

ORDINANCE NO. 45-05

By: Mr. Weber

An Ordinance authorizing the Mayor and Auditor to sign a Consent and Hold Harmless Agreement on behalf of the City of Bexley with the property owners at 195 S. Parkview Ave. (Lot No. 4-5; Bullitt Park) regarding improvements made upon and within the City owned street right-of-way adjacent to Parkview Ave.

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:**


Section 1. That the property owners at 195 S. Parkview Ave. (Lot No. 4-5; Bullitt Park) have requested approval to construct two 4'4" stone piers within the street right-of-way; said stone piers to be parallel and adjacent to Parkview Ave. The property owners have also requested approval to construct a 27" forecourt wall in the front yard.

Section 2. That the Mayor and Auditor be, and they hereby are, authorized to enter into a Consent and Hold Harmless Agreement with the property owners, in form and substance satisfactory to the City Attorney, authorizing the encroachment as proposed in accordance with the submitted request on the condition that the property owners assume all responsibility for damage, loss and injury arising out of the location of said retaining wall and driveway approach including any additional cost to the City of Bexley incurred in connection with its use of right-of-way occasioned by the location of the structure.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 5-24, 2005

Attest:   
Clerk of Council

  
President of Council

4-26-05 First Reading.  
5-10-05 Second Reading  
5-24-05 Third Reading. Passed

Approved: 5/24, 2005

  
David H. Madison, Mayor

**CONSENT AND HOLD HARMLESS AGREEMENT**

The undersigned property owner and the City of Bexley, Ohio agree as follows:

The property owner has sought and obtained permission from the City of Bexley to install two 4'4" high stone piers and as indicated below on the property described below and in the easement/right-of-way as described. Approval of the piers and use of an easement/right-of-way area which is public property is conditioned upon this Agreement.

The property owner, his successors and assigns (collectively the "Owner") shall save the City harmless from any and all damages which may arise from, or grow out of the construction, installation, maintenance, repair, relocation, removal or replacement of the stone piers for any reason and shall defend, at his own cost, every suit in which the City of Bexley, Ohio shall be made a party, brought and prosecuted for the recovery of any such damages; that the occupancy of public property is hereby permitted merely as an accommodation to the said grantee abridged in any way thereby; that the Owner, upon notice from the City of Bexley, Ohio duly authorized by the Council of Bexley, Ohio, shall forthwith remove said stone piers from the public property occupied by it and shall yield to said City all rights to occupy the public property used for such piers whenever said City shall determine the same to be necessary or desirable; that the Owner releases the City, its employers and agents, from any liability for whatsoever; that said piers and shall be so constructed as to not interfere with or damage any utility facilities or to impede nor interfere within any way the use of the easement/right-of-way area, streets, alleys, sidewalks, and curbs by the City and the public; and in the event that the City determines changes to the piers to be necessary or desirable, the Owner shall promptly make any such changes, relocations, or rearrangements solely at his expense.

This Agreement shall not be construed as in any way limiting the rights presently held by the City in the easement/right-of-way areas, or the use thereof for public purposes, except to promote the construction and maintenance of the piers in the easement/right-of-way area.

195 S. Parkview Ave.  
Address of Property

Street  
Type of Easement/Right-of-Way

Lot No. 4-5;  
Bullitt Park  
Lot Number or Other Description

Two 4'4" Stone Piers  
Building Structure

80'  
Easement/Right-of-Way Width  
Property Location

Maximum Encroachment Into  
Easement Right-of-Way

Storm, Sewer, Sidewalks, Street  
Services Existing in Easement/  
Right-of-Way

Ordinance No. - 05  
Approving Authority (Council)

This Agreement shall be binding on and for the benefit of the parties hereto and their respective successors and assigns.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Witness

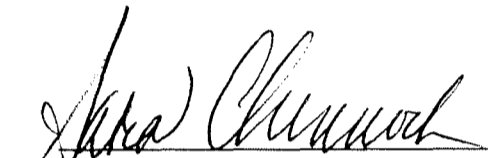
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Witness

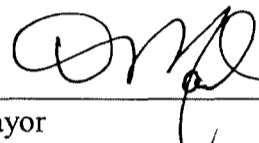
\_\_\_\_\_  
Date of Agreement

\_\_\_\_\_  
Date of Agreement

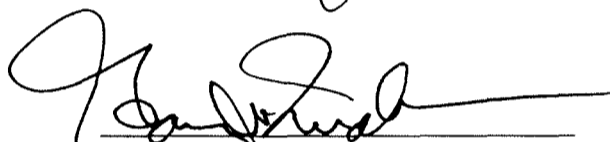
STATE OF OHIO, COUNTY OF FRANKLIN: SS:

The foregoing instrument was acknowledged before this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by \_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Auditor

STATE OF OHIO, COUNTY OF FRANKLIN: SS:

The foregoing instrument was acknowledged before this 28<sup>th</sup> day of June, 2005, by Anita S. Foley  
Notary Public

Anita S. Foley  
Notary Public, State of Ohio  
My Commission Expires July 23, 2008



**KINZELMAN KLINE**  
landscape architecture and planning

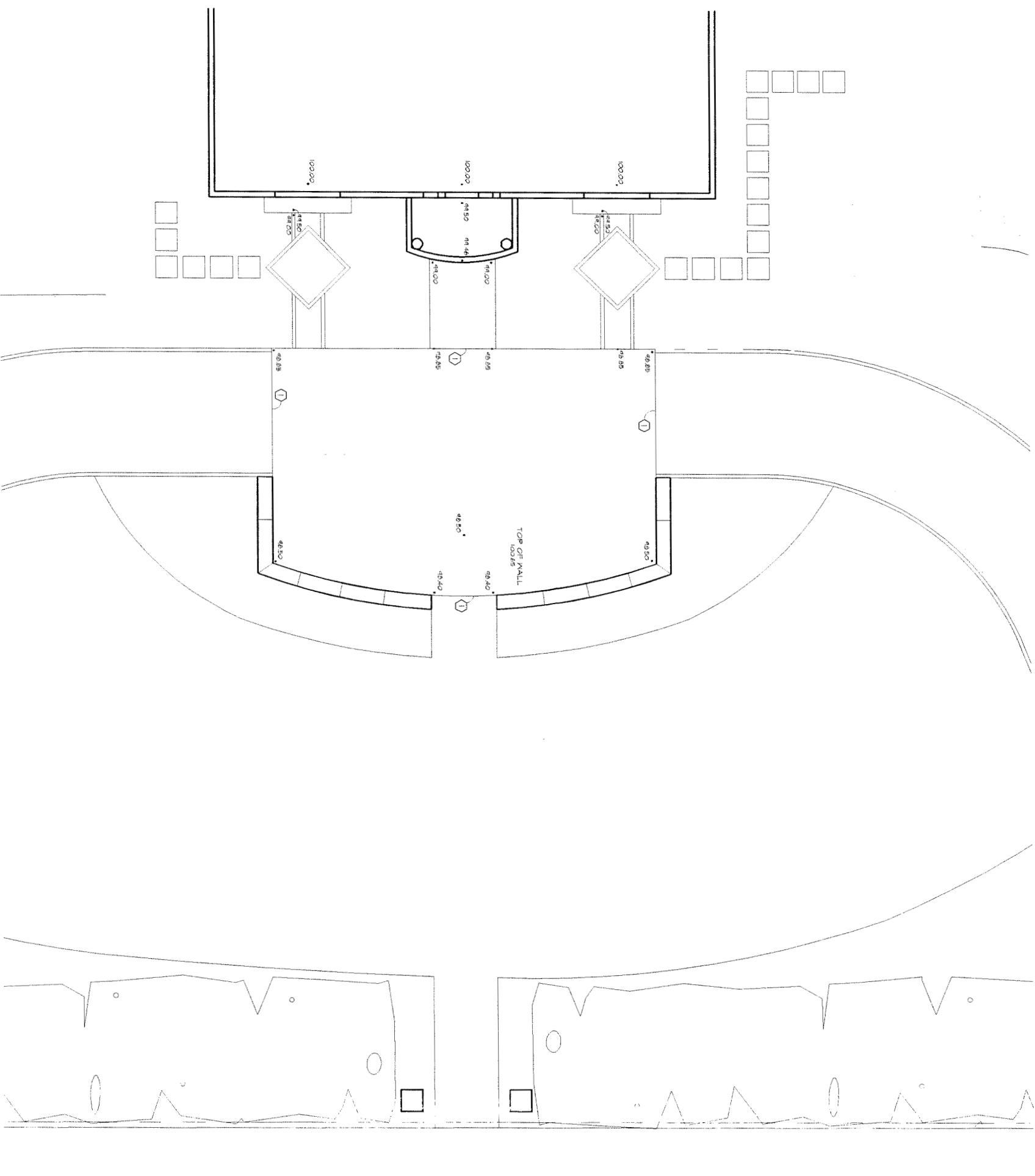
444 South Front Street  
Columbus, Ohio 43215  
P 614 224 6801 F 614 224 6607  
320 Wadsworth Ave  
Cincinnati, Ohio 45202  
P 513 531 0001 F 513 531 4172  
www.kinzelmankline.com

**GENERAL NOTES**

1. ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE: ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
3. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN AND ACTUAL DIMENSIONS IN THE FIELD.
4. ALL LAYOUT TO BE REVIEWED BY THE OWNER'S REPRESENTATIVE FOR CONFORMANCE TO DRAWINGS PRIOR TO CONSTRUCTION.
5. WORK SHALL BE BASED ON A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.
7. INSURE POSITIVE DRAINAGE ACROSS ALL FINISH GRADED SURFACES.
8. ALL AREAS DISTURBED BY GRADING OPERATIONS OUTSIDE BUILDING AND PAVEMENT AREAS ARE TO BE FINE GRADED AND SEEDDED SEE LANDSCAPE PLANS.
9. PROPOSED FORECOURT GRADA TO BE REVIEWED BY LANDSCAPE ARCHITECT AND ADJUSTED AS NECESSARY.
10. GRADE FROM FORECOURT TO FRONT SIDEWALK TO MAINTAIN CONSISTENT SLOPE.

**CONSTRUCTION NOTES**

1. PAVEMENTS TO MEET FLS#1.



**PROJECT NAME**  
**Colvin / Stein Residence**  
Bexley, Ohio

**CLIENT**  
**Ms. Lisa Stein**  
195 South Parkview  
Columbus, Ohio 43209

**PROJECT #** 04-1063.0  
**DATE** 02/09/05  
**PROJECT MGR.** BKW  
**DRAWN BY** CMV  
**CHECKED BY** BKW  
**ISSUE DATES** 02/09/05

**SHEET TITLE**  
**GRADING PLAN**

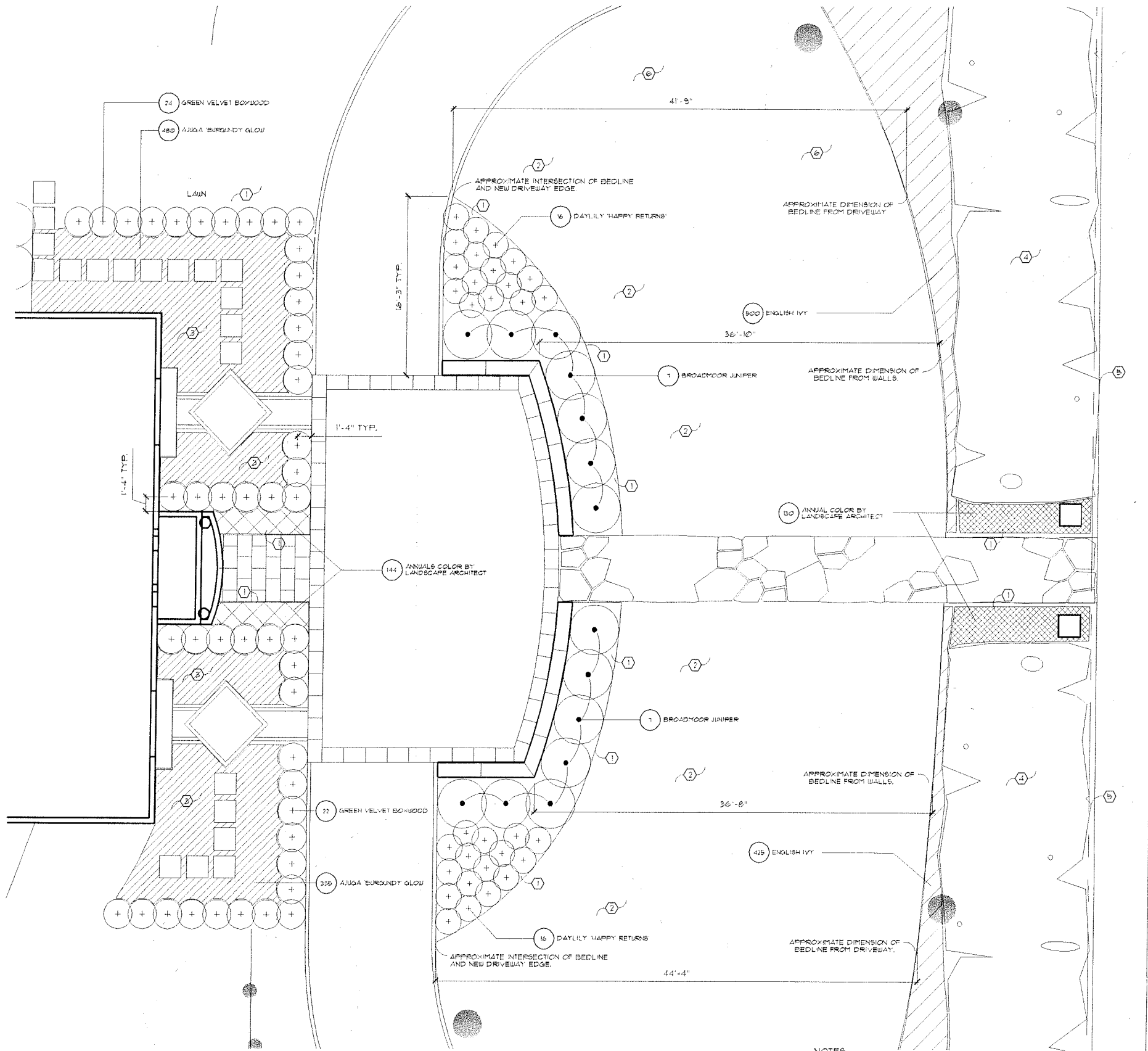
**SHEET #**  
**L-2.0**

**GENERAL NOTES**

1. ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
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4. ALL LAYOUT TO BE REVIEWED BY THE OWNER'S REPRESENTATIVE FOR CONFORMANCE TO DRAWINGS PRIOR TO CONSTRUCTION.
5. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.
7. ALL SHRUB MASSSES TO BE INCORPORATED BY CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED.
8. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED, AND SEEDDED SEE SPECIFICATIONS.

**CONSTRUCTION NOTES**

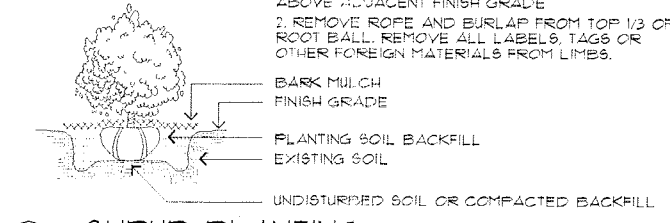
1. BACKFILL WITH TOPSOIL AS REQUIRED TO BRING FINISHED GRADE FLUSH WITH GRADE ADJACENT, INSURING POSITIVE DRAINAGE OVER ALL SURFACES.
2. LAWN AREA, FILL WITH TOPSOIL AS REQUIRED TO MEET GRADE ADJACENT SURFACES FLUSH, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH, MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
4. EXISTING MULCH BELOW FRONT HEMLOCK HEDGE TO REMAIN.
5. HEMLOCK HEDGE TO BE SHEERED FOR TIGHT, UNIFORM APPEARANCE AS DIRECTED BY LANDSCAPE ARCHITECT.
6. FORMER UNDERSTORY CONDITION TO BE GRADED AND SEEDDED, BLEND AREA WITH EXISTING LAWN PANEL. PROVIDE FLUSH CONDITION ALONG DRIVEWAY EDGE. CONTRACTOR TO PROVIDE TOPSOIL AS REQUIRED.



**PLANT LIST**

QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
<b>SHRUBS</b>					
14	BROADMOOR JUNIPER	<i>Juniperus ssp. Broadmoor</i>	18 gal	cont.	Plant 4' o.c.
46	GREEN VELVET BOXWOOD	<i>Buxus x 'Green Velvet'</i>	15" ht.	cont.	Plant 4' o.c.
<b>PERENNIALS / GROUNDCOVER</b>					
85	BUSHBIRD	<i>Ajga reptans Burgundy Glow</i>	2.5" sp	cont.	Plant 6" o.c.
425	ENGLISH IVY	<i>Hedera helix</i>	2.5" sp	cont.	Plant 8" o.c.
22	DAYLILY HAPPY RETURNS	<i>Heimeracallis Happy Returns</i>	8" gal.	cont.	Plant 24" o.c.
214	ANNUALS	tdc			Plant 6" o.c.

**NOTES:**  
 1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE  
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



**SHRUB PLANTING**  
 SCALE: NOT TO SCALE

**PROJECT NAME**  
 Colvin / Stein Residence

Bexley, Ohio

**CLIENT**  
 Ms. Lisa Stein

195 South Parkview  
 Columbus, Ohio 43209

project # 04-1083.0  
 date 02/09/05  
 project mgr. BPK  
 drawn by CMV  
 checked by BPK  
 issue date 12/03/04 DD  
 02/09/05

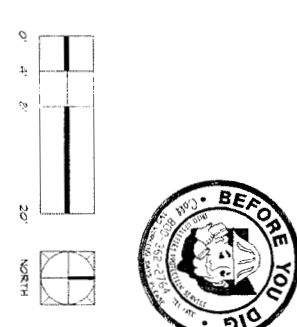
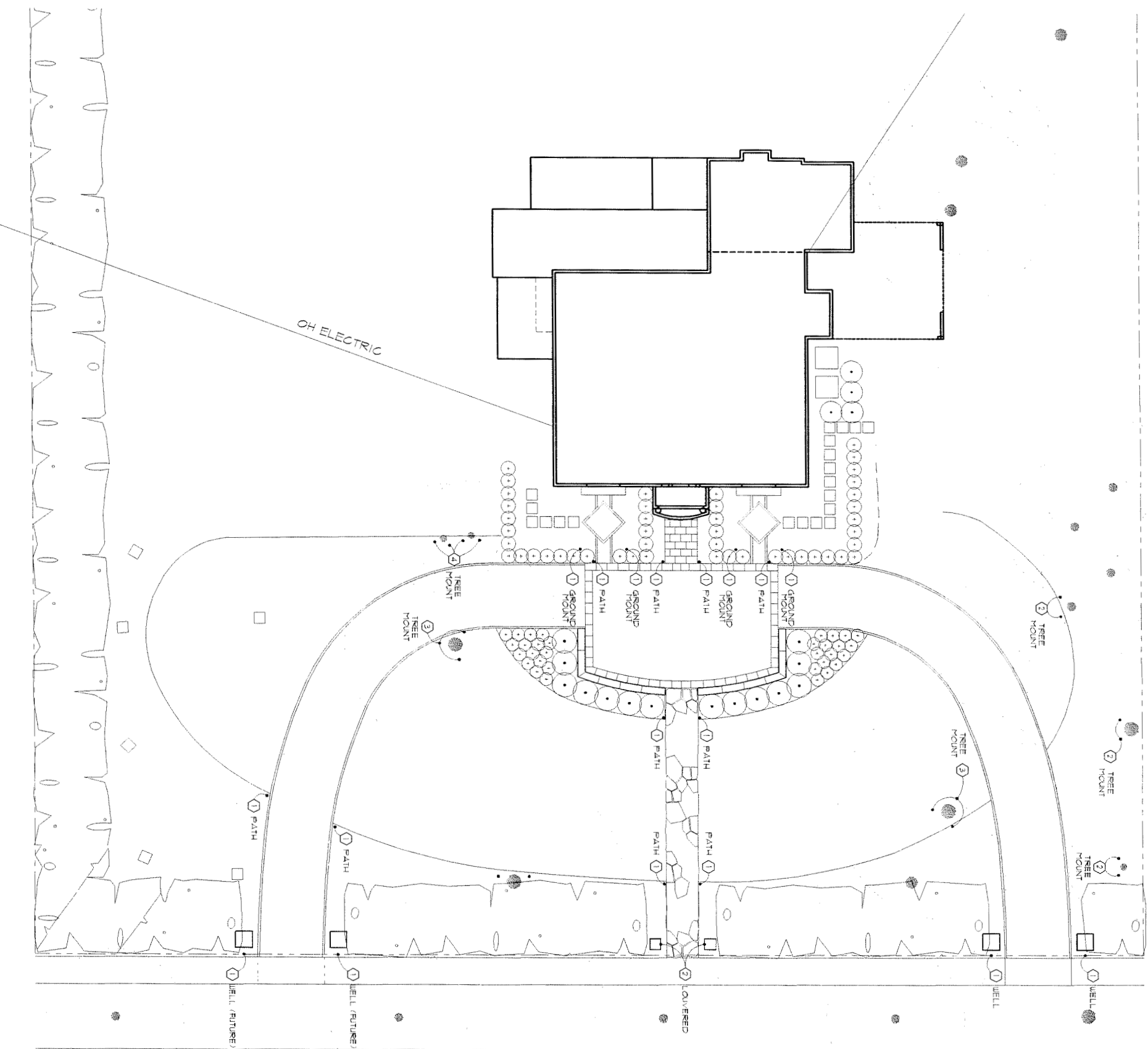


**SHEET TITLE**  
 PLANTING PLAN

**SHEET #**  
 L-3.0

**GENERAL NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE SHOWN TO WALL, OR FINISHED FACE OF BUILDING UNLESS NOTED OTHERWISE.
2. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
3. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CONFORMANCE TO DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL LAYOUT TO BE REVIEWED BY THE OWNER'S REPRESENTATIVE FOR CONFORMANCE TO DRAWINGS PRIOR TO CONSTRUCTION.
5. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY THE OWNER.
6. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE UNLESS SPECIFICALLY NOTED OTHERWISE.
7. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.
8. SEE LAYOUT SHEET L-10 FOR SLEEVE LOCATIONS BELOW PAVEMENT SURFACES.
9. SEE DETAIL SHEET L-11 FOR PIER CONSTRUCTION INFORMATION.
10. CONTRACTOR TO SUBMIT LIGHTING SYSTEM LAYOUT FOR REVIEW AND APPROVAL BY OWNER.
11. ALL BIDDERS ARE REQUIRED TO VISIT THE SITE OF WORK AND BECOME FAMILIAR WITH THE CONDITIONS AFFECTING INSTALLATION. SUBMISSION OF A PROPOSAL SHALL PRESUPPOSE KNOWLEDGE OF SUCH CONDITIONS AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED WHERE EXISTING LABOR OR MATERIALS ARE REQUIRED BECAUSE OF IGNORANCE OF THESE CONDITIONS.
12. ALL WORK SHALL BE FINISHED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, LOCAL AND REGIONAL CODES, RULES, REGULATIONS AS INTERPRETED BY THE APPROPRIATE BUILDING DEPARTMENTS.
13. ALL ELECTRICAL CONNECTION AND SPICES SHALL BE SEALED WITH WATERPROOF CONNECTIONS.
14. TREE MOUNTED FIXTURES:  
 LUMIERE LANDSCAPE LIGHTING SOLUTIONS  
 (614) 486-5354 / FAX: (614) 486-6521  
 MODEL: KLYSBERG LED BUSHY DRIVER SEARS SILENT 815M  
 QUANTITY: 16  
 1603 TREE MOUNT
15. PATH FIXTURE:  
 LUMIERE LANDSCAPE LIGHTING SOLUTIONS  
 (614) 486-5354 / FAX: (614) 486-6521  
 MODEL: SINGLE HEAD WITH 12" NPS POST  
 QUANTITY: 10  
 6903 STAKE MOUNT
16. IN-GROUND WELL FIXTURE:  
 KIM ARCHITECTURAL FLOODLIGHTING SYSTEM  
 (626) 568 8666 / FAX: (626) 365-1955  
 MODEL: KLYSBERG LED BUSHY LATER BUSHY (86T FILLER IN GRAY, EL. PALE COVERED BY HARDWOOD MULCH)  
 QUANTITY: 2
17. RECESSED LOUVERED WALL FIXTURE:  
 LUMIERE LANDSCAPE LIGHTING SOLUTIONS  
 (614) 486-5354 / FAX: (614) 486-6521  
 MODEL: MASONRY MOUNTED  
 QUANTITY: 2
18. GROUND MOUNTED FLOOD FIXTURE:  
 LUMIERE LANDSCAPE LIGHTING SOLUTIONS  
 (614) 486-5354 / FAX: (614) 486-6521  
 MODEL: 205 / BUSHY 110 / BK  
 NPS SIDE SUNKEL STEIN  
 QUANTITY: 4  
 6903 STAKE MOUNT



# COLVIN / STEIN RESIDENCE

BEXLEY, OHIO

Site  
Construction Documents

PHASE 1

House Entry and Forecourt Area

 **KINZELMAN KLINE**  
landscape architecture and planning  
444 South Front Street Columbus, Ohio 43215  
P 614 224 6601  
F 614 224 6607

## INDEX OF DRAWINGS

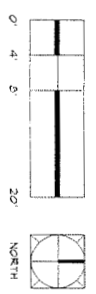
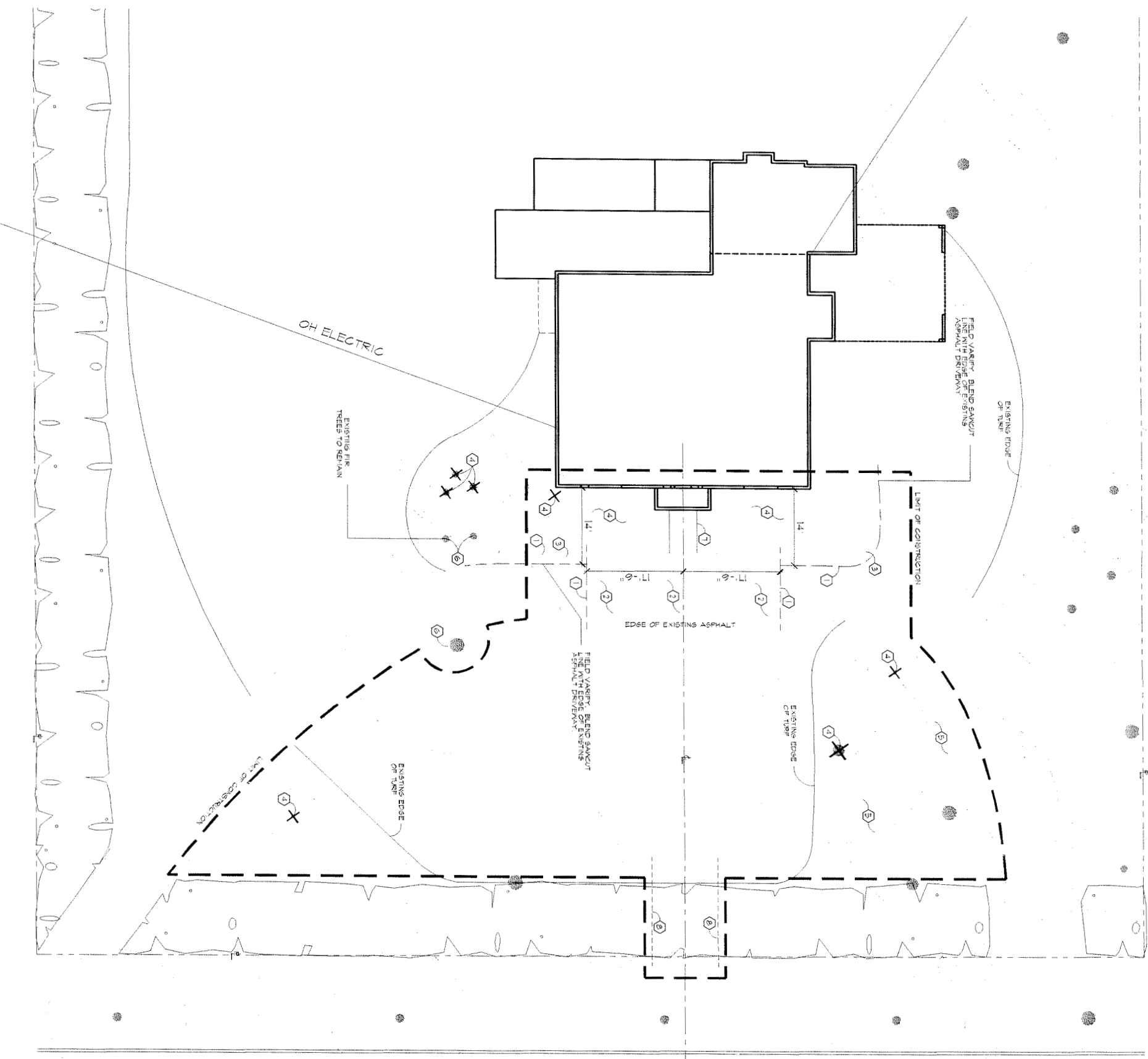
SHEET TITLE	SHEET #
EXISTING CONDITIONS/ DEMOLITION PLAN	L-0.0
LAYOUT PLAN	L-1.0
SITE DETAILS	L-1.1
GRADING PLAN	L-2.0
PLANTING PLAN	L-3.0
LIGHTING PLAN	L-4.0

**GENERAL NOTES**

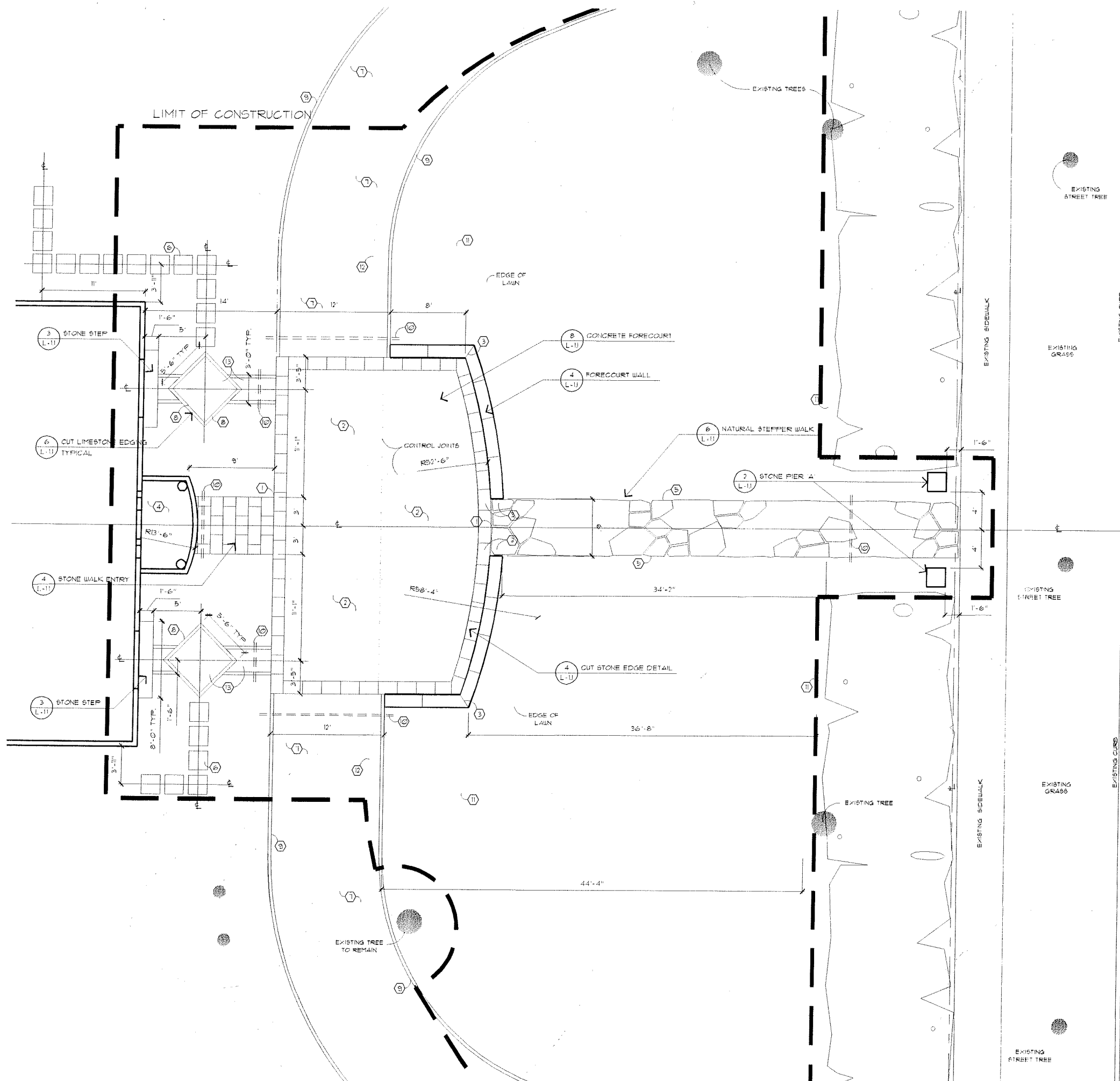
1. ALL DIMENSIONS USING CURVES, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE HEIGHT + FACE OF CURVE FINISHED FACE OF BUILDING FINISH ED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
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4. ALL LAYOUT TO BE REVIEWED BY THE OWNER'S REPRESENTATIVE FOR CONFORMANCE TO DRAWINGS PRIOR TO CONSTRUCTION.
5. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
6. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY THE OWNER.
7. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS SAFETY DURING CONSTRUCTION.
9. SEE ARCHITECT'S DRAWINGS FOR DEMOLITION OF EXISTING ENTRY COLUMNS AND ROOF STRUCTURE.

**CONSTRUCTION NOTES**

1. APPROXIMATE LIMIT OF PAVEMENT REMOVAL.
2. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT GRAVEL BASE MATERIAL TO REMAIN AS NECESSARY FOR NEW CONSTRUCTION.
3. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT GRAVEL BASE TO BE REMOVED TO 12" DEPTH. BACKFILL WITH PLANTING MIX TO FRESH CONDITION.
4. EXISTING PLANT MATERIAL TO BE REMOVED.
5. UNDESIRABLE MATERIAL TO BE REMOVED. SALVAGE BOTTLEBRUSH BRACKET AND RELOCATE TO UNDERSTORY AREA ALONG NORTH PROPERTY LINE AS DIRECTED BY LANDSCAPE ARCHITECT.
6. PROVIDE TREE PROTECTIVE FENCING PRIOR TO CONSTRUCTION.
7. SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT GRAVEL BASE MATERIAL TO REMAIN AS NECESSARY FOR NEW CONSTRUCTION.
8. APPROXIMATE EDGE OF HELICOPTER HEDGE TO BE REMOVED. FIELD VARIATION AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO REMOVAL.

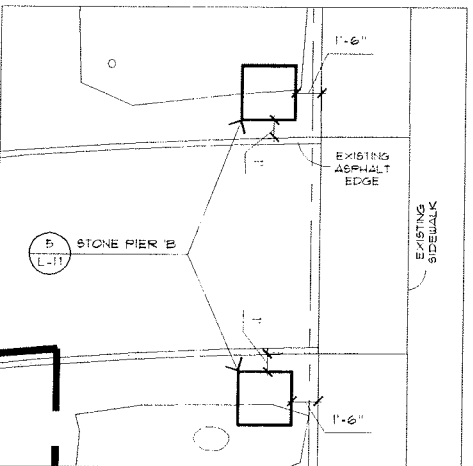




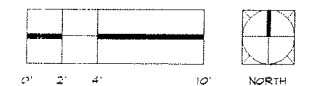


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  6. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.
  7. SEE ARCHITECT'S PLANS FOR FOOTING AND STOOP DETAILING.
  8. CONTRACTOR TO INSURE THE RECONNECTION OF ALL DOWNSPOUT TO EXISTING CONDUIT. ALL DOWNSPOUT WATER TO DAYLIGHT AT THE NEAREST STREET CURB LOCATION AS APPROVED BY THE LANDSCAPE ARCHITECT.
  9. SEE LANDSCAPE LIGHTING PLAN FOR LOCATION OF ACCENT LIGHTING. CONTRACTOR TO INSTALL SLEEVE BELOW NEW HARDSCAPE SURFACES PER THIS SHEET.

- CONSTRUCTION NOTES - LAYOUT**
1. PAVEMENTS TO MEET FLUSH
  2. ACID ETCHED CONCRETE FORECOURT. ALL CONTROL JOINTS TO BE SAW CUT.
  3. FORECOURT WALL CORNERS TO BE MITERED.
  4. SURFACE OF NEW ENTRY STOOP TO MATCH CUTSTONE ENTRY WALK. EDGE OF STOOP TO HAVE BULLNOSE EDGE WITH A TWO-INCH (2") OVERHANG.
  5. APPROXIMATE EDGE OF NATURAL STONE WALK
  6. 24" X 24" CUTSTONE STEPPERS. MAINTAIN A 6" OFFSET BETWEEN UNITS. STONE SELECTION BY OWNER.
  7. FUTURE MERIMAC STONE DRIVEWAY TO FORECOURT
  8. CUT LIMESTONE EDGING FOR MERIMAC STONE CONTAINMENT
  9. FUTURE CUT LIMESTONE EDGING FOR MERIMAC STONE CONTAINMENT
  10. 2-2" PVC SLEEVES INSTALLED 8" BELOW WALKWAY SURFACE ELEVATION. CAP AND MARK FOR FUTURE LOCATING.
  11. FIELD VERIFY FINAL LAYOUT OF LAWN PANEL EDGE BY LANDSCAPE ARCHITECT
  12. ASPHALT PATCH DRIVEWAY EDGE FOR TEMPORARY CONNECTION TO FORECOURT IMPROVEMENTS.
  13. MERIMAC STONE WALKWAY SURFACE TO FRENCH DOORS TYPICAL NORTH AND SOUTH WALKWAY.



PIER LAYOUT - NORTH DRIVEWAY





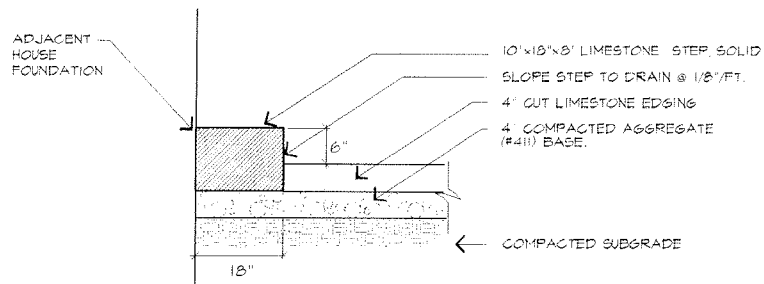
KINZELMAN KLINE  
landscape architecture and planning

444 South Front Street  
Columbus, Ohio 43215  
P 614 224 6601 F 614 224 6607

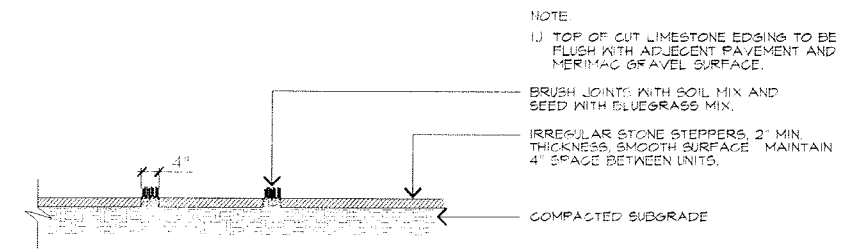
320 Whaldone Alley  
Cincinnati, Ohio 45202  
P 513 352 0002 F 513 361 4172  
www.kinzelmankline.com



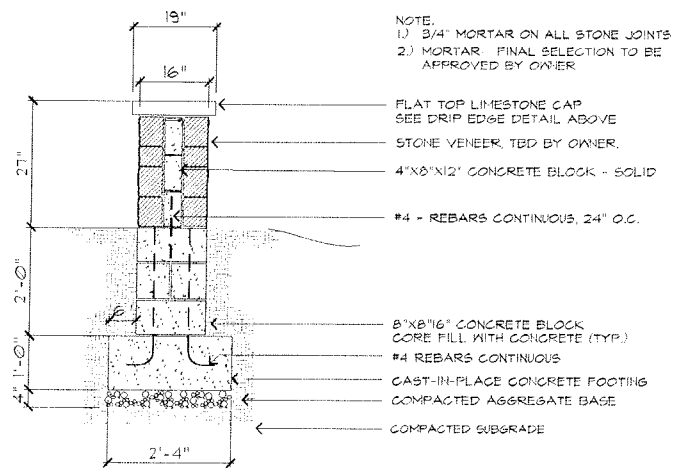
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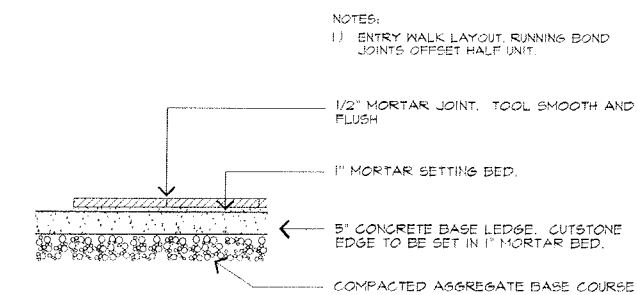
3 STONE STEP  
NOT TO SCALE



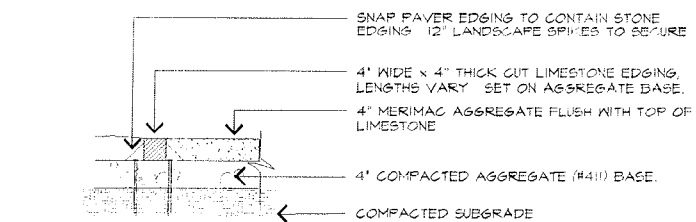
6 NATURAL STONE STEPPERS  
NOT TO SCALE



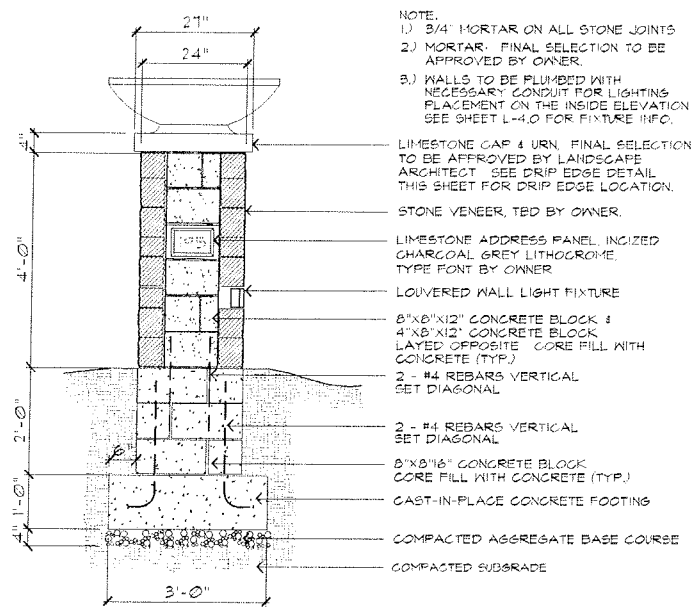
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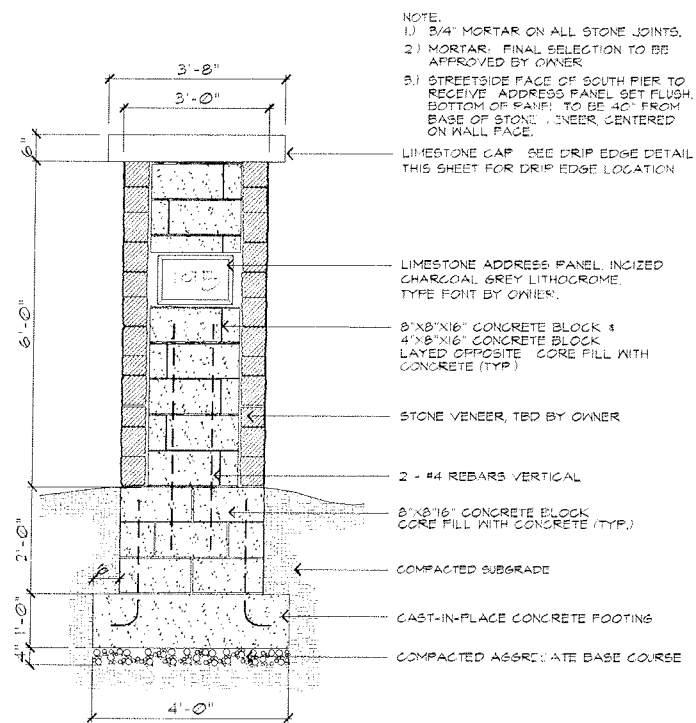
4 CUT STONE ENTRY & FORECOURT EDGE DETAIL  
NOT TO SCALE



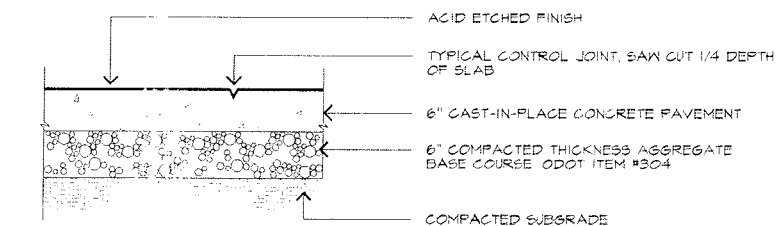
7 CUT LIMESTONE EDGING  
NOT TO SCALE



2 STONE PIERS "A"  
NOT TO SCALE



5 STONE PIERS "B"  
NOT TO SCALE



8 CONCRETE FORECOURT  
NOT TO SCALE

PROJECT NAME

Colvin / Stein  
Residence

Bexley, Ohio

CLIENT

Ms. Lisa Stein

195 South Parkview  
Columbus, Ohio 43209

project # 04-1083.0  
date 02/09/05  
project mgr. BPK  
drawn by CMV  
checked by BPK  
issue dates 12/03/04 - DD  
02/09/05

SHEET TITLE

SITE DETAILS

SHEET #

L-1.1