling Units

- i. A maximum of 246 dwelling units shall be permitted within Subarea 1.

e. Building Location and Arrangement

- i. Buildings shall be located within the development areas depicted on the approved Preliminary Development Plan.
  - ii. Building placement and orientation shall be generally consistent with the approved Site Plan and architectural exhibits.
- f. Exterior Building Materials
  - i. Permitted exterior building materials include:
    - (a). brick or masonry veneer;
    - (b). stone or stone veneer;
    - (c). fiber cement siding or panels;
    - (d). architectural-grade composite siding; and
    - (e). other comparable materials approved with the Final Development Plan.
  - ii. Exterior materials shall be durable and appropriate for long-term residential use.
- 3. Screening
  - a. Parking areas, service areas, and utility equipment shall be screened where appropriate in accordance with the screening, fencing, and landscaping provisions of Chapter 1180 (Fences, Shrubbery, and Hedges) of the Worthington Planning and Zoning Code.
  - b. Screening may consist of landscaping, fencing, walls, or a combination thereof.
  - c. Screening treatments shall be shown on the Final Development Plan.
- 4. Tract Coverage
  - a. Buildings, internal streets, parking areas, and open space shall be arranged in general conformance with the approved Preliminary Development Plan.
  - b. Subarea 1 shall include landscaped open space and common areas distributed throughout the site.
  - c. Open space areas may include lawn areas, pedestrian plazas, seating areas, and stormwater facilities designed as site amenities.
- B. Traffic and Parking (Worthington Planning and Zoning Code Section 1174.05(b))
  - 1. Vehicular Access

- a. Primary vehicular access to Subarea 1 shall be provided from East Dublin Granville Road, as depicted on the approved Preliminary Development Plan.
  - b. Internal private streets shall provide access to buildings, parking areas, and service areas within Subarea 1.
2. Emergency Access
  - a. A secondary access point located at the southern edge of Subarea 1, as shown on the approved Preliminary Development Plan, shall be limited to emergency access only.
  - b. This access shall be controlled by removable or knockdown bollards.
  - c. Construction access at this location is prohibited.
  - d. Details of emergency access control, including bollard type and placement, shall be addressed with the Final Development Plan.
3. Internal Circulation
  - a. Internal streets and drive aisles shall be designed to accommodate residential traffic, service vehicles, and emergency vehicles.
  - b. Internal circulation shall be generally consistent with the approved Preliminary Development Plan.
4. Parking
  - a. Off-street parking shall be provided in accordance with the approved Preliminary Development Plan and shall comply with Chapter 1171 and Section 1174.05(b)(2)(C) of the Worthington Planning and Zoning Code.
  - b. Parking may include surface parking areas and garage parking associated with carriage house buildings.
  - c. Accessible parking spaces shall be provided in accordance with applicable law.
  - d. Bicycle Parking shall be provided in accordance with the approved Preliminary Development Plan and shall comply with Section 1174.05(b)(2)(D) of the Worthington Planning and Zoning Code.
- C. General Requirements (Worthington Planning and Zoning Code Section 1174.05(c))
  1. Utilities



- a. Utilities serving Subarea 1 shall be placed underground where practicable.
  - b. Above-ground utility equipment shall be screened where feasible.
2. Natural Features
- a. Natural features within Subarea 1, including wooded areas and the Rush Run corridor, shall be preserved to the greatest extent practicable.
  - b. Tree preservation, removal, and replacement shall be conducted in accordance with the submitted Tree Preservation Plan, which identifies trees to be preserved, trees approved for removal, and replacement or mitigation measures.
  - c. The Tree Preservation Plan prioritizes preservation of mature trees and woodland areas while accommodating necessary site development.
  - d. The Tree Preservation Plan may be modified and approved as part of the Final Development Plan.
  - e. The boundaries and general extent of the Reserve Area are shown on the approved Preliminary Development Plan..
3. Environmental Protection
- a. Stormwater management facilities shall be designed and constructed in accordance with approved engineering plans.
  - b. Stormwater facilities may be integrated into landscaped open space areas.
4. Lighting
- a. Site lighting shall be provided to ensure safety and security within Subarea 1 for residential use.
  - b. Lighting shall be designed to minimize glare and light spill onto adjacent properties.
  - c. Lighting fixtures, mounting heights, and illumination areas shall be shown on the Final Development Plan.
5. Signage
- a. Entry Signage
    - i. One entry sign shall be permitted along the east side of Proprietor's Drive, oriented toward public traffic along Route 161.

- ii. The purpose of the entry sign is to provide primary identification for the overall development.
    - iii. The entry sign shall be single sided
    - iv. The maximum sign face area shall be 120 square feet.
  - b. Development Monument Signage
    - i. One development monument sign shall be permitted at the roundabout exit serving the primary residential entrance.
    - ii. The purpose of the monument sign is to mark the main entrance to the residential development.
    - iii. The monument sign shall be single sided.
    - iv. The maximum sign face area shall be 75 square feet.
  - .c. Wayfinding Signage
    - i. Up to 5 wayfinding signs shall be permitted internal to the residential development.
    - ii. The purpose of wayfinding signage is directional guidance for residents and visitors.
    - iii. Wayfinding signs may be double sided.
    - iv. Each wayfinding sign shall have a maximum sign face area of 20 square feet.
6. Phasing
- a. Development of Subarea 1 shall occur in one (1) phase, unless otherwise approved by the City.
7. Shared-Use Path
- a. A shared-use path shall be provided within Subarea 1 generally as depicted on the approved Preliminary Development Plan.
  - b. The shared-use path shall be designed to accommodate pedestrian and bicycle circulation and shall function as part of the internal non-motorized circulation system serving the development.
  - c. The shared-use path shall provide connectivity between residential buildings, open space areas, and other site amenities shown on the approved plans.
  - d. Final alignment, design details, and construction specifications for the shared-use path shall be reviewed and approved as part of the Final Development Plan.
- D. Divergence

1. 1174.05(c)(2)(B) – Natural Features. The Applicant requests a divergence from, and a full waiver of, the natural feature replacement and fee in lieu of replacement provisions of Section 1174.05(c)(2)(B) of the Planning and Zoning Code. As shown on the approved Preliminary Development Plan, substantial portions of Subarea 1 are reserved for the preservation of existing wooded areas and the Rush Run corridor, and the remaining developable area is constrained by site geometry, infrastructure, and access requirements. Full replacement of natural features within Subarea 1 would result in unreasonable crowding and is not feasible given the site layout depicted on the approved plan. In addition to on-site preservation, the Applicant is committing to the acquisition and long-term preservation of approximately 6.2 acres of stream corridor, and to the construction of a publicly accessible shared-use path, both of which represent significant environmental and public benefits and involve costs that exceed the applicable fee in lieu of replacement. The proposed development therefore provides a comprehensive approach to natural feature preservation and enhancement consistent with the approved Preliminary Development Plan. In further consideration of this divergence, the Applicant is committed to provide certain affordable dwelling units reserved for qualified residents.

### **Subarea 2 – Single-Family Transition Lots**

The following development standards apply to Subarea 2, consisting of Lots 1 and 2 of the Planned Unit Development. All development within Subarea 2 shall comply with these standards and the approved Preliminary Development Plan and associated exhibits.

- A. Design Regulations (Worthington Planning and Zoning Code Section 1174.05(a))
  1. Character
    - a. The purpose of Subarea 2 is to provide a buffer and transition between the multifamily development in Subarea 1 and the adjacent single-family residential neighborhood.
  2. Design
    - a. Number of Dwelling Units
      - i. A maximum of 2 dwelling units shall be permitted within Subarea 2.
    - b. Building Location and Arrangement
      - i. Minimum Lot Width - 60 feet
      - ii. Minimum Lot Area - 9,000 square feet
      - iii. Minimum Front Yard – 25 feet.
      - iv. Minimum Rear Yard – 25 feet
      - v. Minimum Either Side Yard – 6 feet



- vi. Minimum Sum of Side Yards – 6 feet
- vii. Maximum Height of Buildings in Stories – 2-1/2 stories
- viii. Maximum Height of Buildings in Feet – 30 feet
- ix. Maximum percent of lot coverage with buildings – 54%

B. Traffic and Parking

1. Vehicular access and off-street parking within Subarea 2 shall comply with the requirements of Chapter 1171 (Off-Street Parking and Loading) of the Worthington Planning and Zoning Code.

2. Access shall be provided from Park Overlook Drive.

C. Screening and Landscaping

Fencing, landscaping, and screening within Subarea 2 shall comply with Chapter 1180 (Fences, Shrubbery, and Hedges) of the Worthington Planning and Zoning Code.

D. Phasing

The lots may develop in separate phases and independent of Subarea 1 development.

**LEGAL DESCRIPTION**  
**19.9± ACRE**  
**ZONING BOUNDARY (SUBAREA-1)**

Situated in the State of Ohio, County of Franklin, City of Worthington, being part of Quarter Township 3, Township 2, Range 18, United States Military Lands, being part of an original 40.934 acre tract of land, referred to as "Tract 1" 1, conveyed to Strategic Resources, Inc. by deed in Instrument Number 201402270024366 and Affidavits in Instrument Number 201910080133085 and Instrument Number 202505050045860, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

**BEGINNING** at a point on the easterly right-of-way line of Andover Street (formerly Foster Street) (35 feet wide) as dedicated in Plat Book 1, Page 119, also being a northwesterly corner of a said original 40.934 acre tract of land, and also being the southwesterly corner of a 0.69 acre tract of land conveyed to Christopher Allen Arnett and Sierra Juarros in Instrument Number 202202090022773;

Thence along a northerly line of said original 40.934 acre tract for the following two (2) courses:

- 1) South 87°15'52" East, 200.07 feet to a point;
- 2) North 58°00'09" East, 536.55 feet to a point at the southeasterly corner of a 2.25 acre tract of land conveyed to Boundless Strategic Resources, Inc., referred to as "Tract 2", by deed in Instrument Number 201402270024366 and Affidavits in Instrument Number 201910080133085 and Instrument Number 202505050045860;

Thence leaving said northerly line and across said original 40.934 acre tract for the following three (3) courses:

- 1) North 79°34'50" East, 178.21 feet to a point;
- 2) North 41°57'57" East, 323.63 feet to a point;
- 3) North 79°54'06" East, 45.51 feet to a point on the easterly line of said original 40.934 acre tract;

Thence along said easterly line for the following three (3) courses:

- 1) South 07°10'21" East, 48.69 feet to a point;
- 2) South 13°30'21" East, 819.40 feet to a point of curvature;
- 3) Along a curve to the right having a deflection angle of 10°00'12", a radius of 5699.10 feet, an arc length of 995.00 feet, and a chord bearing and distance of South 08°30'15" East, 993.74 feet to a point at the southeasterly corner of said original 40.934 acre tract;

Thence along the southerly line of said 40.934 acre tract, North 86°32'12" West, 155.67 feet to a point;

Thence leaving said southerly line, across said original 40.934 acre tract, North 02°35'58 West, 30.22 feet to a point;

Thence in part continuing across said original 40.934 acre tract and in part along the southerly line of said original 40.934 acre tract, North 86°40'39" West, 98.58 feet to a point on the southerly line of said original 40.934 acre tract;

Thence leaving said southerly line and across said original 40.934 acre tract, North 02°41'58" East, 150.00 feet to a point;

Thence continuing in part across said original 40.934 acre tract and in part along a southerly line of said original 40.934 acre tract, North 86°40'39" West, 249.29 feet to a point;

Thence leaving said southerly line and across said original 40.934 acre tract for the following fourteen (14) courses:

- 1) North 02°16'30" East, 178.57 feet to a point;
- 2) North 87°46'20" West, 40.91 feet to a point of curvature;
- 3) Along a curve to the right having a deflection angle of 33°02'31", a radius of 126.71 feet, an arc length of 73.07 feet, and a chord bearing and distance of North 70°31'58" West, 72.06 feet to a point of curvature;
- 4) Along a curve to the left having a deflection angle of 33°12'57", a radius of 115.65 feet, an arc length of 67.04 feet, and a chord bearing and distance of North 45°58'03" East, 66.11 feet to a point of compound curvature;
- 5) Along a curve to the left having a deflection angle of 42°56'25", a radius of 123.00 feet, an arc length of 92.18 feet, and a chord bearing and distance of North 08°54'30" East, 90.04 feet to a point of tangency;
- 6) North 14°14'39" West, 184.97 feet to a point of curvature;
- 7) Along a curve to the right having a deflection angle of 25°28'05", a radius of 296.30 feet, an arc length of 131.71 feet, and a chord bearing and distance of North 00°12'39" West, 130.62 feet to a point of tangency;
- 8) North 12°17'48" East, 83.92 feet to a point of curvature;
- 9) Along a curve to the left having a deflection angle of 48°50'59", a radius of 219.10 feet, an arc length of 186.80 feet, and a chord bearing and distance of North 12°29'39" West, 181.20 feet to a point;
- 10) North 01°41'11" West, 173.00 feet to a point of curvature;



- 11) Along a curve to the right having a deflection angle of 47°00'26", a radius of 88.50 feet, an arc length of 72.61 feet, and a chord bearing and distance of North 43°50'56" West, 70.59 feet to a point;
- 12) South 76°05'04" West, 213.57 feet to a point;
- 13) South 59°40'09" West, 292.80 feet to a point;
- 14) South 65°51'58" West, 361.71 feet to a point on the westerly line of said original 40.934 acre tract;

Thence along said westerly line, North 02°39'27" East, 278.52 feet to the **TRUE POINT OF BEGINNING** containing 19.9± acres more or less.

This description is based on records, written by E.P. Ferris & Associates on January 8, 2026 and is intended to be used for zoning purposes only.





**LEGAL DESCRIPTION**  
**0.4± ACRE**  
**ZONING BOUNDARY (SUBAREA-2)**

Situated in the State of Ohio, County of Franklin, City of Worthington, being part of Quarter Township 3, Township 2, Range 18, United States Military Lands, being part of an original 40.934 acre tract of land, referred to as "Tract 1" conveyed to Strategic Resources, Inc. by deed in Instrument Number 201402270024366 and Affidavits in Instrument Number 201910080133085 and Instrument Number 202505050045860, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows: all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**BEGINNING** at a point on the northerly right-of-way line of Park Overlook Drive (60 feet wide), also being on the northerly line of a 0.402 acre tract of land conveyed to The Board of County Commissioners of Franklin County in D.B. 1688, Page 284, also being a southerly corner of said original 40.934 acre tract, and also being the the southeasterly corner of a 0.0688 acre tract of land, referred to as "PARCEL TWO", conveyed to KAREN S. MILLER AND SHAWN E. MILLER in Instrument Number 200103090048575;

Thence along a westerly line of said original 40.934 acre tract, North 02°41'58" East, 150.00 feet to a point at a southerly corner of said original 40.934 acre tract;

Thence across said original 40.934 acre tract for the following two (2) courses:

- 1) South 86°40'39" East, 120.00 feet to a point;
- 2) South 02°41'58" West, 150.00 feet to a point on the southerly line of said original 40.934 acre tract;

Thence along said southerly line, North 86°40'39" West, 120.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.4± acres, more or less.

This description is based on records, written by E.P. Ferris & Associates on January 7, 2026 and is intended to be used for zoning purposes only.



DEVELOPER INFORMATION:

ELFORD DEVELOPMENT  
1220 DUBLIN ROAD  
COLUMBUS, OHIO 43125  
CONTACT: JOE GAVIN  
PHONE: (614) 581-3945  
EMAIL: jgavin@elford.com

OWNER INFORMATION:

ELFORD DEVELOPMENT  
1200 DUBLIN ROAD  
COLUMBUS, OHIO 43215  
CONTACT: MIKE FITZPATRICK  
PH: (614) 488-0000  
EMAIL: mfitzpatrick@elford.com

ARCHITECT INFORMATION:

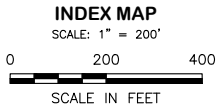
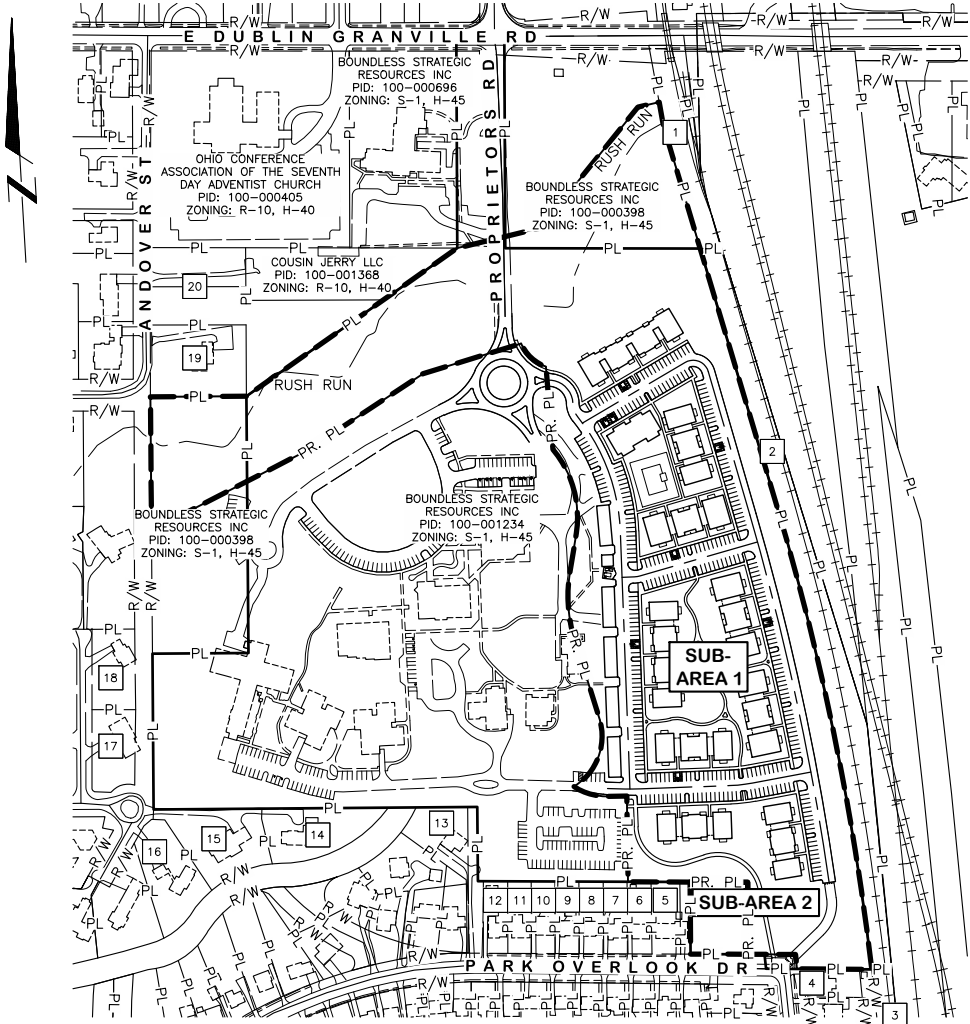
ARCHALL ARCHITECTS  
49 E THIRD AVENUE  
COLUMBUS, OHIO, 43201  
CONTACT: BRAD PARISH  
PHONE: (614) 469-7500  
EMAIL: bparish@archall.com

CIVIL ENGINEER INFORMATION:

E.P. FERRIS & ASSOCIATES  
2130 QUARRY TRAILS DRIVE, 2ND FLOOR  
COLUMBUS, OHIO 43228  
CONTACT: JUSTIN A. RAY, P.E.  
PHONE: (614) 299-2999  
FAX: (614) 299-2992  
EMAIL: jray@epferris.com

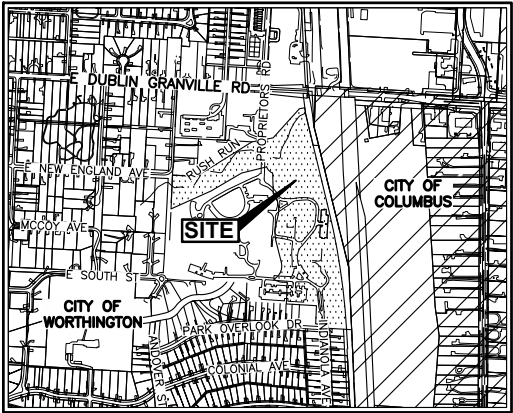
PRELIMINARY SITE PLAN  
BOUNDLESS  
ELFORD DEVELOPMENT  
CITY OF WORTHINGTON, OHIO  
2026

- 1 OHIO RAILWAY MUSEUM INC  
PID: 100-000529
- 2 OHIO RAILWAY MUSEUM INC  
PID: 100-001239
- 3 OHIO RAILWAY MUSEUM INC  
PID: 100-001998
- 4 MILLER KAREN S  
PID: 100-006074  
ZONING: R-10, H-40
- 5 MILLER KAREN S  
PID: 100-002108  
ZONING: R-10, H-40
- 6 SHUMWAY MARTIN R  
PID: 100-001478  
ZONING: R-10, H-40
- 7 SHUMWAY MARTIN R  
PID: 100-001479  
ZONING: R-10, H-40
- 8 WARREN MARK D  
PID: 100-001399  
ZONING: R-10, H-40
- 9 BARTELT WILLIAM F III  
PID: 100-001485  
ZONING: R-10, H-40
- 10 DEWINE AMANDA  
PID: 100-001476  
ZONING: R-10, H-40
- 11 SUTHERLAND LAURIE A  
PID: 100-001477  
ZONING: R-10, H-40
- 12 SMULLEN JAKE  
PID: 100-001480  
ZONING: R-10, H-40
- 13 HOSTER BARRET B  
PID: 100-001348  
ZONING: R-10, H-40
- 14 SEITZ BRIAN A  
PID: 100-002278  
ZONING: R-10, H-40
- 15 TOMKO CAROLE W  
PID: 100-002277  
ZONING: R-10, H-40
- 16 WILLIAMS REGINALD A  
PID: 100-002276  
ZONING: R-10, H-40
- 17 CHANG LIYAN DAVID  
PID: 100-002272  
ZONING: R-10, H-40
- 18 DOTSON JEFFREY  
PID: 100-002268  
ZONING: R-10, H-40
- 19 ARNETT CHRISTOPHER ALLEN  
PID: 100-0010779  
ZONING: R-10, H-40
- 20 COUSIN JERRY LLC  
PID: 100-000780  
ZONING: R-10, H-40



SHEET INDEX

- TITLE ..... 1  
EXISTING CONDITIONS ..... 2  
PRELIMINARY ZONING PLAT ..... 3  
SITE LAYOUT PLAN ..... 4  
SITE UTILITY PLAN ..... 5  
PRELIMINARY GRADING PLAN ..... 6



LOCATION MAP  
NOT TO SCALE

SITE DATA TABLE

DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA (PRIVATE)	19.89	AC
TOTAL DISTURBED AREA	11.22	AC
PRE-DEVELOPED IMPERVIOUS AREA	3.19	AC
POST-DEVELOPED IMPERVIOUS AREA	6.95	AC

GENERAL ZONING INFORMATION

MULTI-FAMILY (SUB-AREA 1)	
SITE ADDRESS	445 E DUBLIN GRANVILLE RD
PARCEL NUMBER(S)	100-001234 & 100-000398
EXISTING ZONING CLASSIFICATION/DISTRICT	S-1
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
HEIGHT DISTRICT	H-45
TOTAL SITE AREA (ACRES)	19.89
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	39049C0159K
MOST RECENT EFFECTIVE DATE OF FIRM	06/17/2008
BASE FLOOD ELEVATION (BFE)	N/A
SINGLE FAMILY (SUB-AREA 2)	
NUMBER OF LOTS	2
TOTAL AREA (ACRES)	0.41
LOT FRONTAGE	60'
FRONT SETBACK	25'
REAR SETBACK	25'
SIDE SETBACK	6'

GENERAL PROJECT INFORMATION

MULTI-FAMILY (SUB-AREA 1)	
MAXIMUM BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	41'-3"
NUMBER OF DWELLING UNITS (RESIDENTIAL ONLY)	246
DENSITY	12.4 UNITS/AC
TOTAL PROPOSED PARKING	355



CITY OF WORTHINGTON  
DRAWING NO. PUD 01-2026  
DATE 01/09/2026



SHEET NO.	OF
1	6

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AND  
**ASSOCIATES**

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

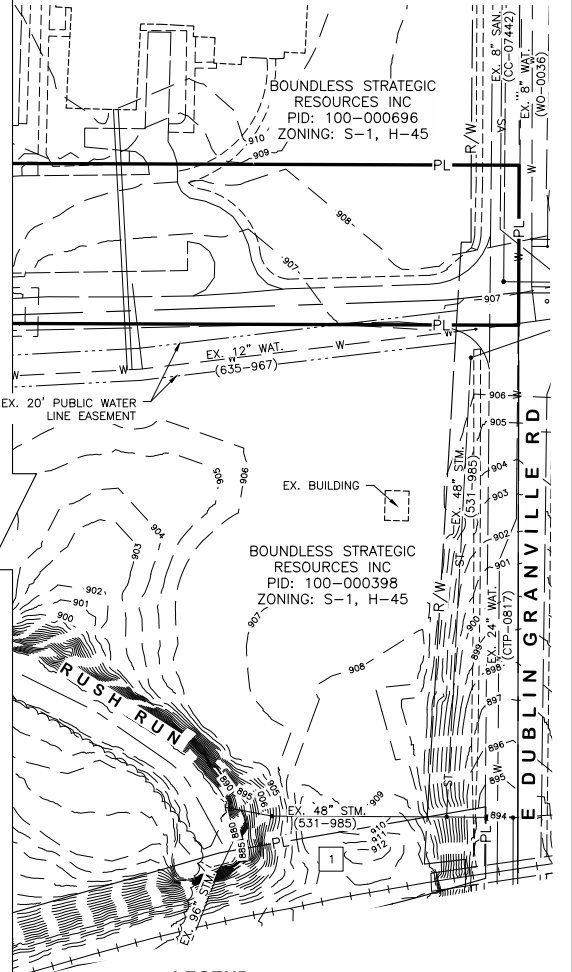
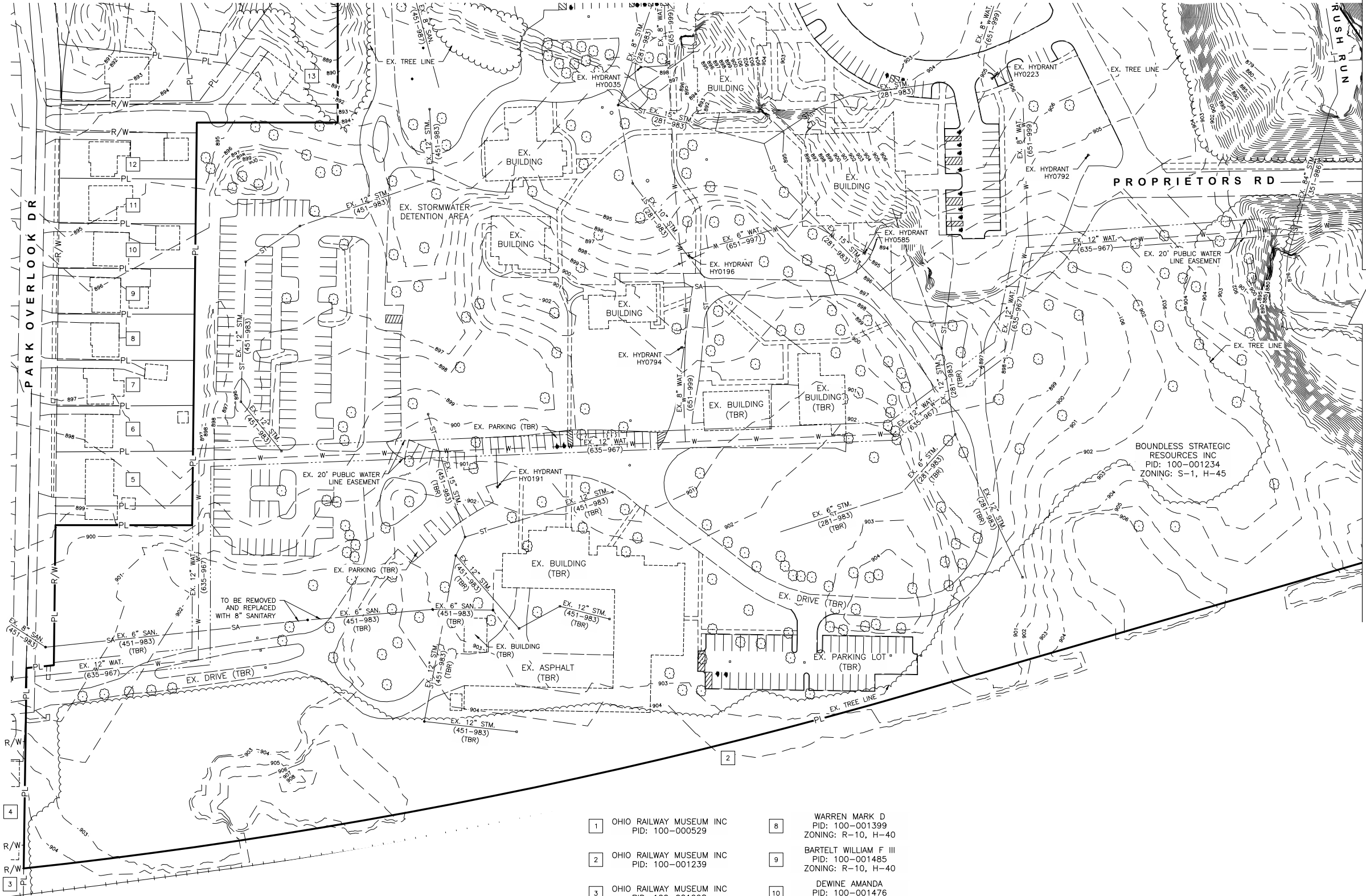
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PROJECT# 1050.030

1/5/2026

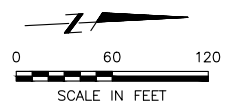
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- LEGEND**
- EX. FIRE HYDRANT
  - EX. WATER SERVICE VALVE
  - EX. PULL BOX
  - EX. TREE
  - EX. SANITARY MANHOLE
  - EX. CATCH BASIN
  - EX. STORM MANHOLE
  - EX. STORM CURB INLET
  - EX. UTILITY POLE
  - EX. LIGHT POLE
  - EX. UNDERGROUND TELEPHONE PEDESTAL
  - EX. SIGN
  - EX. FENCE
  - EX. WATER LINE
  - EX. WATER SERVICE
  - EX. UNDERGROUND TELEPHONE
  - EX. GAS
  - EX. STORM
  - EX. SANITARY
  - EX. UNDERGROUND ELECTRIC
  - EX. OVERHEAD ELECTRIC
  - EX. RIGHT OF WAY
  - EX. PROPERTY LINE
  - SUBJECT PROPERTY LINE
  - EX. MINOR CONTOUR ELEVATION
  - EX. MAJOR CONTOUR ELEVATION
  - TBR TO BE REMOVED



CITY OF WORTHINGTON  
DRAWING NO. PUD 01-2026  
DATE 01/09/2026



**EXISTING CONDITIONS**

REVISIONS	BY	DATE

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**ASSOCIATES**  
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(614) 299-2999  
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**CITY OF WORTHINGTON, OHIO**  
**BOUNDLESS**  
**ELFORD DEVELOPMENT**

JOB NO.:	1050.030
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	1/8/2026

SCALE:	1" = 60'
SHEET NO.	OF
2	6



M:\1050030\_Boundless\DWG\Production Drawings\1050030\_Preliminary Zoning Plat.dwg --Preliminary Zoning Plat PLOTTED BY JAR ON 01/9/2026 10:17

- 1

Christopher Allen Arnett  
and Sierra Juarros  
PID: 100-000779-00  
I.N. 202202090022773  
0.69 Ac. (D)
- 2

Cousin Jerry LLC  
PID: 100-007055-00  
I.N. 202505150050528  
Original 2.323 Ac. (D)
- 3

Cousin Jerry LLC  
PID: 100-007054-00  
I.N. 202505150050528  
Original 2.323 Ac. (D)
- 4

OHIO RAILWAY  
MUSEUM, INC.  
PID: 100-000529-00  
O.R. 29706 Pg. E09  
PARCEL SIX  
2.009 Ac. (D)
- 5

OHIO RAILWAY  
MUSEUM, INC.  
PID: 100-001239-00  
O.R. 29706 Pg. E09  
PARCEL SIX  
2.009 Ac. (D)
- 6

OHIO RAILWAY  
MUSEUM, INC.  
PID: 100-001239-00  
O.R. 29706 Pg. E09  
PARCEL FIVE  
1.716 Ac. (D)
- 7

Michael R. Payne  
PID: 100-001429-00  
I.N. 201507020089523
- 8

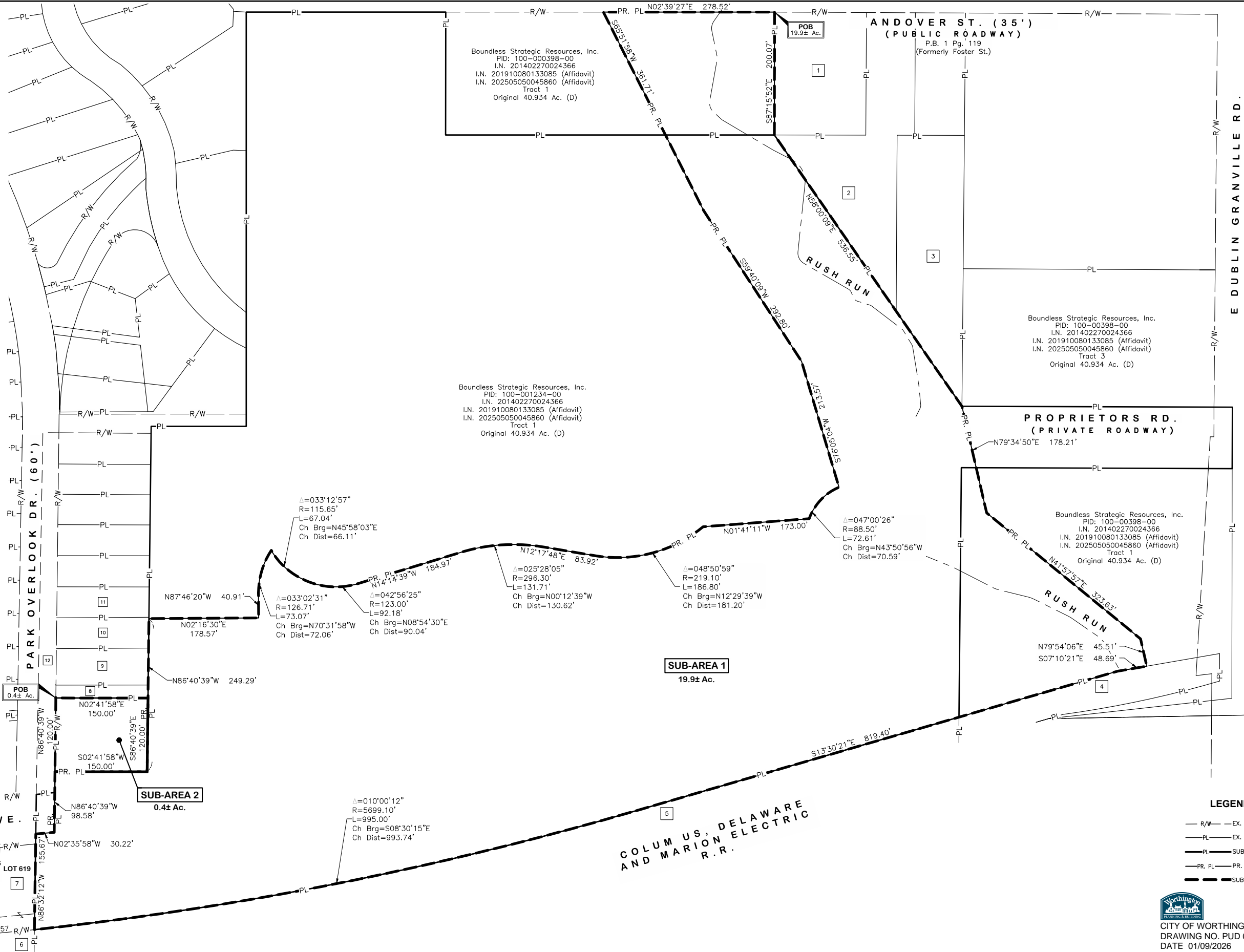
KAREN S. MILLER AND  
SHAWN E. MILLER  
PID: 100-006074-00  
I.N. 200103090048575  
PARCEL TWO  
0.0688 Ac. (D)
- 9

KAREN S. MILLER AND  
SHAWN E. MILLER  
PID: 100-002108-00  
I.N. 200103090048575  
PARCEL ONE
- 10

Martin R. Shumway  
PID: 100-001478-00  
I.N. 201607210093788
- 11

Martin R. Shumway  
PID: 100-001478-00  
I.N. 201607210093788
- 12

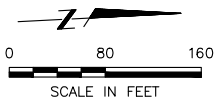
The Board of County  
Commissioners of  
Franklin County, Ohio  
D.B. 1688 Pg. 284  
0.402 Ac. (D)



- LEGEND**
- R/W — EX. RIGHT OF WAY
  - PL — EX. PROPERTY LINE
  - SUBJECT PROPERTY LINE
  - PR. PL — PR. PROPERTY LINE
  - SUB-AREA BOUNDARY



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DATE 01/09/2026



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CITY OF WORTHINGTON, OHIO  
**BOUNDLESS**  
ELFORD DEVELOPMENT

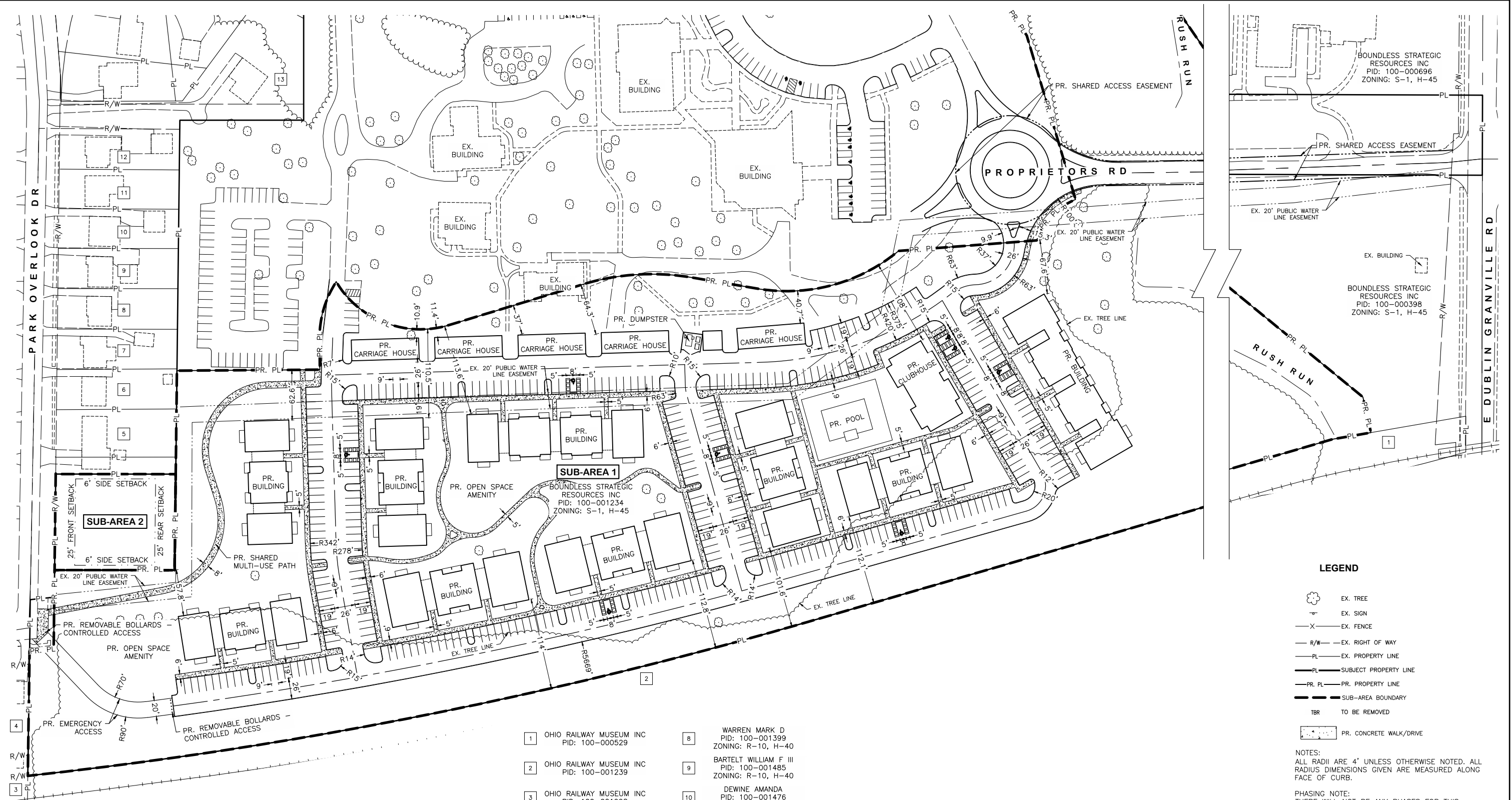
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CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	1/8/2026

**PRELIMINARY ZONING PLAT**

SHEET NO.		OF
3		6

E.P. FERRIS & ASSOCIATES

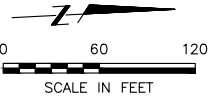
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- |                                                             |                                                                  |
|-------------------------------------------------------------|------------------------------------------------------------------|
| 1 OHIO RAILWAY MUSEUM INC<br>PID: 100-000529                | 8 WARREN MARK D<br>PID: 100-001399<br>ZONING: R-10, H-40         |
| 2 OHIO RAILWAY MUSEUM INC<br>PID: 100-001239                | 9 BARTELT WILLIAM F III<br>PID: 100-001485<br>ZONING: R-10, H-40 |
| 3 OHIO RAILWAY MUSEUM INC<br>PID: 100-001998                | 10 DEWINE AMANDA<br>PID: 100-001476<br>ZONING: R-10, H-40        |
| 4 MILLER KAREN S<br>PID: 100-006074<br>ZONING: R-10, H-40   | 11 SUTHERLAND LAURIE A<br>PID: 100-001477<br>ZONING: R-10, H-40  |
| 5 MILLER KAREN S<br>PID: 100-002108<br>ZONING: R-10, H-40   | 12 SMULLEN JAKE<br>PID: 100-001480<br>ZONING: R-10, H-40         |
| 6 SHUMWAY MARTIN R<br>PID: 100-001478<br>ZONING: R-10, H-40 | 13 HOSTER BARRET B<br>PID: 100-001348<br>ZONING: R-10, H-40      |
| 7 SHUMWAY MARTIN R<br>PID: 100-001479<br>ZONING: R-10, H-40 |                                                                  |



CITY OF WORTHINGTON  
DRAWING NO. PUD 01-2026  
DATE 01/09/2026



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**BOUNDLESS**  
ELFORD DEVELOPMENT

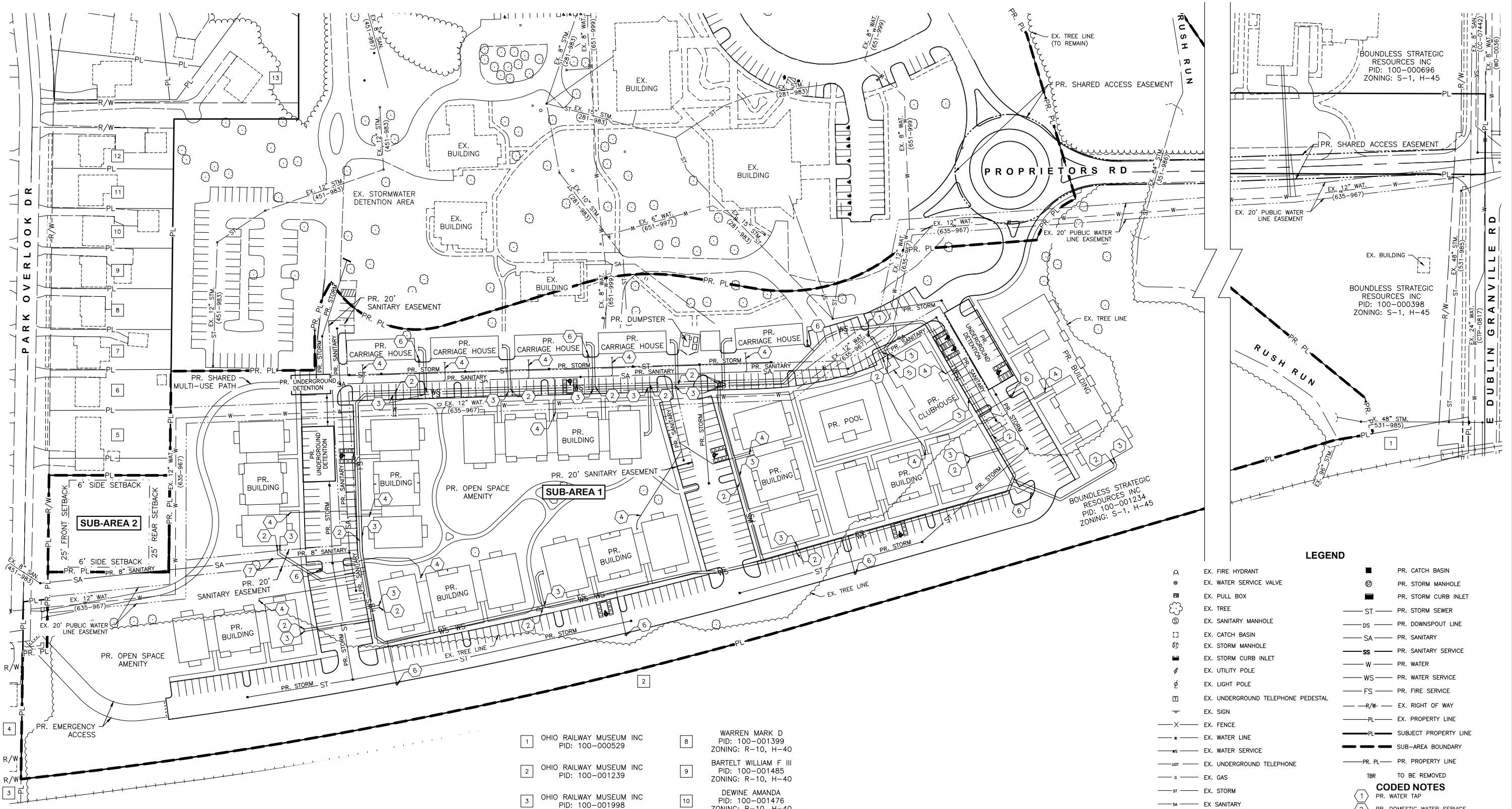
JOB NO.:	1050.030
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	1/9/2026

**SITE LAYOUT PLAN**

SCALE: 1" = 60'	
SHEET NO. 4	OF 6



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- |                                                             |                                                                  |
|-------------------------------------------------------------|------------------------------------------------------------------|
| 1 OHIO RAILWAY MUSEUM INC<br>PID: 100-000529                | 8 WARREN MARK D<br>PID: 100-001399<br>ZONING: R-10, H-40         |
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| 6 SHUMWAY MARTIN R<br>PID: 100-001478<br>ZONING: R-10, H-40 | 13 HOSTER BARRET B<br>PID: 100-001348<br>ZONING: R-10, H-40      |
| 7 SHUMWAY MARTIN R<br>PID: 100-001479<br>ZONING: R-10, H-40 |                                                                  |

**LEGEND**

EX. FIRE HYDRANT

EX. WATER SERVICE VALVE

EX. PULL BOX

EX. TREE

EX. SANITARY MANHOLE

EX. CATCH BASIN

EX. STORM MANHOLE

EX. STORM CURB INLET

EX. UTILITY POLE

EX. LIGHT POLE

EX. UNDERGROUND TELEPHONE PEDESTAL

EX. SIGN

EX. FENCE

EX. WATER LINE

EX. WATER SERVICE

EX. UNDERGROUND TELEPHONE

EX. GAS

EX. STORM

EX. SANITARY

EX. UNDERGROUND ELECTRIC

EX. OVERHEAD ELECTRIC

PR. CATCH BASIN

PR. STORM MANHOLE

PR. STORM CURB INLET

PR. STORM SEWER

PR. DOWNSPOUT LINE

PR. SANITARY

PR. SANITARY SERVICE

PR. WATER

PR. WATER SERVICE

PR. FIRE SERVICE

EX. RIGHT OF WAY

EX. PROPERTY LINE

SUBJECT PROPERTY LINE

SUB-AREA BOUNDARY

PR. PL PR. PROPERTY LINE

TO BE REMOVED

**CODED NOTES**

1 PR. WATER TAP

2 PR. DOMESTIC WATER SERVICE

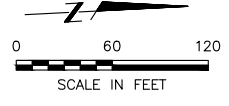
3 PR. FIRE WATER SERVICE

4 PR. SANITARY LATERAL

5 PR. WATER METER ROOM

6 PR. FIRE HYDRANT

7 EX. INVERT +/-'-9' FROM EX. GROUND



CITY OF WORTHINGTON  
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DATE 01/09/2026

**SITE UTILITY PLAN**

SCALE: 1" = 60'	
SHEET NO. 5	OF 6

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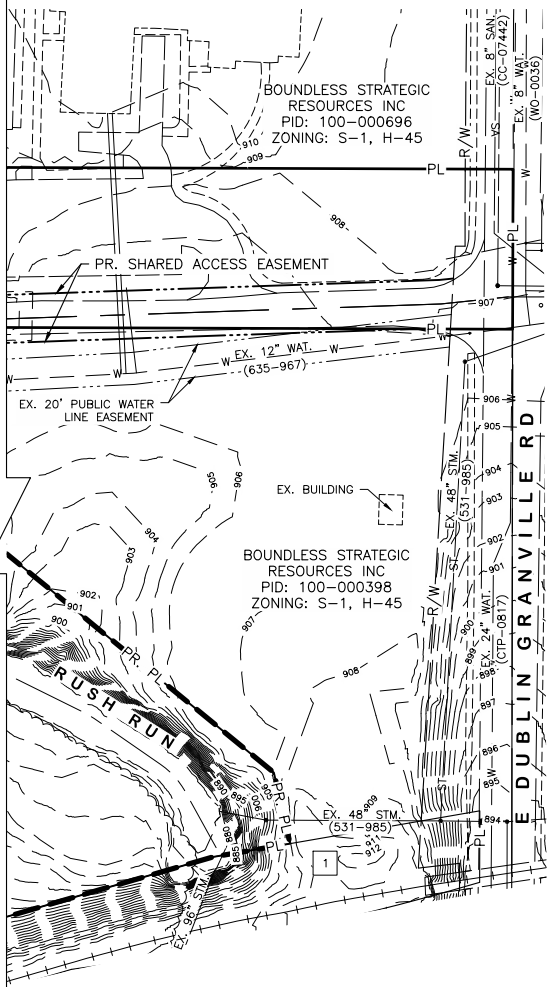
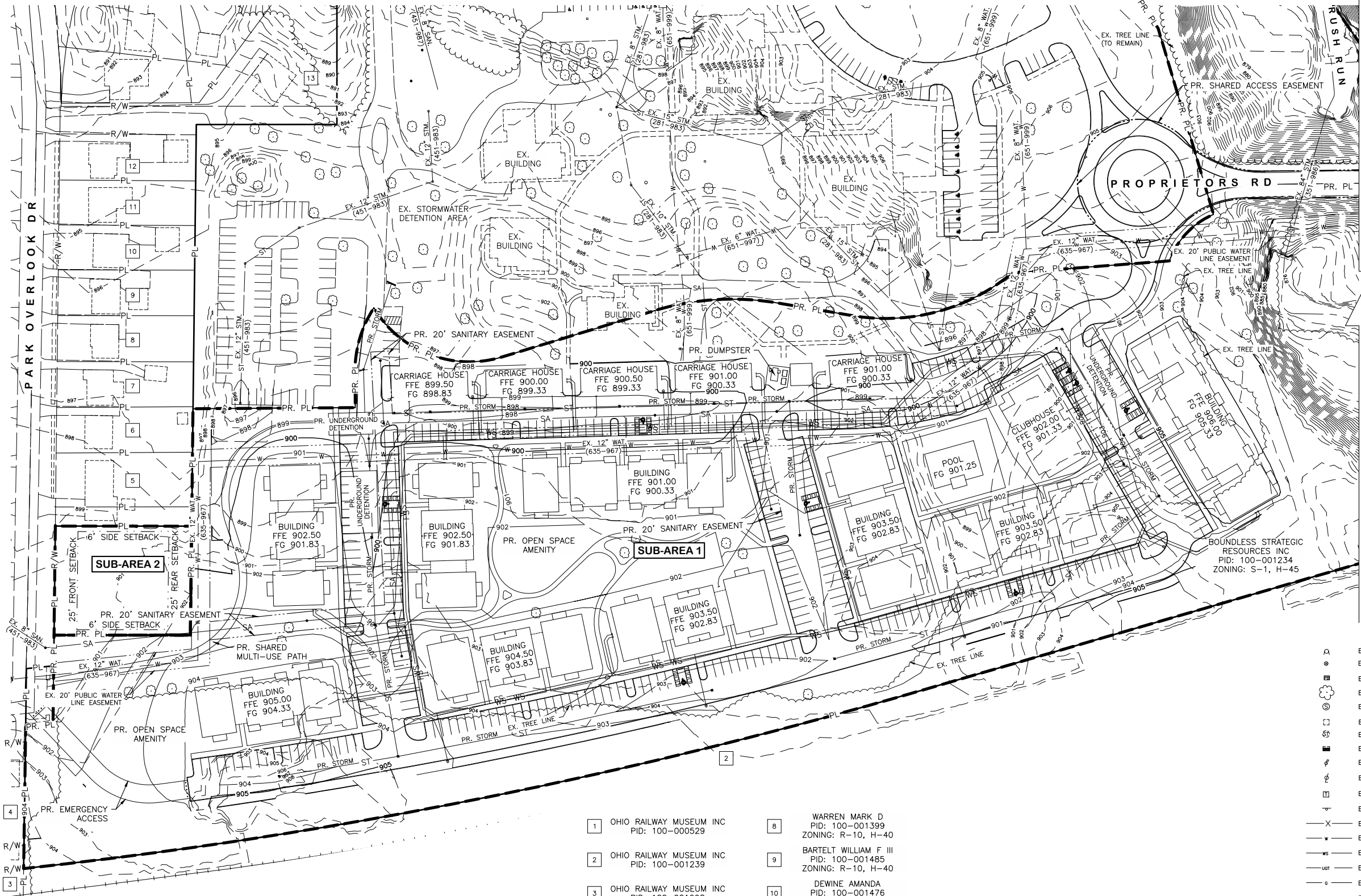
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CITY OF WORTHINGTON, OHIO  
**BOUNDLESS**  
ELFORD DEVELOPMENT

JOB NO.:	1050.030
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	1/9/2026



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LEGEND

- |                                    |                                  |
|------------------------------------|----------------------------------|
| EX. FIRE HYDRANT                   | PR. CATCH BASIN                  |
| EX. WATER SERVICE VALVE            | PR. STORM MANHOLE                |
| EX. PULL BOX                       | PR. STORM CURB INLET             |
| EX. TREE                           | ST PR. STORM SEWER               |
| EX. SANITARY MANHOLE               | DS PR. DOWNSPOUT LINE            |
| EX. CATCH BASIN                    | SA PR. SANITARY                  |
| EX. STORM MANHOLE                  | SS PR. SANITARY SERVICE          |
| EX. STORM CURB INLET               | W PR. WATER                      |
| EX. UTILITY POLE                   | WS PR. WATER SERVICE             |
| EX. LIGHT POLE                     | FS PR. FIRE SERVICE              |
| EX. UNDERGROUND TELEPHONE PEDESTAL | R/W EX. RIGHT OF WAY             |
| EX. SIGN                           | PL EX. PROPERTY LINE             |
| EX. FENCE                          | PL SUBJECT PROPERTY LINE         |
| W EX. WATER LINE                   | PR. PL PR. PROPERTY LINE         |
| WS EX. WATER SERVICE               | -996 EX. MINOR CONTOUR ELEVATION |
| UGT EX. UNDERGROUND TELEPHONE      | -995 EX. MAJOR CONTOUR ELEVATION |
| G EX. GAS                          | -996 EX. MINOR CONTOUR ELEVATION |
| ST EX. STORM                       | -995 EX. MAJOR CONTOUR ELEVATION |
| SA EX. SANITARY                    | SUB-AREA BOUNDARY                |
| USE EX. UNDERGROUND ELECTRIC       | TBR TO BE REMOVED                |
| OHE EX. OVERHEAD ELECTRIC          |                                  |

- |                                                             |                                                                  |
|-------------------------------------------------------------|------------------------------------------------------------------|
| 1 OHIO RAILWAY MUSEUM INC<br>PID: 100-000529                | 8 WARREN MARK D<br>PID: 100-001399<br>ZONING: R-10, H-40         |
| 2 OHIO RAILWAY MUSEUM INC<br>PID: 100-001239                | 9 BARTELT WILLIAM F III<br>PID: 100-001485<br>ZONING: R-10, H-40 |
| 3 OHIO RAILWAY MUSEUM INC<br>PID: 100-001998                | 10 DEWINE AMANDA<br>PID: 100-001476<br>ZONING: R-10, H-40        |
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| 7 SHUMWAY MARTIN R<br>PID: 100-001479<br>ZONING: R-10, H-40 |                                                                  |



CITY OF WORTHINGTON  
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DATE 01/09/2026



REVISIONS

BY DATE

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AND  
**ASSOCIATES**

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(614) 299-2992 (Fax)  
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CITY OF WORTHINGTON, OHIO  
**BOUNDLESS**  
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CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	1/9/2026

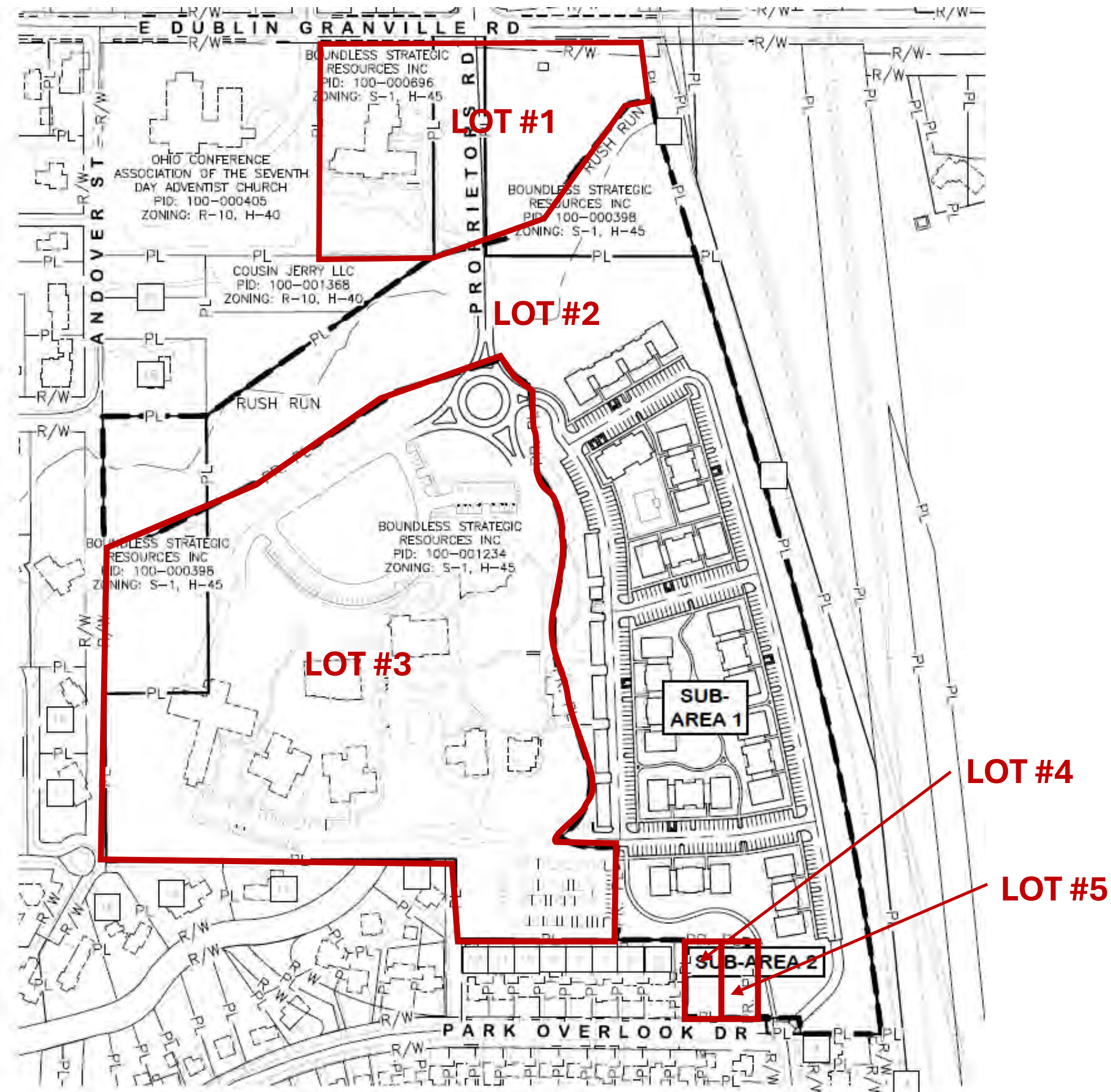
PRELIMINARY GRADING PLAN

SCALE:

1" = 60'

SHEET NO.	OF
6	6







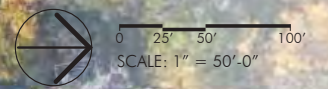
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## Boundless - Worthington Masterplan

JANUARY 09, 2026















# Boundless - Worthington Masterplan // Design Intent

JANUARY 09, 2026  
©2025 ARCHALL ARCHITECTS

**Worthington**  
PLANNING & BUILDING  
CITY OF WORTHINGTON  
DRAWING NO. PUD 01-2026  
DATE 01/09/2026

**boundless**  
Inspiring the potential of people

**ELFORD**  
development

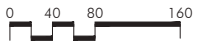
**POD** design

**archall**  
architects





1 Tree Preservation Plan  
SCALE: 1" = 80'-0"

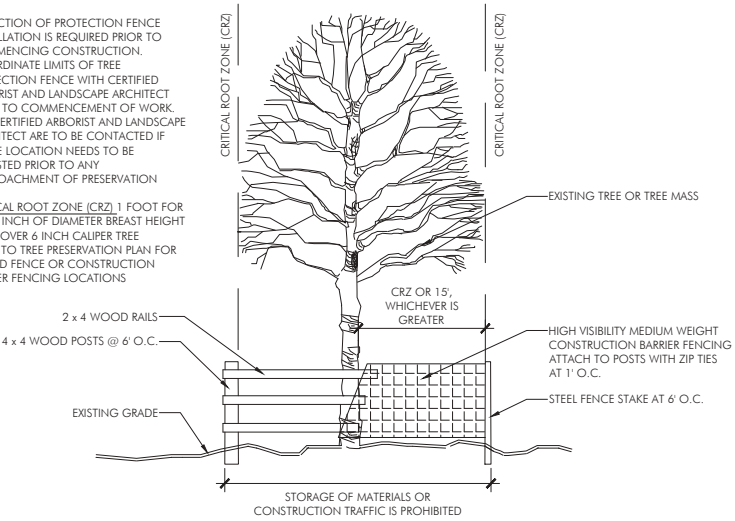


LEGEND

- PROPERTY LINE
- EXISTING TREE LINE TO REMAIN
- EXISTING TREE TO REMAIN AND BE PROTECTED, SEE DETAIL, THIS SHEET
- EXISTING TREE TO BE REMOVED, SEE SHEET L1.1 FOR SPECIES INFORMATION & REMOVAL CALCULATIONS

NOTE: TREE REMOVAL AND PRESERVATION SUBJECT TO CHANGE PER FINAL ENGINEERING AND COORDINATION WITH CITY STAFF.

- NOTES:
1. INSPECTION OF PROTECTION FENCE INSTALLATION IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION.
  2. COORDINATE LIMITS OF TREE PROTECTION FENCE WITH CERTIFIED ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
  3. THE CERTIFIED ARBORIST AND LANDSCAPE ARCHITECT ARE TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED PRIOR TO ANY ENCROACHMENT OF PRESERVATION AREA.
  4. CRITICAL ROOT ZONE (CRZ) 1 FOOT FOR EVERY INCH OF DIAMETER BREAST HEIGHT (DBH) OVER 6 INCH CALIPER TREE
  5. REFER TO TREE PRESERVATION PLAN FOR WOOD FENCE OR CONSTRUCTION BARRIER FENCING LOCATIONS



2 Tree Preservation Detail



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

Project Name

**Elford**  
**Boundless**

445 E Dublin Granville Rd.  
Worthington, OH 43085

Prepared For

Elford Development  
1220 Dublin Rd  
Columbus, OH 43215

Project Info

Project # 25059  
Date 01/09/2026  
By ADC, ANC  
Scale As Shown

Revisions

Sheet Title

**TREE**  
**PRESERVATION**  
**PLAN**



Sheet #

**L1.0**



TREE ID	DBH	TREE TYPE	TREE CONDITION	SATUS
1	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
2	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
4	24-30	OAK (PIN)	FAIR	
5	18-24	OAK (PIN)	FAIR	REMOVE
6	18-24	OAK (PIN)	POOR	REMOVE
7	12-18	OAK (WHITE)	VERY POOR	REMOVE
17	12-18	PINE (WHITE)	VERY POOR	REMOVE
19	24-30	LOCUST (HONEY)	VERY POOR	REMOVE
20	18-24	LOCUST (HONEY)	VERY POOR	REMOVE
22	18-24	LOCUST (HONEY)	VERY POOR	REMOVE
32	24-30	RED MAPLE	VERY POOR	REMOVE
42	12-18	OAK (RED)	POOR	REMOVE
51	18-24	OAK (PIN)	FAIR	
52	12-18	OAK (BUR)	FAIR	
53	18-24	LOCUST (HONEY)	POOR	REMOVE
54	18-24	LOCUST (HONEY)	POOR	REMOVE
76	18-24	RED MAPLE	FAIR	REMOVE
77	36-42	SWEETGUM	GOOD	REMOVE
78	42+	OAK (PIN)	FAIR	REMOVE
79	18-24	RED MAPLE	FAIR	REMOVE
80	42+	BASSWOOD (AMERICAN)	FAIR	REMOVE
81	24-30	MAPLE (SUGAR)	FAIR	
82	42+	OAK (SWAMP WHITE)	POOR	REMOVE
83	42+	OAK (SWAMP WHITE)	POOR	REMOVE
84	42+	OAK (SWAMP WHITE)	POOR	REMOVE
85	42+	OAK (SWAMP WHITE)	POOR	REMOVE
86	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
87	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
88	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
89	42+	OAK (SWAMP WHITE)	POOR	REMOVE
90	36-42	OAK (SWAMP WHITE)	POOR	REMOVE
91	36-42	OAK (SWAMP WHITE)	POOR	REMOVE
92	36-42	OAK (SWAMP WHITE)	POOR	REMOVE
93	42+	OAK (SWAMP WHITE)	POOR	REMOVE
94	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
95	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
96	18-24	HICKORY (SHAGBARK)	GOOD	REMOVE
117	12-18	OAK (PIN)	FAIR	REMOVE
118	12-18	OAK (PIN)	FAIR	REMOVE
119	42+	OAK (SWAMP WHITE)	FAIR	
120	24-30	OAK (SWAMP WHITE)	FAIR	
121	12-18	OAK (SWAMP WHITE)	FAIR	REMOVE
122	24-30	HICKORY (SHAGBARK)	FAIR	REMOVE
123	24-30	SPRUCE (NORWAY)	FAIR	REMOVE
124	30-36	SWEETGUM	POOR	REMOVE
125	12-18	MAPLE (SUGAR)	DEAD	REMOVE
126	12-18	MAPLE (SUGAR)	DEAD	REMOVE
127	12-18	MAPLE (SUGAR)	DEAD	REMOVE
128	12-18	MAPLE (SUGAR)	DEAD	REMOVE
129	12-18	NORWAY MAPLE	VERY POOR	REMOVE
130	12-18	NORWAY MAPLE	VERY POOR	REMOVE
131	12-18	NORWAY MAPLE	VERY POOR	REMOVE
132	18-24	FRAXINUS SP.	POOR	REMOVE
133	12-18	CRATAEGUS SP.	DEAD	REMOVE
162	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
163	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
164	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
165	24-30	SPRUCE (NORWAY)	FAIR	REMOVE
166	12-18	SPRUCE (NORWAY)	FAIR	REMOVE
167	18-24	SPRUCE (NORWAY)	FAIR	REMOVE

168	18-24	MAPLE (SUGAR)	POOR	REMOVE
169	24-30	OAK (RED)	FAIR	REMOVE
170	18-24	FRAXINUS SP.	POOR	REMOVE
171	18-24	OAK (RED)	FAIR	
172	12-18	OAK (PIN)	GOOD	
173	24-30	SPRUCE SP.	FAIR	REMOVE
174	36-42	TULIP TREE	FAIR	REMOVE
175	30-36	WHITE MULBERRY	POOR	REMOVE
176	30-36	NORWAY MAPLE	VERY POOR	REMOVE
177	30-36	BASSWOOD (AMERICAN)	FAIR	REMOVE
178	30-36	BALDCYPRESS	GOOD	REMOVE
179	30-36	NORWAY MAPLE	VERY POOR	REMOVE
180	30-36	NORWAY MAPLE	POOR	REMOVE
181	12-18	REDBUD (EASTERN)	POOR	REMOVE
182	12-18	WALNUT (BLACK)	FAIR	REMOVE
183	18-24	WALNUT (BLACK)	FAIR	REMOVE
184	18-24	WALNUT (BLACK)	FAIR	
185	12-18	SPRUCE (BLUE)	DEAD	REMOVE
186	12-18	SPRUCE (BLUE)	VERY POOR	REMOVE
187	30-36	BALDCYPRESS	GOOD	
188	12-18	MAPLE (SUGAR)	FAIR	REMOVE
189	12-18	RED MAPLE	POOR	REMOVE
190	12-18	OAK (PIN)	VERY POOR	REMOVE
191	18-24	SPRUCE (NORWAY)	FAIR	
192	12-18	MAPLE (SUGAR)	FAIR	REMOVE
193	18-24	OAK (PIN)	FAIR	
194	30-36	OAK (PIN)	FAIR	
195	30-36	OAK (PIN)	POOR	REMOVE
197	24-30	MAPLE (SUGAR)	FAIR	REMOVE
198	30-36	MAPLE (SUGAR)	FAIR	
199	30-36	MAPLE (SUGAR)	POOR	REMOVE
200	24-30	BALDCYPRESS	GOOD	
201	24-30	BALDCYPRESS	GOOD	REMOVE
202	24-30	OAK (PIN)	FAIR	REMOVE
203	24-30	OAK (PIN)	POOR	REMOVE
204	12-18	RED MAPLE	POOR	REMOVE
205	12-18	SWEETGUM	FAIR	REMOVE
206	30-36	BALDCYPRESS	GOOD	
210	24-30	LOCUST (HONEY)	POOR	REMOVE
211	12-18	LOCUST (HONEY)	POOR	REMOVE
212	24-30	LOCUST (HONEY)	POOR	REMOVE
213	30-36	WALNUT (BLACK)	POOR	REMOVE
214	18-24	HACKBERRY	POOR	REMOVE
215	12-18	OAK (SWAMP WHITE)	FAIR	REMOVE
216	18-24	HACKBERRY	POOR	REMOVE
217	12-18	OAK (PIN)	GOOD	
218	12-18	OAK (PIN)	GOOD	
219	18-24	PEAR (BRADFORD)	VERY POOR	REMOVE
220	18-24	SWEETGUM	POOR	REMOVE
221	18-24	PEAR (BRADFORD)	VERY POOR	REMOVE
222	12-18	HACKBERRY	POOR	REMOVE
223	12-18	RED MAPLE	VERY POOR	REMOVE
224	12-18	RED MAPLE	POOR	REMOVE
226	36-42	OAK (PIN)	FAIR	REMOVE
227	24-30	SHUMARD OAK	FAIR	REMOVE
228	12-18	OAK (WHITE)	POOR	REMOVE
234	12-18	SPRUCE (NORWAY)	DEAD	REMOVE
269	18-24	FRAXINUS SP.	VERY POOR	REMOVE
270	18-24	WHITE PINE	FAIR	
272	12-18	N/A	DEAD	REMOVE
275	12-18	N/A	DEAD	REMOVE
276	12-18	N/A	DEAD	REMOVE
277	12-18	N/A	DEAD	REMOVE
278	12-18	N/A	DEAD	REMOVE

279	12-18	N/A	DEAD	REMOVE
281	18-24	N/A	VERY POOR	REMOVE
289	12-18	WHITE OAK	GOOD	REMOVE
290	12-18	SCOTCH PINE	FAIR	
291	12-18	OAK (SWAMP WHITE)	FAIR	
292	12-18	OAK (SWAMP WHITE)	FAIR	
293	12-18	BLUE SPRUCE	VERY POOR	REMOVE
294	12-18	OHIO BUCKEYE	FAIR	
295	12-18	GINKGO	POOR	REMOVE
296	12-18	SHINGLE OAK	FAIR	
330	18-24	BALD CYPRESS	GOOD	
331	18-24	PIGNUT HICKORY	FAIR	REMOVE
382	6-9	JAPANESE CRABAPPLE	VERY POOR	REMOVE
383	6-9	JAPANESE CRABAPPLE	VERY POOR	REMOVE
384	6-9	JAPANESE CRABAPPLE	VERY POOR	REMOVE
408	6-9	REDBUD (EASTERN)	FAIR	REMOVE
409	6-9	FRAXINUS SP.	VERY POOR	REMOVE
410	6-9	OAK (SWAMP WHITE)	FAIR	
411	6-9	MAPLE (SUGAR)	FAIR	REMOVE
413	6-9	HICKORY (SHAGBARK)	FAIR	REMOVE
414	6-9	HICKORY (SHAGBARK)	FAIR	
415	6-9	WALNUT (BLACK)	VERY POOR	REMOVE
416	6-9	COLORADO BLUE SPRUCE	VERY POOR	REMOVE
417	6-9	NORWAY MAPLE	FAIR	REMOVE
418	6-9	SWEETGUM	POOR	REMOVE
419	6-9	SWEETGUM	POOR	REMOVE
420	6-9	SWEETGUM	POOR	REMOVE
421	6-9	SWEETGUM	POOR	REMOVE
422	6-9	SWEETGUM	POOR	REMOVE
437	6-9	N/A	POOR	REMOVE
439	6-9	N/A	DEAD	REMOVE
447	6-9	N/A	DEAD	REMOVE
451	9-12	RED MAPLE	POOR	REMOVE
454	9-12	MAPLE (SUGAR)	GOOD	
455	30	LONDON PLANE	GOOD	
456	18-24	WHITE PINE	GOOD	
457	18-24	WHITE PINE	FAIR	
458	18-24	WHITE PINE	GOOD	
459	18-24	WHITE PINE	GOOD	

TREES REMOVED NOTES

2857 TOTAL INCHES TO BE REMOVED  
(132 TREES)

1853 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED DUE TO THE POOR, VERY POOR OR DEAD CONDITIONS  
(88 TREES)

948 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED ARE IN FAIR TO GOOD CONDITION  
(42 TREES)

TREE PRESERVATION, REMOVAL, & REPLACEMENT NOTES

- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. ALL TREE REMOVAL AND PRESERVATION WORK SHALL BE SUPERVISED WITH THE INPUT OF A CERTIFIED ARBORIST.
- FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGES IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE LANDSCAPE INSPECTOR. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING; REFER TO TREE PRESERVATION DETAIL.
- PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.
- OWNER SHALL MONITOR HEALTH AND VIGOR OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IF ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
- ALL EXISTING TREES NOTED AS FAIR TO POOR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH OF THE TREE SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.
- ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION WILL HAVE TO BE REPLACED PER CODE.
- FAILURE TO ABIDE BY THESE TERMS OF THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT SHALL BE UNLAWFUL.



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

**Project Name**  
**Elford Boundless**

445 E Dublin Granville Rd.  
Worthington, OH 43085

**Prepared For**  
Elford Development  
1220 Dublin Rd  
Columbus, OH 43215

**Project Info**  
Project # 25059  
Date 01/09/2026  
By ADC, ANC  
Scale As Shown

**Revisions**

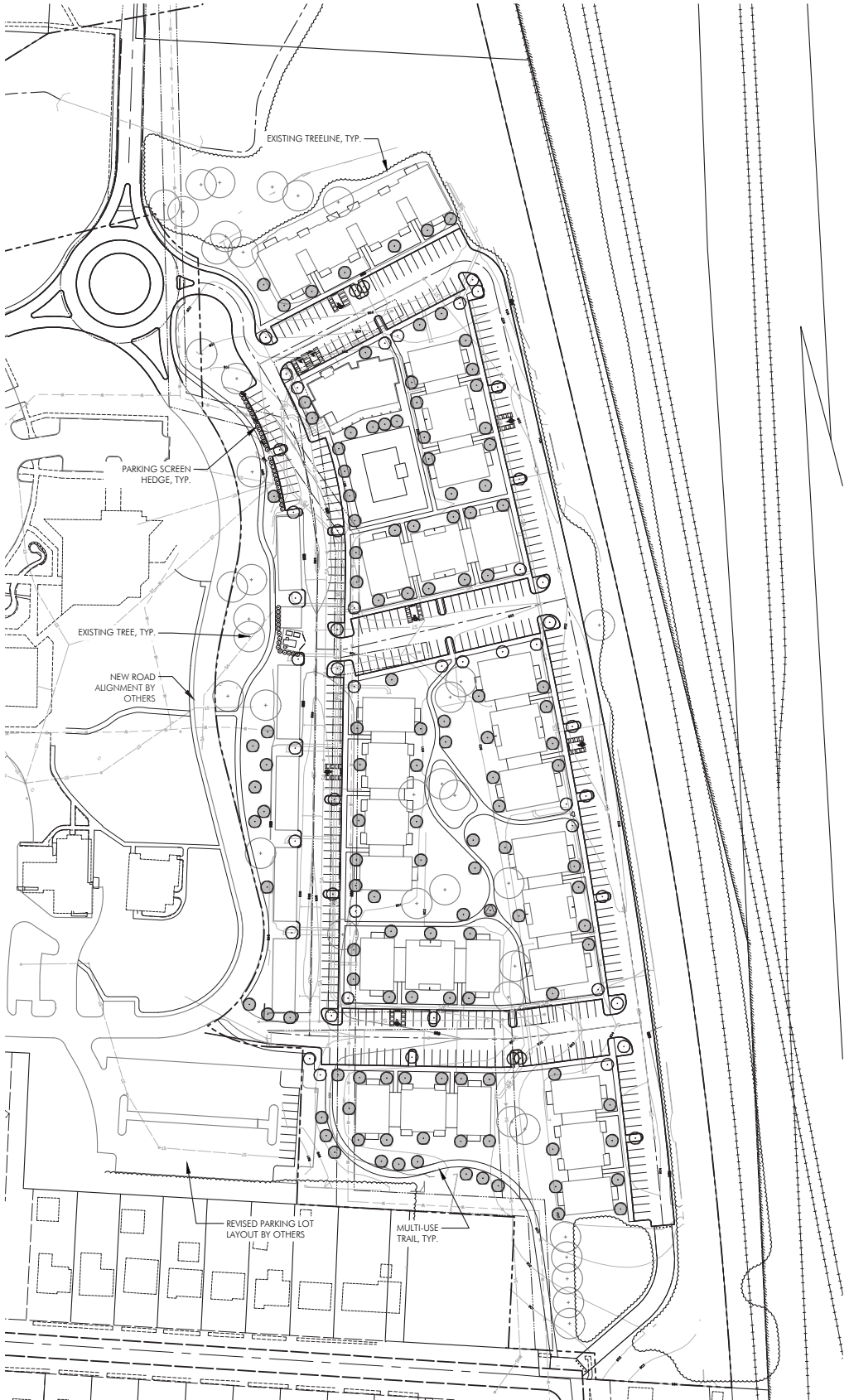
**Sheet Title**  
**TREE SURVEY TABLE**



**Sheet #**  
**L1.1**







Tree Replacement Plan  
SCALE: 1" = 80'-0"

LEGEND

PROPERTY LINE

EXISTING TREE LINE

EXISTING TREE

PROPOSED TREE (PER PARKING AREA CODE)

PROPOSED TREE (PER TREE REPLACEMENT REQUIREMENTS)

LANDSCAPE ZONING CODE REQUIREMENTS

1171.02(h) LANDSCAPING OF PARKING AREAS

2" DBH TREE TRUNK FOR EVERY SIX PARKING SPACES

REQUIRED TREES: 54 (325 TOTAL PARKING SPACES/6)  
PROPOSED TREES: 54

TOTAL TREES REMOVED: 948 CALIPER INCHES / 42 TREES IN FAIR TO GOOD CONDITION  
TOTAL TREES PROVIDED: ±443 CALIPER INCHES / 177 TREES (AVERAGE OF 2.5" CAL.)  
54 PER PARKING LOT CODE REQUIREMENTS

CONCEPTUAL PLANT PALETTE					
QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	SPACING
DECIDUOUS TREES					
4	AC SA	Acer saccharum 'Commemoration' Commemoration Sugar Maple	3" Cal.	B&B	
10	AE GL	Aesculus glabra Ohio Buckeye	3" Cal.	B&B	
5	TI TO	Tilia tomentosa 'Sterling' Silver Linden	2" Cal.	B&B	
8	CE OC	Celtis occidentalis Hackberry	2" Cal.	B&B	
12	GL TR	Gleditsia triacanthos inermis 'Skyline' Skyline Thornless Honeylocust	2.5" Cal.	B&B	
8	GY DI	Gymnocladus dioica Kentucky Coffeetree	2.5" Cal.	B&B	
20	PL AC	Platanus acerifolia 'Morton Circle' EXCLAMATION! London Planetree	3" Cal.	B&B	
10	QU BI	Quercus bicolor Swamp White Oak	3" Cal.	B&B	
4	QU MA	Quercus macrocarpa Bur Oak	3" Cal.	B&B	
4	QU MO	Quercus montana Chestnut Oak	2.5" Cal.	B&B	
8	QU RU	Quercus rubra Red Oak	3" Cal.	B&B	
9	UL FR	Ulmus 'Frontier' Frontier Elm	2.5" Cal.	B&B	

Columbus  
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445 E Dublin Granville Rd.  
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Prepared For  
Elford Development  
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Columbus, OH 43215

Project Info  
Project # 25059  
Date 01/09/2026  
By ADC, ANC  
Scale As Shown

Revisions

Sheet Title  
**TREE REPLACEMENT PLAN**

Sheet #  
**L1.2**

Boundless - Worthington Masterplan // Design Intent

JANUARY 09, 2026  
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CITY OF WORTHINGTON  
DRAWING NO. PUD 01-2026  
DATE 01/09/2026

boundless  
inspiring the potential of people

ELFORD  
DEVELOPMENT

POD design

archall  
ARCHITECTS

























**ST-01**  
material: limestone  
manufacturer: provia  
style: buff manufactured stone  
profile: limestone  
grout: brown



**VS-01**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: barley  
collection: weathered



**VS-02**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: misty gray  
collection: weathered



**FC-01**  
material: fiber cement panel  
manufacturer: james hardie  
style: hardie panel  
color: white



**TR-01**  
material: fiber cement trim board  
manufacturer: james hardie  
style: trim board  
color: white



**ST-01**  
material: limestone  
manufacturer: provia  
style: buff manufactured stone  
profile: limestone  
grout: brown



**VS-01**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: barley  
collection: weathered



**VS-02**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: misty gray  
collection: weathered



**FC-01**  
material: fiber cement panel  
manufacturer: james hardie  
style: hardie panel  
color: white



**TR-01**  
material: fiber cement trim board  
manufacturer: james hardie  
style: trim board  
color: white





**ST-01**  
material: limestone  
manufacturer: provia  
style: buff manufactured stone  
profile: limestone  
grout: brown



**VS-01**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: barley  
collection: weathered



**VS-02**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: misty gray  
collection: weathered



**FC-01**  
material: fiber cement panel  
manufacturer: james hardie  
style: hardie panel  
color: white



**TR-01**  
material: fiber cement trim board  
manufacturer: james hardie  
style: trim board  
color: white



**ST-01**  
material: limestone  
manufacturer: provia  
style: buff manufactured stone  
profile: limestone  
grout: brown



**VS-01**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: barley  
collection: weathered



**VS-02**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: misty gray  
collection: weathered



**FC-01**  
material: fiber cement panel  
manufacturer: james hardie  
style: hardie panel  
color: white



**TR-01**  
material: fiber cement trim board  
manufacturer: james hardie  
style: trim board  
color: white





**ST-01**  
material: limestone  
manufacturer: provia  
style: buff manufactured stone  
profile: limestone  
grout: brown



**VS-01**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: barley  
collection: weathered



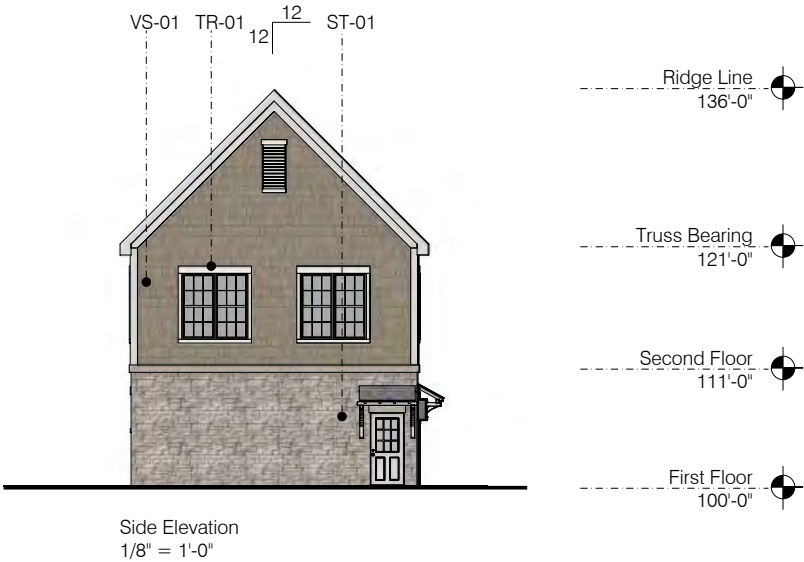
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material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: misty gray  
collection: weathered



**FC-01**  
material: fiber cement panel  
manufacturer: james hardie  
style: hardie panel  
color: white



**TR-01**  
material: fiber cement trim board  
manufacturer: james hardie  
style: trim board  
color: white



**ST-01**  
material: limestone  
manufacturer: provia  
style: buff manufactured stone  
profile: limestone  
grout: brown



**VS-01**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: barley  
collection: weathered



**VS-02**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: misty gray  
collection: weathered



**FC-01**  
material: fiber cement panel  
manufacturer: james hardie  
style: hardie panel  
color: white



**TR-01**  
material: fiber cement trim board  
manufacturer: james hardie  
style: trim board  
color: white





**ST-01**  
material: limestone  
manufacturer: provia  
style: buff manufactured stone  
profile: limestone  
grout: brown



**VS-01**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: barley  
collection: weathered



**VS-02**  
material: architectural grade composite siding  
manufacturer: tbd  
style: staggered shake  
color: misty gray  
collection: weathered



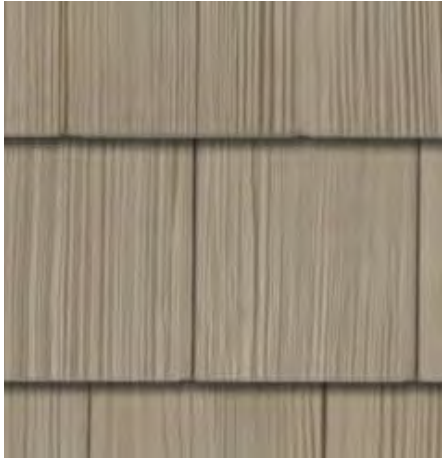
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material: fiber cement panel  
manufacturer: james hardie  
style: hardie panel  
color: white



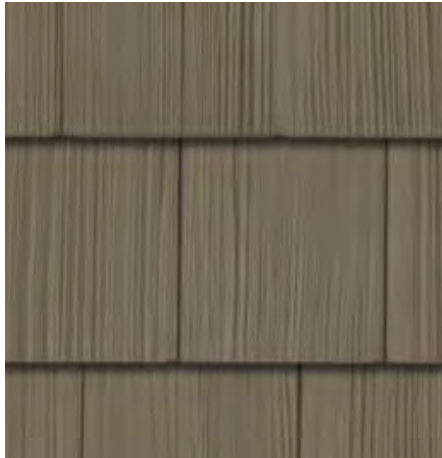
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material: fiber cement trim board  
manufacturer: james hardie  
style: trim board  
color: white



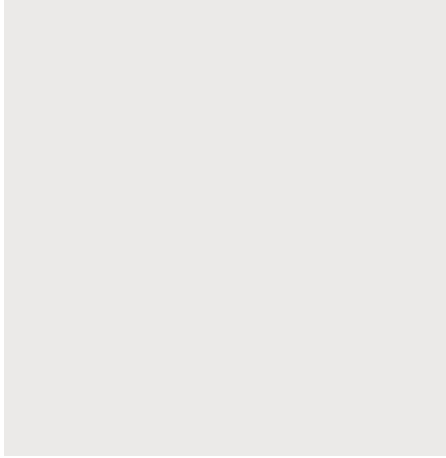
**ST-01**  
material: limestone  
manufacturer: provia  
style: buff manufactured stone  
profile: limestone  
grout: brown



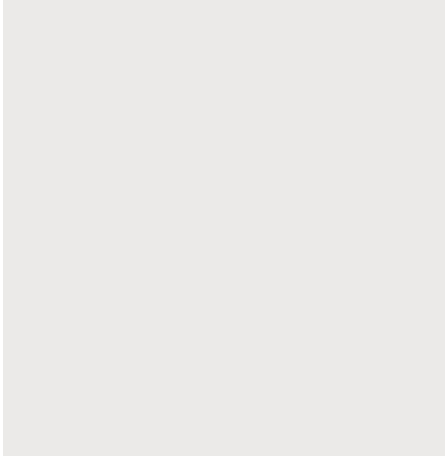
**VS-01**  
material: architectural grade composite siding  
manufacturer: alside  
style: staggered shake  
color: barley  
collection: weathered



**VS-02**  
material: architectural grade composite siding  
manufacturer: alside  
style: staggered shake  
color: misty gray  
collection: weathered



**FC-01**  
material: fiber cement panel  
manufacturer: james hardie  
style: hardie panel  
color: white



**TR-01**  
material: fiber cement trim board  
manufacturer: alside  
style: trim board  
color: white



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**Thank**  
You!

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