**New Albany Architectural Review Board Meeting Agenda**
Monday, August 11, 2025 - 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment. The in-person meeting is held at New Albany Village Hall, 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at https://newalbanyohio.org/answers/streaming-meetings/

**I. Call to order**

**II. Roll call**

**III. Action on minutes:** June 9, 2025

**IV. Additions or corrections to the agenda**

- Administer the oath to all witnesses and applicants who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

**V. Hearing of visitors for items not on tonight's agenda**

**VI. Cases:**

**FDP-57-2025 Nationwide Children's Hospital Final Development Plan**
Final development plan to develop a pediatric medical center generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432).
**Applicant: Bryce Shirley**

**VII. Other business**

**VIII. Poll members for comment**

**IX. Adjourn**

**New Albany Architectural Review Board Meeting Agenda**
Monday, June 9, 2025 7:00 p.m.

**I. Call to order**
The New Albany Architectural Review Board held a regular meeting on Monday, June 9, 2025 in the New Albany Village Hall. Vice Chair Iten called the meeting to order at 7:02 p.m. and asked to hear the roll.

**II. Roll call**
Those answering the roll

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|---|---|
| Mr. Hinson | absent |
| Mr. Iten | present |
| Mr. Brown | absent |
| Mr. Davie | present |
| Mr. Maletz | present |
| Ms. Moore | present |
| Mr. Strahler | present |
| Council Member Brisk | absent |
| Mayor Spalding | present |

Staff members present: Planner I Blackburn, Planning Manager Christian, Planner I Saumenig.

**III. Action on minutes:** May 12, 2025
Mr. Strahler moved for approval of the May 12, 2025 meeting minutes. Ms. Moore seconded the motion.

Upon roll call: Mr. Strahler yes, Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes, Mr. Iten yes. Having five yes votes, the motion passed and the May 12, 2025 meeting minutes were approved as submitted.

**IV. Additions or corrections to the agenda**
- Administer the oath to all witnesses and applicants who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

**V. Hearing of visitors for items not on tonight's agenda**

**VI. Cases:**

**ARB-26-2025 Certificate of Appropriateness and Waivers**
Certificate of Appropriateness to allow for a garage to be built and waivers for the garage size, garage door size, and driveway material at 6588 New Albany Condit Road (PID: 222-000544).
**Applicant: Yost Barns**
**KB delivered the staff report**
**Iten confirmed that it would be a rear-load garage.**

Mr. Iten moved for approval of waiver A. Mr. Strahler seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Strahler yes, Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes. having five yes votes the motion passed.

Mr. Iten moved for approval of waiver B. Ms. Moore seconded the motion.

Upon roll call: Mr. Iten no. Mr. Iten explained that he voted no because the 16-foot wide door does not meet the substantial intent of the standard.

Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes. Having four yes votes and one no vote, the motion passed.

Mr. Iten moved for approval of waiver C. Mr. Davie seconded.

Upon roll call: Mr. Iten yes, Ms. Moore no, Mr. Strahler yes, Mr. Maletz yes. Having four yes votes and one no vote, the motion passed.

Ms. Moore explained that she voted no because she believes this was more appropriate as presented in May, given the adjacencies.

Mr. Iten moved for approval of a certificate of appropriateness for ARB-26-2025 subject to the condition in the staff report regarding the roof color. Ms. Moore seconded the motion.

Upon roll call: Mr. Iten yes, Ms. Moore yes, Mr. Strahler yes, Mr. Davie yes, Mr. Maletz yes. Having five yes votes, the motion passed.

**VII. Other business**
**NAPLS**

**VIII. Poll members for comment**

**IX. Adjourn**

Ms. Moore moved to adjourn. Mr. Davie seconded the motion.

Upon roll call: Ms. Moore yes, Mr. Davie yes, Mr. Iten yes, Mr. Strahler yes, Mr. Maletz yes. Having five yes votes the motion passed and the June 9, 2025 meeting of the New Albany Architectural Review Board was adjourned at 7:46 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

**June 9, 2025 Meeting Transcript from Closed Captioning**
*The clerk has made minor edits for ease of reading.*

[I. CALL TO ORDER]
[00:00:09]
Vice Chair Iten: I'd like to call to order the meeting of the architectural review board. Can we have the roll, please?

Deputy Clerk: Mr. Iten Here, Mr. Davey Here, Mr. Maletz Here. Miss Moore Here, Mr. Strahler Here, Mr. Hinson, Mr. Brown, Council Member. Brisk. Mayor. Spalding. Mayor Spalding, Present. Pinch Hitting For Councilwoman Brisk.
Deputy Clerk: There Are Five Voting Members Present. We Have A Quorum.

**[III. ACTION ON MINUTES: MAY 12, 2025]**

Vice Chair Iten: does anyone have any comments or revisions to the minutes of our meeting of may 12th? And if there are none, may i have a motion regarding those minutes?

Board Member Strahler: so moved to approve the may 12th architecture review board meeting minutes.

Ms. Moore:  I will second.

Upon roll call: Mr. Strahler. Yes, Miss Moore? Yes, mr. Davey? Yes. Mr. Maletz. Yes. Mr. Iten? Yes.

Deputy clerk: motion passes with all votes to approve the minutes as submitted. Are there

**[iv. Additions or corrections to the agenda]**
Vice Chair Iten: Any additions or corrections to the agenda?

Planning Manager Christian: Yes, we do have one. We have a school district here tonight to present some changes that they've made to the elementary school building. We'd like to request them to be added under other business. And we have the presentation ready when that's ready up on the agenda.

Vice Chair Iten: Thank you very much. Thanks for anyone who intends to speak tonight, if you could swear that you tell the truth and nothing but the truth. Yeah. And are there any visitors here who want to speak on matters not before this board? That being the case,

**[vi. Cases]**
Vice Chair Iten: Let's call matter arb 26 2025 or certificate of appropriateness to allow for a garage to be built and waivers for the garage size garage door and driveway material and 6588 new albany condit road. Can you give the staff report?

Planner Blackburn: Yes. Of course. All right. So this was first heard on the may 12th meeting. And since that time, staff and the applicant have worked with the comments received to improve the change and improve and change the staff report and design of the proposed garage. And we just wanted to say thank you to the board for providing the help and feedback to both staff and the applicant. As a refresher, this case is for the proposed garage at 6588 albany conduit road. Which falls under the rural residential subsection of the urban center code. And i'm just going to start by doing a short refresher of the proposed design, and then go into more details about the new layout and the waivers. Thank you. So this is just the updated site plan showing the new design of the garage and the associated driveway extension. The new design is causing the applicant to request three waivers, one for the garage size, one for the garage door size, and one for the extension of the gravel driveway. The garage elevations have not changed since the first application, but just put them in here as a reminder. The applicant is asking for the larger garage door as they did the first time, but they did give us an option for the two smaller garage doors, just as kind of a backup option as well. And again, the dimensions and materials have not changed since the first submittal, but staff still recommends a condition of approval that the garage roof color be changed to match that of the existing home. So this is the new layout. So this shows layout the garage and the design will eliminate the need for the side yard encroachment variance, as well as the variance for having the garage door visible from the street. The variance has been. Variances that have been added would be needed. Needing to extend the gravel driveway in order to accommodate the garage doors. Being on the rear side of the garage instead of on the front to get rid of that variance.
Mr. Iten: So the darker green is showing the existing home, and the lighter is the existing driveway. And then the dark red is showing the proposed garage, and the lighter red is showing the extension of the driveway. And so this would reflect then a rear load if i'm reading that correctly, a rear load. Correct?

Planner Blackburn: Correct. Yeah. The drive or the would be over here. Okay. And then just again the waivers. So waiver a is going to be for the garage size. They're requesting a 12,000 square foot

[00:05:02]

Garage. We're only 800ft is permitted for the door size a 16 foot wide by eight feet tall garage door when a ten foot in width is permitted and then garage. Sorry, waiver c would be for garage. That's not supposed to say that that's not bad for the gravel driveway when only asphalt, brick, stone or simulated stone pavers is allowed. So these are the waiver standards. I'm just going to have these up on the screen as I kind of go through what was requested, just so everybody can see those. So for the size variance of the garage itself, we did want to point out that in point a, the ARB may consider how a proposed proposal relates to adjacent structures in the neighborhood. And the proposed proposed garage does match the size, style, and location of others on the street and fits in the neighborhood character. And with the proposed roof condition of approval, the components of the existing home staff did use some building footprint sizes to get rough measurements of neighboring attached or detached structures, and almost all of them were over the 800ft just for reference. And while the application does not fully meet the intent of the standard, it does maintain a balanced ratio of development developed and undeveloped land in alliance with the design standards of Engage New Albany Strategic Plan, and the city architect confirmed that the garage design is appropriate and the total lot coverage does remain well below the 50%. Max, only being 5 to 7% lot coverage. And although the request may not necessarily may not be necessary due to size constraint, a one size fits all approach for the size of accessory structures in the village center may not be a the most. Suitable approach here, while the lot that we are looking at is 1.1 acres, it does meet rural residential standards that allow larger detached structures, but the code only references garden structures and lacks clarity on the other. On other larger structures. And before 2019, variances for larger accessory buildings were common outside of the village center, and in 2019 code was actually amended and formalized the flexibility based on lot size to have larger accessory structures be allowed, so city staff considers this a code shortcoming that should be addressed with an update to align with the existing policies outside of the village center. Okay, and then looking for the door variance that is very similar to the first one, that we have the same sort of thing.  it matches with the character of the surrounding area, but it will just say that we were presented with two options. And the second option would be meeting code requirements, and it would be on the backside of the garage. I want to point that out again. It won't be visible from the street this time. And then for the driveway to not get into too much detail with it.  There are a few different materials on driveways on the street as well. We have some asphalt and some concrete, and then the driveway directly to the north of the property is also gravel, although variance has never been allowed for a extension of a gravel driveway. We have had concrete variances get passed before, and if you guys have any questions, I'm more than happy to answer.

Vice Chair Iten: is the if i at least look, can you go back to the for a moment to the overall view of the lot? So that basically then we have all this existing gravel, correct.

Planner Blackburn: Correct.

Vice Chair Iten: And so basically then we're we're we're just we're adding a little bit more about maybe 20% more, i mean, at least in terms of length from the street. That's right. Okay. And as you answer, could you identify yourself just for the record. So dan or someone. Right. Thank you.

Applicant:  Mr. Jeffries. Okay. That's helpful. Let's see.

Ms. Moore: That's the question i had for staff.

Vice Chair Iten: Anybody else have questions for staff before we offer the homeowner anything? I have some thoughts. Okay.  Is there anything you want to add to what staff has said, or can you just be available for questions? Just available for questions. That's great. Go ahead please.

Ms. Moore: I'm struggling with this one. I've driven by the property multiple multiple times. The homeowner to the left has a very large structure with one door. The homeowner to the right has a really tall, the red barn like really tall. I feel like, you know, your home was built in 1960, and i feel like all of the surrounding homes look similar, and i like i would love to revisit your first proposal, I don't see an issue with it. Like I feel like all the homes are, are similar, you

[00:10:02]

know, in in age and style. And I just, I think we need to look at this because adding the extension of the driveway, it doesn't it doesn't seem fair as all the other garages or the barns are. You know what he's proposing. And smaller his is smaller, you know. And then i look at 161 and i can see there's like a whole parking garage of cars on the other property, like, i, i feel like what you're asking does not it's not bothering me from an esthetic standpoint. And i, you know, are you referring to this or the old or the old because we've already taken action on the old submission. Are you asking us to revisit it? I am not supportive of that, but i'll defer to the rest of the board on that. This this is his. So this property here has a really, really tall garage. And then the one next to it is a much bigger structure. And as i drove by many, many times, it was really hard for me to see it, you know, because of the speed of the cars going by. And, you know, your property is set back way farther than the other. So i'm just asking to reconsider. Just if we can think through this.

Vice Chair Iten: Any other comments? I have an analysis which i'll offer, but i don't want to, since i'm sitting in the chairman's seat tonight, i don't want to squash comments and questions. I have some questions on. Comment on proposal. Can you confirm the lot size is 1.1 acres? Is that what you said? Okay, so that would put it in line with the outside. It's a 1200 square feet is equal to what. What outside the zone would create if it was anywhere else in the city, not in the urban center code. It would be allowed to have the size requested without a variance. Thank you. Mr. Maletz, do you want to add anything or want me to give a comment?

Mr. Maletz: And then i feel like my comments are consistent with the last presentation of this. I think this proposed solution that was brought here this evening is marginally improved. I do have questions about the elevations that don't provide the kind of detail that we would otherwise be able to comment on in terms of what is proposed to be facing route 605, I see a single line drawing that appears to have just a blank wall surface on that. So if this plan were to be accepted by the board, I might request at least a small window on that elevation, which would be typical for what we would otherwise require in a in a situation like that. But otherwise I don't have any other comments. The one thing i would say with this though, with this design with the garage door in the back, you know, with the driveway being on the side, you'll see very little of that building on the road. It looks like it is tucked behind.

Vice Chair Iten: I did have i guess that does bring one other question, because both Ms. Moore and I are looking at site plans here as we're talking, is it your intention that the proposed barn full of barn would align with the neighbor's front of barn? I believe it will be a little a few feet in front, but generally in the same area. Okay, okay. Thank you. Well, let me again, since I'm the lawyer, so I'll go through each of the. Can we go back to the, the standards then. So again as I think last time I think the on all three of the waiver requests, the first and the fourth one are easy for me because again, it and I know that the, the standard a tends to be the lead and sometimes is convinces everybody that and then we ignore b and c, but for me a is easily met in all three and d is easily met. I think what as I commented, I'll make a comment for the third time, maybe a first time on the record, but a nice job staff did on this report because it really helped me and changed my view on on at least on two of the matters. I'm not sure I had a view on the third one. So on the size of the garage when I go to the substantially meet the intent of the standard, what I've concluded based upon what staff has provided is that I think the intent of the size is that the size of accessory structures not overwhelm the lot size. And most of the lots, I think, in the village center are much smaller. Therefore, the 800ft would make sense in that case. In this. In this case, I find again that that's the intent. And in in the context now of a larger lot size than the typical lot size in the village center, it does seem to me. And also then council's

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subsequent action to permit that specifically outside of the village center. It seems to me that I can find, I can reach I can conclude that the b standard that that that the size substantially meets the intent of the standard. Again, because of the large size and size of your lot. And so I'm prepared to say b is met for the, for the, for the structure. As to see. I think then the question becomes necessary for reasons of fairness due to unusual building structure or site specific conditions. And I think that's kind of amorphous. But I think what I'm going to say is that the site specific condition is a very large lot. Yes. And therefore as, as far as the size of the structure is, is concerned, I think I'm prepared to support a waiver. And again, hats off to staff for the additional detail because that helped me get there on the gravel driveway. Again, interesting question. What is the intent of a standard that says don't have gravel, have other things. But in the context of that, when you're simply adding a little bit more, when you have a lot there, it seems to me that, you know, we're we're not going to get rid of the gravel. And it seems to me to not make sense to add asphalt or paving stones, etc. And so i think i can find that, that the intent is to not have it. And yet in a context where all you're doing is adding a little bit, that doesn't offend me. So i think i'm prepared to say as far as the gravel driveway extension, that b is met here. And again, i think the unusual site specific condition for me is you've got a gravel driveway. So for the gravel driveway and for the size, i'm there for the big door.

Applicant: Honestly, I don't care. Okay? I'm I'm just going to be straightforward with you. We did both options. If, you know, we'll do the two garage doors. We just didn't know since now it was facing behind the house. If it was going to be an issue, we'll do two. If it's not, we'll do one. Yeah.

Vice Chair Iten: And can you do you had two, eight by eight. Do you have room to do ten by eight or not. You just you could either going to do you're either going to do two eight by 8 or 1 116. Is that i believe.

Applicant: So i mean i have to look and i guess get with our builder and verify which way you want to go, because i need to make sure my truck, i mean, because i what i was going to say is i end up having trouble getting to i guess if you've got 30 foot there, you probably have room to do bigger than eight, right?

Vice Chair Iten: Eight. If that's the case, probably ten by eight. Yeah. In which case you're that's clearly in the. So for me. Right. I had a whole story that involved Mr. Brown. And what i was going to say is i don't think i can get there on the, on the substantially meet the intent, but if you're not going to push it, then we don't have to go there. I'm not pushing it. So that's where i am. I don't know whether anybody has disagrees or agrees with what i'm saying, but that's that's where i come down.

Mr. Davie: If i could ask a question, i guess, to you guys as well. And i was not here last meeting, so i didn't get the full story. But is the rear loading in direct response to comments from last?

Vice Chair Iten: Yes, because one of the things that was not permitted is a front load garage. And so we said don't please don't bring us a front load because i couldn't, i couldn't i at least for one, i think Mr. Maletz' also was in the position that that was a problem.

Mr. Davie: I think where i'm struggling is none of the properties in the area fit within the village plan. So that's why i'm like, yeah, i know if i was the owner and had to go and pull behind the building each time to go in and out, it seems tedious for the sake of no gain. I think about someone with a family who's having to go back there, and you're reducing a lot of the access to the home. It just seems like it's a little heavy handed with no significant gain. I think a blank face on the front is actually less architecturally attractive than a nice garage door. So i would have a harder time saying this is a better solution than just pulling right into a garage.

Mr. Maletz: Well, i think we're dealing with several variables here. We have folks that weren't part of the original review, and now we're tripping into some procedural issues. We took action as

a board last month. I wouldn't even know what the procedure is to revisit that. My opinion as as one of the board members, is that i find this to be a more acceptable solution and would be supportive of it, but to go

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backwards doesn't seem appropriate to me, both as an administrative policy as this board is concerned, but also based on the feedback that we provided last month. So that's where i'm falling on this discussion.

Vice Chair Iten: Do we want i mean, let's i guess what i would say is this, why don't we do this? We i think. We can i think we've got consensus on two of the three waiver requests.

Mr. Davie: I don't i don't i'm not willing to stand against either direction. If this is a proposed solution that gets you what you need and it gets the board what they need, i think that's that's perfectly reasonable.

Mr. Strahler, i'm just going to revisit the single door versus the two door so it backs up. This is now going to be facing the windsor neighborhood, which is where the doors. And it appears that those doors are a single door. So to me, i think given it's their, you know, we're facing each other, i could get to approving the single door if that's something that you would prefer. From my perspective, i think that that would be fair to have a single door facing a single door. And i think and i think that we would need to approve no waivers if we went to the single door, but we the two single doors, the two single wide doors. Is that what you're saying? Right? I said i could approve the waiver number.

Vice Chair Iten: Letter c i'm sorry. Letter B, so you support that. You could support the 16 foot.

Mr. Strahler: Correct. Because it faces them basically what's appears on the face of six, six, 16 and then the Windsor neighborhoods. 16 Windsor has 16 foot doors. Yeah. They're all facing the back okay. The okay. So let's do this. Why don't i, why don't we go through the waivers one by one and either we approve them or we don't. Can i get so i would i would move approval of a waiver to ucc section 3.2, 8.2 to allow the garage to be 1200 square feet in size, where the code allows a maximum of 800ft. Is there a second second?

Mr. Strahler:  second.

Deputy Clerk: Mr. Iten yes, Mr. Strahler Yes, Ms. Moore, yes, Mr. Davey, yes, Mr. Maletz yes. The motion passes with all votes to approve waiver A.

Vice Chair Iten: all right. So i would i would move approval of the waiver to section two as in roman 2b3, to allow the garage to be 16ft wide, where code allows a maximum of ten feet wide and ten feet in width a garage door. Garage door? It doesn't say that i was reading this, but it should say garage door. Thank you for the question. Would it would there need to be language for this to be when rear facing? I think we're approving. I think we're approving a certificate of appropriateness, which where it already is a great time. So the waiver is so do we have a second second?

Ms. Moore: second.

Deputy Clerk: Mr. Iten

Vice Chair Iten: no, for the reason that i believe that a 16 foot wide door does not meet the substantially does not substantially meet the intent of the standard.

Deputy Clerk: Ms. Moore Yes. Mr. Strahler Yes, Mr. Davey Yes. Mr. Maletz yes.  The motion passes with four votes in favor and one vote against.

Vice Chair Iten: I would move approval of section two roman 1a1 to allow for the extension of a gravel driveway where code requires asphalt, brick, stone or simulated stone.

Mr. Davey: I'll second.

Deputy Clerk: Mr.Iten. Yes, Mr. Davey Yes, Ms. Moore No, Mr. Strahler. Yes, Mr. Maletz Yes. The motion passes with four votes in favor and one vote against.
[00:25:01]
Ms. Moore, if you could state the rationale for your dissenting vote.

Ms. Moore: Mr. Iten is on to me. I feel like maybe that should be the next one. I'm not in favor for the rear facing. Direction. So is that is that what you're saying? Mr. Right. No, i was really i'm approving more gravel driveway. I'm sorry. The

Vice Chair Iten: all we're doing here is giving them the right to have more gravel driveway if they want one.

Ms. Moore: i'm. Well, i'm thinking of it turned right the other way so that then you wouldn't need the driveway. So that's why i think it's more appropriate turned the other way i do. Okay, considering the adjacencies. Yes. Thank you.

Vice Chair Iten: okay. So let me just speak through this. So if you want to advance your position then you would need to vote no on the next motion.

Ms. Moore: Correct.

Vice Chair Iten: So i would move approval. Move to approve certificate of appropriateness or application arb 26 2025 with the following condition. The roof color is changed to a historic color matching the existing existing house. We have a second.

Ms. Moore: I'll second.

Deputy clerk: Mr.Iten, yes, Ms. Moore yes, Mr. Strahler Yes, Mr. Davey yes, Mr. Maletz yes. The motion passes with all votes in favor of the application, subject to the condition as listed in the staff report.

Vice Chair Iten: yeah, we just approved the rear load. I was expecting you to vote. No, but i think we just passed it okay. All right. So you've got your rear load. You've got all the waivers. Great. Thank you very much for your patience as we made sausage tonight.

Applicant: Thank you very much.
Mr. Iten: and thanks to the board and again to staff for an excellent report.

**[vii. Other business]**
Vice Chair Iten: and i think we now move on to other business. So we get to hear again from our friends at the school.

Architect Vicki Newell from Schorr Architects: I just wanted to update you on we've made significant changes in the floor plans and the elevations since your last year. I'm going to go through some of the changes we had. Review the site plans, preliminary plans and preliminary elevations. The updated drawings I'm going to show you are just line drawings, and some of them are just hand drawn and hand drawn renderings.
We've not modeled anything. First site plan that we had, we had the two story front one story back. It was very elongated along the site. We've converted the building into a very symmetrical design. All portions of the building, whether you're looking at the front northern portion of the building or the southern portion of the building, those are both two story wings. So is the wing

connecting between each of those. It takes up less horizontal length across the site. It's also avoiding all three of the wetlands, which are right here and here and there. This one over here. So these are the previous floor plans. This is, as you recall, was a one story section on the back of the building. And the front section of the building, facing north was two stories. This is the current plan we're proposing right now. This is a two story classroom wing gymnasium. We've tucked student dining behind so that we were reducing the overall length. Both of these buildings are completely symmetrical in plan. This is the second floor. There will likely be ongoing changes in moving some spaces around it, but the overall form of the building massing we're suggesting would stay the same. So if i draw this is the current plan that i'm working with drawing over top of

[00:30:04]

It. And this is what the elevation that i have done is rendered off of this plan. So these are the previous entrances you had and comments that you had given us feedback you wanted a much more monumental entrance. You wanted the building to be symmetrical. This was the overall view that we had. And as of today, this is currently what we're proposing. So looking for feedback. We really would like to at least know that this is taking it in the right direction. We've stepped back. We scrambled quite a bit to put this together in just a short period of time. That's the reason why you're looking at hand drawings at the moment. We want to at least know that we're in the right track before we start modeling again. So looking for comments and feedback that you may have. I also i also did this just a black and white sketch of looking at it in the color rendering.

Mr. Maletz: i guess i'll respond since i probably was the most vocal at the previous meeting. So thank you for bringing this back to us. I appreciate you reconsidering some of the comments that were made at the last meeting. I do think this is more responsive to the design principles within the community, so i appreciate you looking harder at those at those concerns. I would say from a my initial reaction to answer your question is from a overall concept, i would say this certainly moves in the direction that i was remarking about and encouraging you to reconsider. So i would like to see where that leads. I would say i don't see any immediate signs that that would have me suggest to you that you need to pivot in a yet again different direction. But and you've said this, that, that these are merely concepts at this point. So i will refrain on commenting on the details of your elevations. But i would say it does seem to be on the right track. However, i would caution you to pay very close attention to your. I'm looking at this version. It's a little easier for me to see that i would just be cautious about the hierarchy of roof massing. Your your side wings are a bit diminutive compared to the wings themselves, and if i could ever figure out how to use this, i would be able to. Here we go. No. Thank you. I maybe this one's better to point to. Okay.
So in terms of overall massing of the center and i do appreciate the alignment of the site plan as it relates to the current drive. So thank you for considering that i think the scale of the center mass. And again i'm going to limit my comments very specifically is perhaps more appropriate. Certainly establishes hierarchy. I think what i'm specifically referring to is the eave height of your flanking wings here and here, as it relates to the. Ridgeline of these, what i would refer to as hyphen connectors here and here seems to be just a little unresolved. So as you study that further, these may want to gain a little bit more preference and presence when compared to the overall massing. The other comment i would make, i think the window, the palladian window does seem to be responsive. I'll trust that that aligns with the gymnasium behind and that you guys are does. And so i was proposing looking at using cast stone for that detailing. It's not a place where i can because it's right behind the house. Sure. Not a place where i can actually put put a door, put windows. And the same is reflective. I have a classroom wall that's on the first floor at this location. I don't on the second floor where that window is shown. Fair enough. And i don't have an objection objection to cast stone, but that's obviously a conversation for the board. Once those details come into focus. This is this sort of what i'll call double hip elevation is a little unique and uncharacteristic. So i i'll, i'll leave that decision up to you as you proceed. But that initial reaction is that doesn't seem to be working. It's

[00:35:03]

Calling more attention to this very narrow element. And the secondary element in the back just seems to be getting lost between the hyphen and this appendage. So that's my $0.02 on that. My

last remark would be, well, i guess two final remarks. One please look closely at the proportions of column to height ratios. That's going to be very important in our final review.
and it's often something that this board has had to comment on with other submissions. So i'd ask you to make sure you study the proportions correctly on that. From what i see there, they do look too slender for their height. So that is obviously something to consider further. And then my final remark is, i believe my comments when this was previously presented were not so intended to be so stringent upon symmetry. I mean, i appreciate what you've brought forward this evening, but balance is more important to me than symmetry.
There's going to be considerations in any design where you may have to break your own rule when it comes to asymmetrical design, i don't think i don't want to speak for the whole board, but from my perspective architecturally, i think as long as those breaks are made in a thoughtful and considerate way, particularly being a 3 or 4 sided design consideration, i'm certainly open to that. So i just didn't want you or your team to be too overly constrained. From my perspective on wrote symmetry, when perhaps there are some other acceptable solutions depending on how the design evolves. So that's what i can offer.

Vice Chair Iten: I think those are great, great comments. I really like it. I think it does fit in the space plan very nicely, and it does feel like it's a relative to the other buildings on the campus. Thank you. It is an improvement for me over i can i can't articulate anywhere near as well as Mr. Maletz, but but but i like this better than what i saw last time, and i work in the column with.
Ms. Newell: They're actually. I drew this up at a 16 scale. So it's really it's really hard to get those proportions quite right. And i just wanted to bring it up for future consideration. So i didn't realize that they need to have some mass with them. I actually started with a four foot diameter at the base of that column. So i think when they're actually rendered, you'll see the beefiness when we model it a little bit more.

Mr. Maletz: it's and i would, i would consider if you look around the community, you're going to see primarily doric or tuscan treatments when it comes to proportions. But if you study the proportions of those specific orders, they are by far the most stout. If you want to pursue a more slender column, then i would definitely look at ionic and maybe corinthian, but i think ionic would not be inappropriate in this particular application. But if you do stick with doric order, then your proportions are going to be like 6 to 1, 7 to 1, depending on whether you go tuscan or doric. And that's a pretty stout column. So just take all that into consideration as you as you move forward.

Mr. Davie: Could you just bring back the site plan real quick? Sure. And can you speak to the road that connects in the rear there?

Ms. Newell: Yeah. So this this is to be nothing more than a service road. So it is for bus circulation into the site. This would be gated so that it wouldn't be used at other times. So the primary circulation for pedestrians and visitors is through here. So this is just would be for getting a delivery entrance in here to where the mechanical yard is food service and for bus circulation. Okay.

Mr. Davie: so the road that branches off serves as mechanical access and service access. Yes. So you do see like additional parking. We try to push this farther to the road and spread out the parking across the front to give us a better way to line up that access. So if there is exterior space, it would be on the plan west side between the two buildings, not the east side.

Ms. Newell: correct.

Mr. Maletz: Okay. Is there a necessity for this, operationally speaking, for the service drive to be teeing off this this drive at this location? I mean, that's kind of
[00:40:01]

What i was it's a i know i'm kind of cueing off your comment. I, i think given the existing trees, the, the, the adjacent wetlands, it just seems like a, an expense that is not worth the cost. I'd rather go.

Ms. Newell: It was our civil engineers first attempt with this site plan. So i know she was trying very hard to avoid the wetlands that are here, and the school wants to have a play area, so i think what was dictating it for her was getting placement over the turf. Is there a reason, operationally that it can't stub off of the bus drive? I mean, i

Mr. Davie: I think you've got controls in place in terms of vehicular traffic separation. I really don't know that there is a reason that it can't go off of that. So is that i was i would i would look to her about it and review that preserving this area for a service drive just doesn't do it for me. As far as tearing down any woods in that area, i think you could create a better turf field connection and access in the back. So pretty simple. But overall i wasn't here last time, but i did watch the meeting and agree with a lot of what andrew said. And i think the direction here is greatly improved. I would not be opposed to. I'm just looking at some of the other school imagery and seeing some difference in the brick treatment, some different colors. I think that'd be something we'll look for next time.

Mr. Maletz: So i do have a question for staff. Has there been we did bring this up last at our last review regarding that that service drive questioning its point of connection on swickard woods boulevard. Has there been a traffic impact done on that area, and what would be the protocol if not there?

Planning Manager Christian: There's probably one in progress for sure. We will do one to make sure that it's sited in the right location, but i do believe i think that's in progress with the public service department.

Mr. Maletz: yes. Okay. I just find that to be an awkward point of connection. So that's why i'm asking. Yeah, it's really from what i understand. And the school team can, can correct me. But again, it's really to separate the pedestrian traffic from the bus traffic. So that will be primarily used for busses turning right into that. So they can be completely separate from anyone that's trying to drop off or pick up their kids through the main loop up top. Yeah. Understood. I just with the with the entry and exit from the high school and then also the entry and exit to the existing elementary campus. That road gets very congested during normal school hours. So that's operationally that's my concern. I do find it unfortunate that it's cutting through those woods, but i think my bigger concern is, is the operations okay? Yeah. And i think probably and i let the school speak to this, but i think we've probably gotten similar same concerns about the flow of traffic up into the elc area and general as well. So i think that that additional access off of fodor is an attempt to preempt some of those issues that may happen in the future. So but i, you know, agree it is a balancing act. And we'll certainly take that in consideration. Okay.

Mr. Iten: Thank you. Any other comments or questions on behalf of the city?

Mayor Spalding: I just want to say thanks to Schorr and the school for working so diligently with some of our other partners to make some improvements to the design. It's always a very careful balance between aesthetics and cost, and I know the school is being very careful on the cost side, but there's, you know, that balance sometimes gets a little out of proportion. And I think this plan shows a little bit more balance in that approach. So thank you. Thank you. That's all I have. Thank you.

Mr. Iten: Thank you. Appreciate your comments.

**[viii. Poll members for comment]**

Vice chair Iten: do we have any comments or other observations from the board? As i say every meeting, it's a pleasure to serve with each and every one of you. I think we've got a very, very

good board and that is all due to counsel and wisdom and making the appointments. So do we have a can I have a motion to adjourn?

Ms. Moore: I will make a motion to adjourn. Is there a second?

Mr. Davie: I'll second.

Upon roll call: Ms. Moore. Yes, Mr. Davie yes. Mr. Iten. Yes. Mr. Strahler. Yes. Mr. Maletz yes. Motion passes. Good night. Thank you everybody.
* this transcript was compiled from uncorrected closed captioning.

**Appendix**
**ARB-26-2025**
**Staff Report**
**Record of Action**

NEW ALBANY
COMMUNITY CONNECTS US

**Architectural Review Board Staff Report**
**August 11, 2025**

**NATIONWIDE CHILDREN'S HOSPITAL – NEW ALBANY CLOSE TO HOME**
**FINAL DEVELOPMENT PLAN**
**CERTIFICATE OF APPROPRIATENESS**

| | |
|---|---|
| LOCATION: | Generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432) |
| APPLICANT: | Bryce Shirley |
| REQUEST: | Certificate of Appropriateness-Final Development Plan |
| ZONING: | Ganton Comprehensive Planned Unit Development (C-PUD) |
| STRATEGIC PLAN: | Village Center |
| APPLICATION: | FDP-57-2025 |

Review based on: Application materials received on July 11, 2025

*Staff report prepared by Sierra Saumenig, Planner II*

## I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed pediatric medical facility generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road. The application consists of a new outpatient medical center with associated parking and landscaped amenity spaces. The site is zoned Comprehensive Planned Unit Development (C-PUD) and the proposed medical facility is within Subarea 1. There are three subareas within this zoning district.

Per C.O. 1157.08(b)(2), C-PUD preliminary and final development plan applications, within the Village Center Area, require a Certificate of Appropriateness to be issued by the Architectural Review Board (ARB) who reviews the proposal and makes a recommendation to the Planning Commission (PC). The PC then reviews the application, including the recommendation of the ARB, and takes final action on the application. Per C.O. 1159.09(h), the applicant may submit the preliminary and final development plans as a single application, which is the approach taken in this case. This case is scheduled to be heard by the Planning Commission during their meeting on August 18, 2025.

Since the development site is located within a Comprehensive Planned Unit Development (C-PUD), the applicable standards are those outlined in the Ganton C-PUD development text, the New Albany Design Guidelines and Requirements, and other relevant city code provisions, rather than the Urban Center Code.

## II. SITE DESCRIPTION & USE

The development site is in the Village Center and currently vacant. It is generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road. Surrounding uses include Zarley Industrial Park across 161, commercial businesses to the west, and vacant land to the south.

## III. EVALUATION

**A. Certificate of Appropriateness**

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
   - The applicant proposes to construct a new pediatric medical center consisting of a 170,000 square foot medical facility and a 16,000 square foot Central Utility Plant (CUP) to support the energy and operational needs of the facility. The medical center will consist of four levels—one below grade and three above grade—along with an enclosed rooftop mechanical penthouse.
   - The zoning text requires the following setbacks:

| Road | Requirement | Proposed |
|---|---|---|
| State Route 161 | 100-foot building and pavement setback | 100-foot building and pavement setback [met] |
| Ganton Parkway | 25-foot building and pavement | 100+/- foot building and pavement setback [met] |

   - Architectural requirements include both the Ganton C-PUD development text and Section 6 of the city's Design Guidelines and Requirements (Commercial Outside Village Center).
   - Section 6(I.A.1) of the DGRs and the zoning text states that all visible elevations of the building shall receive similar treatment in style, materials, and designs so that no visual side is of lesser visual character than the other.
     - The proposed building features a predominantly brick exterior, reflecting a high-quality and durable material choice that aligns with the city's architectural requirements. All four elevations are treated with equal attention to design detail, incorporating evenly spaced windows and entrances to ensure a cohesive and visually balanced appearance.
   - Section 6(I.B.2) of the DGR's states that to the greatest extent possible, particularly along public sidewalks and leisure trails, building designs shall avoid windowless blank walls. A high window-to-wall-ratio is preferred. Additionally, the zoning text states design variations on long exterior walls shall be employed to create visual interest and some variations including offsets, recesses, color changes, and variety in building height.
     - The proposed facility includes several windows on all four facades. The only area that does not have windows but includes a bricked-in window style is the CUP which is on the back side of the facility facing 161. The proposed building also includes design variation including differing building heights, offsets, and recesses.
   - The applicant proposes to use brick, cast stone, and painted aluminum which are permitted exterior building materials in the DGR's and the C-PUD development text.
   - The city architect reviewed the application and commended the high architectural quality, well-considered site layout, and landscaping, noting that no revisions were necessary.
   - The zoning text states building height shall be a maximum of 75 feet and the applicant is meeting that with a maximum height of 74 feet.
   - The zoning text states complete screening of all roof-mounted equipment is required on all four sides of the building with materials that are consistent and harmonious with the building's façade and character. Additionally, all ground-mounted equipment shall

be completely screened by walls, fencing, and landscaping that is consistent and harmonious with the materials on and character of the nearest primary building.

- The applicant has provided elevations showing screening and noted in the plans that all mechanical equipment shall be screened as required in the zoning text.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

**Landscape**

- The zoning text states that existing trees and vegetation located within the required minimum pavement setback from 161 or within areas which are generally designated on a preliminary development plan as being within a "Preservation Zone." The applicant has provided a tree clearing plan and indicated a Preservation Zone along the north and east sides of the property which is the entirety of Parcel ID 222-005432 which is also adjacent to the Rose Run stream corridor.
- The zoning text requires a minimum of 38 acres of parkland and open space throughout the zoning district, consistent with the recommendations of the Urban Center Code Regulating Plan.
  - The applicant submitted an exhibit illustrating the parkland and open space planned for this subarea, totaling approximately 8.94 acres. This means that a minimum of 29.06 acres of parkland and open space is required throughout the other subareas.
    - Staff recommends a condition of approval that the property owner dedicate Parcel ID 222-005432 to the city for the purposes of parkland and open space (condition #1).
- The zoning text requires the landscaping treatment along Ganton Parkway to be consistent across the zoning district and shall be designed through cooperative efforts between the property owner(s) and the city.
  - The final street and roadway plans for Ganton Parkway indicate that the city will be installing street trees in both the tree lawns and median islands. The city will also pave the leisure trail on both sides.
  - The applicant is responsible for installing the required four rail horse fence, along the entire site frontage, which is shown on the plans.
- The zoning text states that there shall be no less than one tree planted for every ten parking spaces located in a surface parking lot and at least 5% of the vehicular use area shall be landscaped or green space.
  - The applicant provides a total of 486 trees, which substantially exceeds the required amount (50 trees). Additionally, 32.3% of the vehicular use areas are proposed to be landscaped or maintained as green space.
- The proposed site plan includes a large central green that the building fronts, along the Ganton Parkway elevation. This area includes a concrete walking path, viewing garden, seat wall, and bench seating.
- The site plans indicate that underground water detention will be utilized and therefore there are no stormwater basins on site.
- The City Landscape Architect has reviewed the plans and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #2). The City Landscape Architect's comments are:
  - Confirm the color(s) of the proposed vehicular and pedestrian light fixtures outlined on sheet ES202 of the submittal. Per Ganton-PUD Zoning District Part III, Subarea 1 Development Standards, section G- Lighting (iii) all parking lot poles shall be black or New Albany green and constructed of metal.

- Confirm the proposed wall condition shown on sheet C303 of the submittal. If the proposed wall(s) are to remain, update the plan to include details on the material and height of the wall(s).
- Update the proposed site plan to include bicycle parking at a ratio of 4 hitches to every 100 vehicular parking spaces.
- Update the proposed planting plan to include additional deciduous shade trees to properly screen the outlined service area.

**Lighting**

- A detailed lighting plan was submitted for review; however, clarification is needed regarding the height and color of the proposed light poles. The zoning text requires light poles to be downcast and they must not exceed 30 feet in height, and the finish must be either black or New Albany Green. Additionally, several areas along the property lines show footcandle levels that are not at or near zero, which should be addressed to comply with lighting standards and minimize light spillover beyond the boundaries of the site.
  - Staff recommends a condition of approval that the applicant meet all lighting standards found in zoning text section III(G) (condition #3).

**Vehicular and Pedestrian circulation:**

- The zoning text commits to the extension of Ganton Parkway, as identified in the Engage New Albany Strategic Plan. This new roadway is shown on the proposed plans and will connect into the existing Theisen Drive, off US-62, and connect into a realigned intersection at Kitzmiller Road and East Dublin-Granville Road.
- The site will be accessed from two curb cuts along the future Ganton Parkway.
  - The westernmost access will accommodate service vehicles, deliveries, and emergency vehicles.
  - The central access point will serve patients, visitors, and staff.
- The off-street parking requirements of Chapter 1167 do not apply to this subarea, according to the zoning text. The amount of parking shall be reviewed by the ARB and PC as part of the final development plan. The ARB should consider the anticipated parking needs of the applicant and uses, the number of anticipated employees and visitors for such uses, and projected timing of employment shifts and visits by patients (if applicable). The applicant provided a parking rationale indicating the reasoning for the proposed number of parking spaces.
  - The use is neither a hospital with beds or a nursing facility and therefore, the applicant has indicated that the proposed parking totals are based on a combination of anticipated patient and staff volumes, as well as typical standards for medical office facilities relative to building area. The applicant proposes 1 space per 285 square feet of total patient care area to allow for flexibility and reasonable capacity to support the needs of unbuilt space. The lower level, which primarily consists of storage and utility space, is calculated at a lower ratio of 1 space per 1,000 square feet. The following table includes the total building proposed parking:

| | | |
|---|---|---|
| **Lower Level** | 42,500 sq. ft. x 1.0 space/1000 sq. ft. | 43 spaces |
| **Levels 1-3** | 127,500 sq. feet x 1.0 space/285 sq. ft. | 447 spaces |
| **Central Utility Plant** | 6 maintenance staff | 6 spaces |
| **Total** | | **496 spaces** |

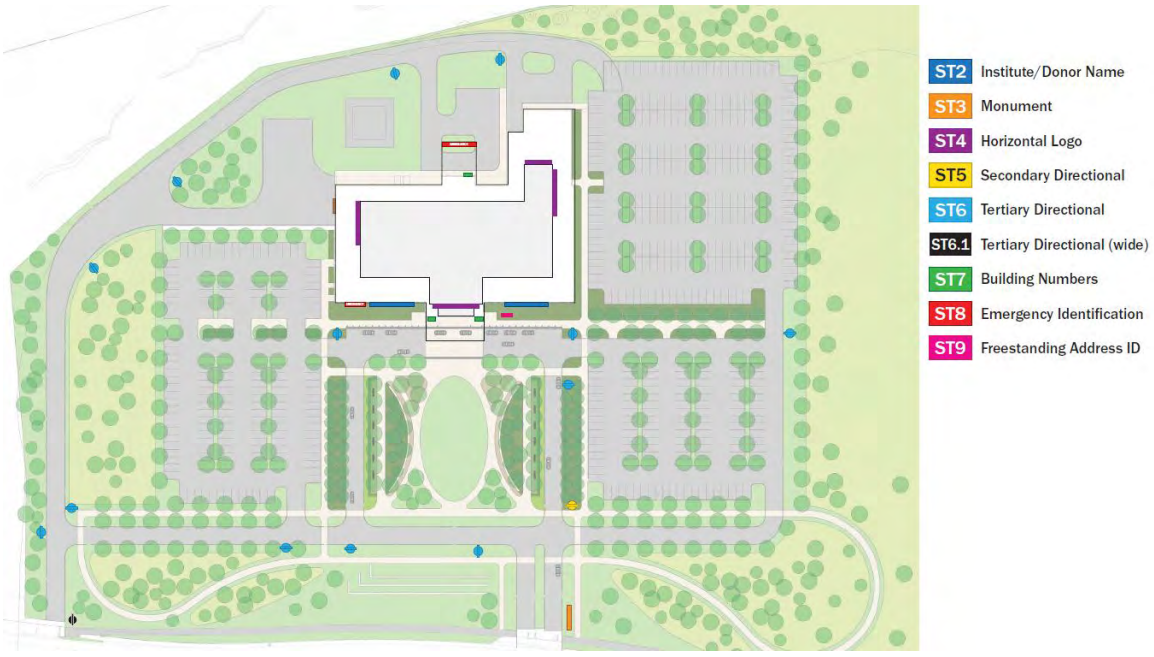
- The proposed site plan incorporates a comprehensive internal sidewalk network designed to enhance pedestrian connectivity throughout the site. This network

will tie into the leisure trail, promoting walkability beyond the development boundaries. Additionally, clearly marked pedestrian crosswalks are provided at key points across internal drive aisles to ensure safe and accessible movement for pedestrians between buildings and parking areas.

- The plan does not show bike parking and per the landscape architect's comments, 5 bike hitches should be installed (see condition under the *Landscape* section).

**Signage**

- The zoning text states that a master sign plan shall be submitted for subarea 1 as part of a final development plan application. Once a master sign plan is approved, all future sign applications shall be reviewed and approved by the ARB via a certificate of appropriateness application and do not require Planning Commission review. The applicant has submitted a master sign plan and details outlining each proposed sign.
- Due to the unique nature of the use and the need for effective wayfinding, signage within this subarea requires greater flexibility. As such, the zoning text and master sign plan shall govern signage requirements. In instances where specific signage is not addressed in either document, the relevant provisions of the Codified Ordinances shall apply. All signage should be designed to complement the architectural character of the building, with appropriate scale and placement. Signs should not obscure architectural features such as detailing, windows, entrances, or doorways.
- The zoning text lays out different types of signs that are permitted in Subarea 1
- The applicant proposes nine unique sign types including:
    a. Institute/Donor Name – two signs
    b. Monument (Primary Entry Monument Sign)– one sign
    c. Horizontal Logo (Building Identification Sign) – four signs
    d. Secondary Directional (Directional Sign) – one sign
    e. Tertiary Directional (Directional Sign) – 12 signs
    f. Tertiary Directional (wide) (Directional Sign) – one sign
    g. Building Numbers (Ancillary Wall Sign) – three signs
    h. Emergency Identification – two signs
    i. Freestanding Address ID – one sign




*Proposed Master Sign Plan*

- The proposed signage types, placement, and quantity appear appropriate for the intended use. Additionally, the size of the wall signs is well-proportioned to the building's architectural design and provides sufficient visibility to identify the building from off-site.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - The majority of the site is vacant and the area that is environmentally sensitive will not be developed on.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
   - The applicant has designed the new building in a way that is appropriate to the area and meets the architectural requirements in the DGR's.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - The shape, proportion, and breakdown of architectural elements are appropriate for the proposed architectural style. As the proposed building is large, the applicant has achieved a thoughtful design that breaks up blank walls and is visually appealing.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - Not Applicable

**IV. ENGINEER'S COMMENTS**

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval (condition #4).

1. Add the FDP title block and accompanying notes to the FDP cover sheet.
2. Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
3. Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed mix.
4. The proposed Rose Run culvert will create a new 100-year water surface elevation on the parcel. It is recommended that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
5. Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
6. Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
7. Street, storm water management, sanitary sewer collection and water distribution related details will be evaluated once detailed construction plans become available.

**V. SUMMARY**

The proposed hospital use aligns with the land use recommendations of the Engage New Albany Strategic Plan and is consistent with the intent and requirements of the approved C-PUD zoning. The design for the building is of high quality and the site strategy, building massing, and exterior elevation seamlessly blend with the existing area and meets the recommendation of the Ganton

focus area of the strategic plan to have high-quality development along the frontage of 161. Additionally, the proposal supports the focus area's guidance to incorporate prominent green spaces that help define the heart of the development achieved through the inclusion of the large central green.

The overall site layout is thoughtfully designed to balance functionality with aesthetics, incorporating purposeful landscaping and open space to enhance the character of the area. The internal sidewalk network provides connections to the proposed leisure trail which will enhance pedestrian connectivity in the area. The extension of Ganton Parkway through the zoning district provides additional vehicular and pedestrian connectivity in the community and access to future development sites, while preserving the character of the immediate area. The signage plan is tailored to the facility's wayfinding needs and aligns with the approved zoning text.

## IV. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

**Suggested Motion for FDP-57-2025:**

Move to approve Certificate of Appropriateness application FDP-57-2025 with the following conditions:

1. That the owner dedicates Parcel ID 222-005432 to the city for the purposes of parkland and open space.
2. All comments from the city's landscape architect are met including:
    - Confirm the color(s) of the proposed vehicular and pedestrian light fixtures outlined on sheet ES202 of the submittal. Per Ganton-PUD Zoning District Part III, Subarea 1 Development Standards, section G- Lighting (iii) all parking lot poles shall be black or New Albany green and constructed of metal.
    - Confirm the proposed wall condition shown on sheet C303 of the submittal. If the proposed wall(s) are to remain, update the plan to include details on the material and height of the wall(s).
    - Update the proposed site plan to include bicycle parking at a ratio of 4 hitches to every 100 vehicular parking spaces.
    - Update the proposed planting plan to include additional deciduous shade trees to properly screen the outlined service area.
3. That the applicant meet all lighting standards found in zoning text section III(G).
4. All comments from the city's engineer are met including:
    - Confirm Add the FDP title block and accompanying notes to the FDP cover sheet.
    - Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
    - Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed mix.
    - The proposed Rose Run culvert will create a new 100-year water surface elevation on the parcel. It is recommended that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
    - Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
    - Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
    - Street, storm water management, sanitary sewer collection and water distribution related details will be evaluated once detailed construction plans become available.

5. All future exterior site and building modifications are subject to future review as part of a final development plan modification application, in accordance with the relevant requirements of the zoning text.

**Approximate Site Location:**



Source: NearMap

MKSK

**Development Review**
project name Na wide Children's Hospital
prepared for City of New Albany
date July 25, 2025
date received July 17, 2025

**COMMENTS**

**Site Plan**

1. Con olor(s) of the proposed vehicular and pedestrian ligh tures outlined on sheet E al. Per Ganton C-PUD Zoning District Part III, Subarea 1 Development Standar light poles shall be black or New Albany green and constructed of metal.

2. Con oposed wall c wn on shee al. If the proposed wall(s) are to remain, update the plan to include details on the material and height of the wall(s). See diagram below.

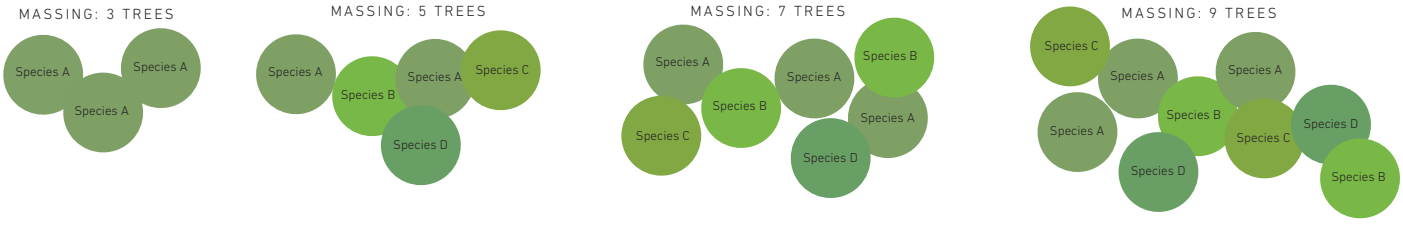
3. Update the proposed site plan to include bicycle parking at a ra cle) hitches to every 100 vehicular parking spaces.

4. Revise the fence at the west drive access to match the proposed c t the main drive along Ganton Parkway. See diagram below.

**Planting Plan**

5. Update the proposed plan ees to properly screen the outlined service area. See diagram below.

**Tree Grouping Standards**

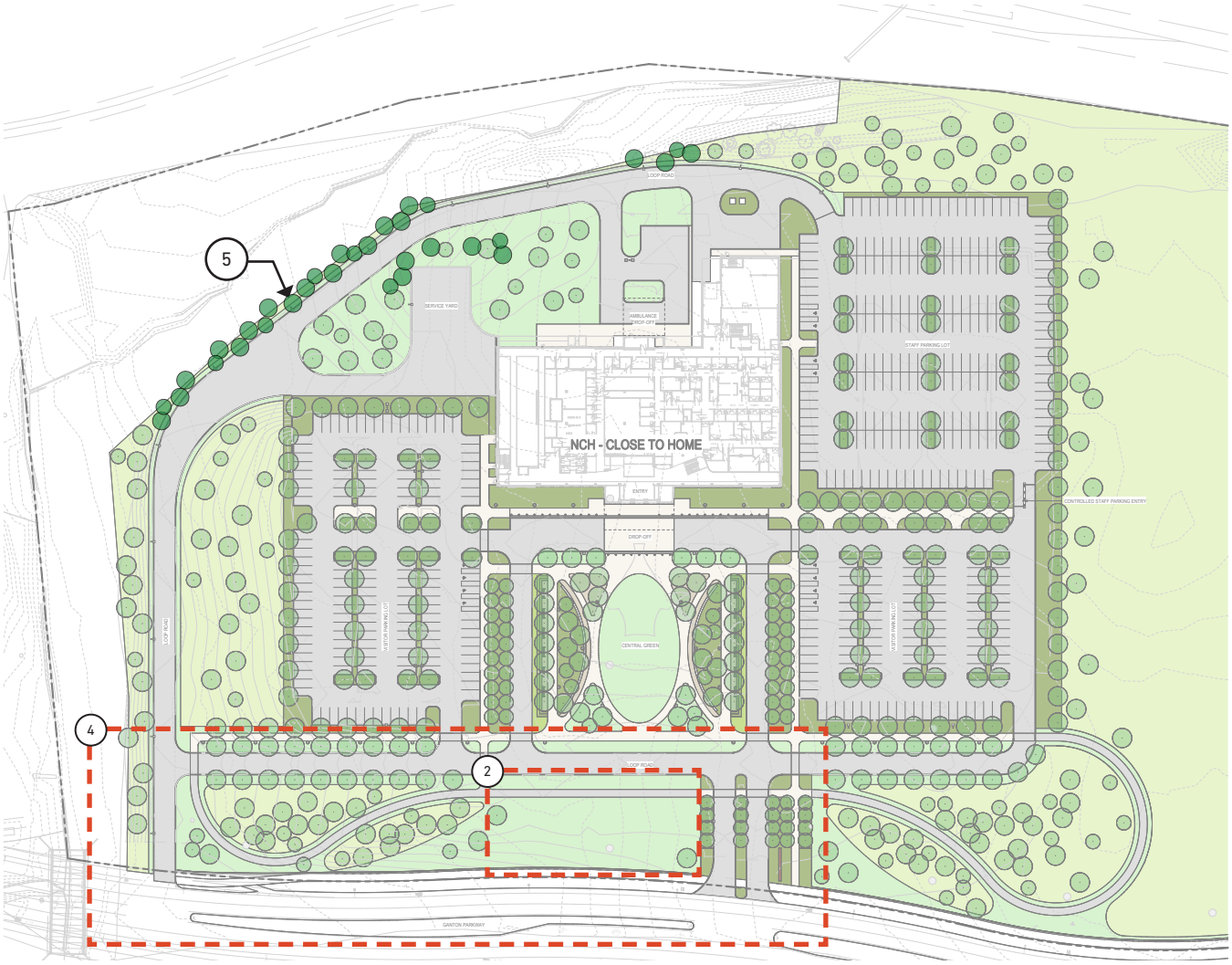


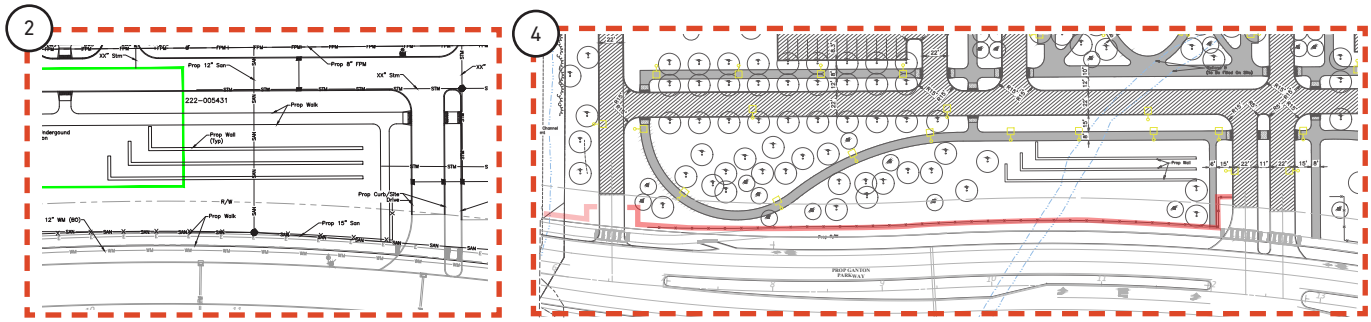

*NOTES:
*The provided diagram is f a tent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.*

MKSK

**Development Review**

| | |
|---|---|
| project name | Na wide Children's Hospital |
| prepared for | City of New Albany |
| date | July 25, 2025 |
| date received | July 17, 2025 |




Plan Enlargements

**City of New Albany**
99 West Main Street
New Albany, Ohio 43054

# MEMO

404.765-01
July 24, 2025

To: Sierra Saumenig
City Planner

From: Matt Ferris, P.E., P.S.
By: Jay M. Herskowitz, P.E., BCEE

Re: Nationwide Children's Hospital FDP

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We reviewed the referenced submittal in accordance with Code Sections 1159.07 (b)(3) FDP. Our review comments are as follows:

1. Please refer to Exhibit A included with this memorandum. Add the FDP title block and accompanying notes to the FDP cover sheet.
2. Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
3. Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed mix.
4. The proposed Rose Run culvert will create a new 100 year water surface elevation on the parcel. We recommend that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
5. Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
6. Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
7. We will evaluate street, storm water management, sanitary sewer collection and water distribution related details once detailed construction plans become available.

MEF/JMH

(attachment)

cc: Josh Albright, Development Engineer

NEW ALBANY

# Community Development Planning Application

## Submission

Submit planning applications and all required materials via email to planning@newalbanyohio.org

Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.

## Project Information

Site Address "TBD" Ganton Parkway

Parcel Numbers 222-005431

Acres 26 # of lots created 1

| Choose Application Type | | Description of Request: |
|---|---|---|
| ☐ Appeal | ☐ Extension Request | Final Development Plan Review |
| ☐ Certificate of Appropriateness | ☐ Variance | Nationwide Children's Hospital - New Albany Close To Home |
| ☐ Conditional Use | ☐ Vacation | |
| ■ Development Plan | | |
| ☐ Plat | | |
| ☐ Lot Changes | | |
| ☐ Minor Commercial Subdivision | | |
| ☐ Zoning Amendment (Rezoning) | | |
| ☐ Zoning Text Modification | | |

## Contacts

| Applicant Information | |
|---|---|
| Name | Bryce Shirley |
| Address | 250 West St., Suite 150 |
| City, State, Zip | Columbus, OH 43215 |
| Phone Number | 614-254-6225 |
| Email | bshirley@dlrgroup.com |

| Property Owner Information | |
|---|---|
| Name | Nationwide Children's Hospital |
| Address | 700 Children's Dr |
| City, State, Zip | Columbus, OH 43205 |
| Phone Number | 614-355-1553 |
| Email | kevin.noble@nationwidechildrens.org |

## Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner 07/10/2025 Date: 7/10/2025

Signature of Applicant Date: 7/11/2025

**DLR Group inc.**
an Ohio corporation

250 West Street, Suite 150
Columbus, OH 43215

July 11, 2025

Re: Nationwide Children's Hospital – New Albany Close To Home – Final Development Plan

## STATEMENT OF PROPOSED USES

Nationwide Children's Hospital (property owner) intends to develop parcel 222-005431, located within the Ganton C-PUD zoning district near the intersection of SR-161 and Johnstown Road as new pediatric medical center. The project consists of the construction of a new outpatient medical center with associated off-street parking, internal access roadways, utilities, and landscaped amenity spaces.

The primary structure will be an approximately 170,000 square foot, steel-framed outpatient medical facility. A connected Central Utility Plant (CUP) of approximately 16,000 square feet, also steel-framed, will support the energy and operational needs of the facility. The medical center will include four occupied levels: one below grade and three above grade, along with an enclosed rooftop mechanical penthouse. The facility's loading dock will be located below grade, screened from view, and accessed through the lower level to reduce potential visual impacts.

The facility will provide diagnostic and treatment services for pediatric patients on an outpatient basis. Services are to include Advanced Urgent Care, Medical Imaging, Medical Laboratory, Clinical spaces (medical office), and Physical Therapy. Additional auxiliary functions will include staff offices, a café, and storage areas. Building fit-out will be phased with approximately 90,000sf to be fit-out with the identified uses, and 80,000sf remaining unoccupied shell space to accommodate medical uses to be identified at a future date. In the near term, Nationwide Children's Hospital intends to operate an urgent care center at this location. The site and building have been designed to accommodate the potential future conversion of the urgent care function into an emergency department, including provisions for appropriate signage, vehicle access, and operational requirements.

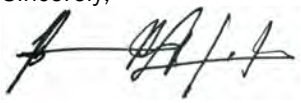
Site access is proposed from two points along the future Ganton Parkway extension. The westernmost access will accommodate service vehicles, deliveries, and emergency vehicles, while the central access point will serve patients, visitors, and staff. Off-street parking will be provided through three asphalt surface lots: two for patients and visitors and one gated lot dedicated for staff parking (see parking memo for parking calculations). Circulation and site layout have been designed to minimize conflict between pedestrian and vehicular movements and to facilitate efficient site operations.

The proposed building and site design have been developed to be consistent with the existing character of institutional facilities within the City of New Albany. The design intent prioritizes patient and visitor safety, clear wayfinding, and a high-quality environment through appropriate building massing, material selection, landscape design, and signage.

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

Pending the completion of all required approvals and permits, construction is anticipated to commence in a timely manner to support the Owner's goal of opening the facility in 2027.

Sincerely,



Bryce Shirley, AIA
DLR Group
bshirley@dlrgroup.com
614-254-6225

**DLR Group inc.**
an Ohio corporation

250 West Street, Suite 150
Columbus, OH 43215

07/11/2025

Re: Nationwide Children's Hospital – New Albany Close To Home – Final Development Plan

AFFIDAVIT OF PROPERTY OWNERS AND ADDRESS WITHIN 200 FEET OF PARCEL

As requested, this is an affidavit that lists the property owners and their addresses that are within 200 feet of parcels 222-005431 owned by Nationwide Children's Hospital.

Parcel ID: 222-004730
Owner: NEW ALBANY COMPANY LLC
Owner Address: 8000 WALTON PKWY STE 100, NEW ALBANY, OH 43054
Site Address: JOHNSTOWN RD, NEW ALBANY, OH 43054

Parcel ID: 222-005109
Owner: ROUTE 62 & WALTON ROAD LLC
Owner Address: 1935 JAMES PKWY, HEATH, OH 43056
Site Address: JOHNSTOWN RD, NEW ALBANY, OH 43054

Parcel ID: 222-001845
Owner: PLAIN TOWNSHIP TRUSTEES
Owner Address: NA
Site Address: 9500 JOHNSTOWN RD, NEW ALBANY, OH 43054

Parcel ID: 222-000236
Owner: BD OF TRS OF PLAIN TWP FRANKLIN CO OHIO
Owner Address: PO BOX 273, NEW ALBANY, OH 43054
Site Address: JOHNSTOWN RD, NEW ALBANY, OH 43054

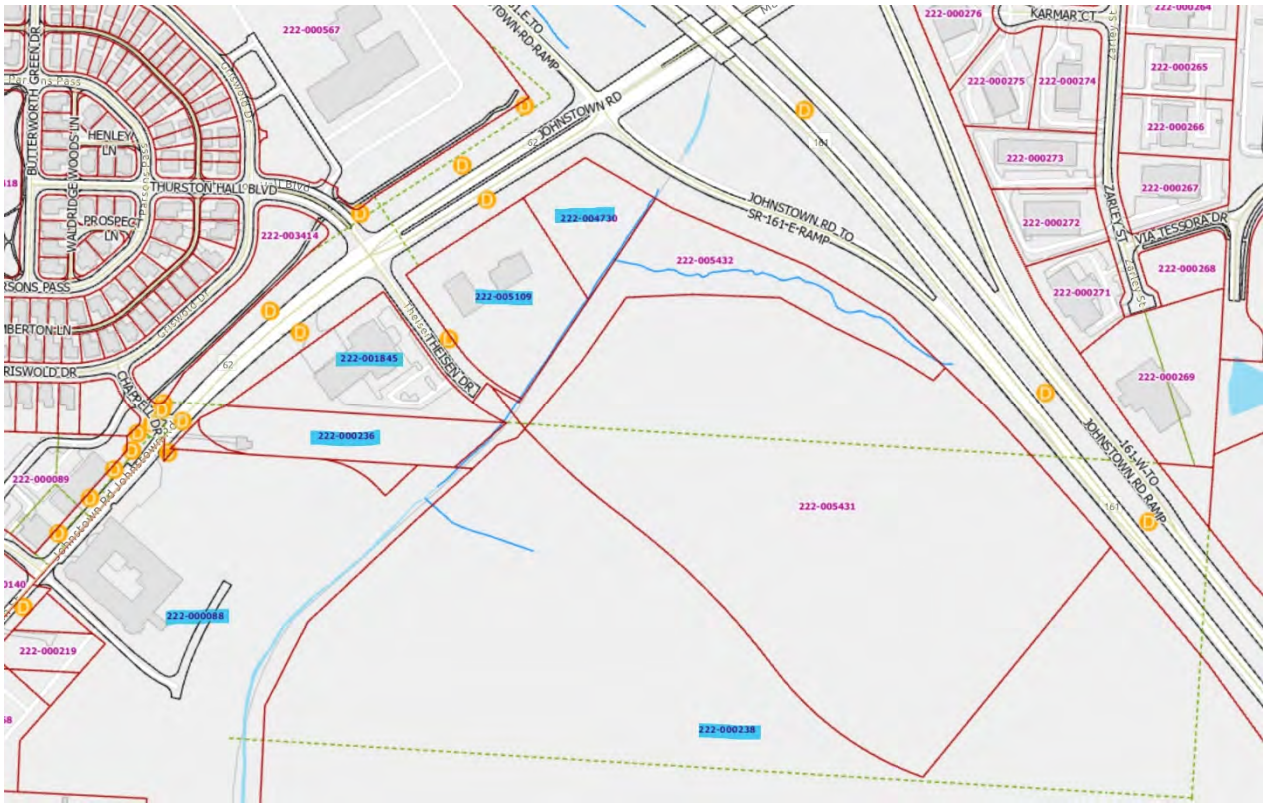
Parcel ID: 222-000088
Owner: LAKE (NEW ALBANY) LLC
Owner Address: 6688 NORTH CENTRAL, STE 1400, DALLAS, TX 75206
Site Address: 245 E MAIN ST, NEW ALBANY, OH 43054

Parcel ID: 222-000238
Owner: WHITEBARN ORGANICS LLC
Owner Address: 8000 WALTON PKWY STE 100, NEW ALBANY, OH 43054
Site Address: 9582 JOHNSTOWN RD, NEW ALBANY, OH 43054

The parcels are highlighted in blue on the image below.

Sincerely,

Bryce Shirley, AIA
DLR Group
bshirley@dlrgroup.com
614-254-6225



**DLR Group inc.**
an Ohio corporation

250 West Street, Suite 150
Columbus, OH 43215

July 25, 2025

Re: Nationwide Children's Hospital – New Albany Close To Home – Final Development Plan

## MEMORANDUM OF UNDERSTANDING – PARKING

Per Ordinance O-28-2024, C-PUD Section E.i Parking, off-street parking counts are proposed to accommodate the anticipated needs of the medical facility. The City of New Albany zoning code lists the requirements for Hospitals and Nursing Facilities per the requirements below (image from New Albany zoning text).

| | | |
|---|---|---|
| (6) | Hospitals; nursing facilities. | One for each four beds plus one per employee on main shift. |

Due to the nature of this facility, it is difficult to accurately quantify parking requirements based on these requirements. Being a clinic and urgent care facility (Medical Office use), the project is neither a hospital with beds or a nursing facility. In addition, approximately 50% of the building area will be unoccupied shell space at the for the indefinite future with no specific use identified. This unoccupied shell space makes it difficult to project the amount of employees on a main shift, or number of beds, as this could vary greatly based on the future medical use.

Working with Nationwide Children's Hospital (property owner), parking quantities are being proposed using a combination of expected patient/staff volumes and normative requirements for medical office facilities based on building area. As a reference, the City of Columbus requires 1 space per 300sf minimum and 1 space per 200sf maximum for medical office facilities. We propose providing 1 space per 285sf of total patient care area to allow for flexibility and reasonable capacity to support the needs of the unbuilt space. Due to the significant amount of storage and utility space at the lower level, the anticipated parking needs for that space have been calculated at 1 space per 1000sf.

**Total Building Proposed Parking**

| | | | |
|---|---|---|---|
| Lower Level | 42,500 sf | x 1.0 space/1000sf | 43 spaces |
| Levels 1-3 | 127,500sf | x 1.0 space/285sf | 447 spaces |
| Central Utility Plant | 6 maintenance staff | | 6 spaces |
| **Total** | | | **496 spaces** |

Accessible Parking needs have been determined based on Nationwide Children's Hospital anticipated patient needs with the minimum requirement to exceed 2% of total spaces. Of a total 496 parking spaces, 12 accessible parking spaces are provided (2.4%).

Sincerely,



Bryce Shirley, AIA
DLR Group
bshirley@dlrgroup.com
614-254-6225

# ALTA/NSPS LAND TITLE SURVEY

## LOTS 25 & 26, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16
## UNITED STATES MILITARY DISTRICT
## CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

DESCRIPTION FROM TITLE COMMITMENT No. CLN2435209A:

Tract I:
23.504 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lots 25 and 26, Quarter Township 4, Township 2, Range 16, United State Military District, and being part of the remainder of that 129.502 acre tract conveyed to Whitebarn Organics, LLC by deed of record in Instrument Number 201209250143281, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at an iron pin set in the southeasterly right-of-way line of Johnstown Road (U.S. 62, width varies), as delineated in Ohio Department of Transportation plans FRA-161-16.75 and LIC-161-0.00, at the northwesterly terminus of the northeasterly right-of-way line of Theisen Drive (60 feet wide; formerly known as Ganton Road, re-named by Ordinance No. O-15-2000), as dedicated by Plat Book 86, Page 32, being in the southeasterly line of that 1.019 acre tract designated as Parcel 65-WD and appropriated by State of Ohio in Franklin County Court of Common Pleas Case No. 75CV-01-436, of record in Deed Book 3485, Page 849, and at the westernmost corner of that 3.092 acre tract conveyed to Route 62 & Walton Road LLC by deed of record in Instrument Number 201912270173755;

Thence South 35° 31' 39" East, with the northeasterly right-of-way line of said Theisen Drive, the southwesterly line of said 3.092 acre tract, a distance of 227.02 feet to an iron in set at a point of curvature;

Thence with said northeasterly right-of-way line and the southeasterly extension thereof, partially with a northeasterly line of the remainder of that 19.729 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 201411260158311, with the southwesterly line of said 3.092 acre tract, with the arc of a curve to the left, having a central angle of 18° 45' 07", a radius of 420.00 feet, an arc length of 137.46 feet, a chord bearing of South 44° 54' 14" East and chord distance of 136.85 feet to an iron pin set on the arc of a curve;

Thence across said 19.729 acre tract, with the arc of a curve to the left, having a central angle of 04° 21' 09", a radius of 1859.86 feet, an arc length of 141.29 feet, a chord bearing of South 40° 46' 11" East and chord distance of 141.25 feet to an iron pin set in the line common to the remainder of said 129.502 acre tract and said 19.729 acre tract, being the TRUE POINT OF BEGINNING;

Thence with the line common to the remainder of said 129.502 acre tract and said 19.729 acre tract, the following courses and distances:

North 40° 13' 00" East, a distance of 225.26 feet to an iron pin set;

North 35° 06' 37" East, a distance of 202.18 feet to an iron pin set;

North 87° 27' 00" East, a distance of 173.91 feet to an iron pin set;

South 87° 49' 50" East, a distance of 225.47 feet to an iron pin set;

South 61° 09' 16" East, a distance of 160.59 feet to an iron pin set;

South 63° 51' 38" East, a distance of 189.29 feet to an iron pin set;

South 57° 20' 17" East, a distance of 101.59 feet to an iron pin set; and

North 43° 59' 06" East, a distance of 45.17 feet to an iron pin set at the easternmost common corner of the remainder of said 129.502 acre tract and said 19.729 acre tract, in the southwesterly limited access right-of-way line of State Route 161, as delineated in Ohio Department of Transportation plans FRA-161-16.75/LIC-161-0.00, being in the southwesterly line of that 18.770 acre tract designated as Parcel 65-WL and appropriated by State of Ohio in Franklin County Court of Common Pleas Case Number 75CV-01-436, of record in Deed Book 3485, Page 849;

Thence with said southwesterly limited access right-of-way, the northeasterly line of said 129.502 acre tract, the southwesterly line of said 18.770 acre tract and that 2.348 acre tract designated as Parcel 46-WL conveyed to State of Ohio by deed of record in Deed Book 3440, Page 901, the following courses and distances:

South 45° 55' 12" East, a distance of 163.17 feet to a 5/8 inch rebar found;

South 41° 53' 42" East, a distance of 350.57 feet to a 5/8 inch rebar found; and

South 39° 11' 51" East, a distance of 111.41 feet to an iron pin set;

Thence across said 129.502 acre tract, the following courses and distances:

South 39° 36' 07" West, a distance of 762.33 feet to an iron pin set on the arc of a curve;

With the arc of a curve to the right, having a central angle of 33° 15' 38", a radius of 831.47 feet, an arc length of 482.67 feet, a chord bearing of North 53° 40' 55" West and chord distance of 475.92 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 16° 12' 25", a radius of 1959.86 feet, an arc length of 554.37 feet, a chord bearing of North 45° 09' 19" West and chord distance of 552.53 feet to an iron pin set at a point of reverse curvature; and

With the arc of a curve to the right, having a central angle of 10° 18' 46", a radius of 1859.86 feet, an arc length of 334.76 feet, a chord bearing of North 48° 06' 08" West and chord distance of 334.30 feet to the TRUE POINT OF BEGINNING, containing 23.504 acres, more or less, of which 7.356 acres lies within Lot 25 and 16.148 acres lies within Lot 26.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007). The portion of the northeasterly right-of-way line of Theisen Drive, having a bearing of South 35° 31' 39" East, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307, in November of 2024.

Tract II:
3.503 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lots 25 and 26, Quarter Township 4, Township 2, Range 16, United State Military District, and being part of the remainder of that 19.729 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 201411260158311, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at an iron pin set in the southeasterly right-of-way line of Johnstown Road (U.S. 62, width varies), as delineated in Ohio Department of Transportation plans FRA-161-16.75 and LIC-161-0.00, at the northwesterly terminus of the northeasterly right-of-way line of Theisen Drive (60 feet wide; formerly known as Ganton Road, re-named by Ordinance No. O-15-2000), as dedicated by Plat Book 86, Page 32, being in the southeasterly line of that 1.019 acre tract designated as Parcel 65-WD and appropriated by State of Ohio in Franklin County Court of Common Pleas Case No. 75CV-01-436, of record in Deed Book 3485, Page 849, and at the westernmost corner of that 3.092 acre tract conveyed to Route 62 & Walton Road LLC by deed of record in Instrument Number 201912270173755;

Thence South 35° 31' 39" East, with the northeasterly right-of-way line of said Theisen Drive, the southwesterly line of said 3.092 acre tract, a distance of 227.02 feet to an iron in set at a point of curvature;

Thence with said northeasterly right-of-way line and the southeasterly extension thereof, partially with a northeasterly line of the remainder of said 19.729 acre tract, with the southwesterly line of said 3.092 acre tract, with the arc of a curve to the left, having a central angle of 18° 45' 07", a radius of 420.00 feet, an arc length of 137.46 feet, a chord bearing of South 44° 54' 14" East and chord distance of 136.85 feet to an iron pin set, the TRUE POINT OF BEGINNING;

Thence with the line common to the remainder of said 19.729 acre tract and said 3.092 acre tract, with the arc of a curve to the left, having a central angle of 11° 06' 08", a radius of 420.00 feet, an arc length of 81.38 feet, a chord bearing of South 59° 49' 52" East and chord distance of 81.26 feet to an iron pin set at a point of non-tangency at the southernmost corner of said 3.092 acre tract;

Thence North 34° 21' 50" East, with a northwesterly line of the remainder of said 19.729 acre tract, the southeasterly line of said 3.092 acre tract, and partially across said 19.729 acre tract, a distance of 641.24 feet to an iron pin set in the southwesterly limited access right-of-way line of State Route 161, as delineated in Ohio Department of Transportation plans FRA-161-16.75/LIC-161-0.00, being the southwesterly line of that 18.770 acre tract designated as Parcel 65-WL and appropriated by State of Ohio in Franklin County Court of Common Pleas Case Number 75CV-01-436, of record in Deed Book 3485, Page 849;

Thence with said southwesterly limited access right-of-way, the line common to said 19.729 acre and 18.770 acre tracts, the following courses and distances:

South 59° 54' 58" East, a distance of 48.83 feet to an iron pin set;

South 66° 40' 43" East, a distance of 380.30 feet to a garden spike found;

South 58° 56' 24" East, a distance of 250.42 feet to a 5/8 inch rebar found; and

South 45° 55' 12" East, a distance of 198.12 feet to an iron pin set at the easternmost common corner of said 19.729 acre tract and the remainder of that 129.502 acre tract conveyed to Whitebarn Organics, LLC by deed of record in Instrument Number 201209250143281;

Thence with the line common to said 19.729 acre tract and the remainder of said 129.502 acre tract, the following courses and distances:

South 43° 59' 06" West, a distance of 45.17 feet to an iron pin set;

North 57° 20' 17" West, a distance of 101.59 feet to an iron pin set;

North 63° 51' 38" West, a distance of 189.29 feet to an iron pin set;

North 61° 09' 16" West, a distance of 160.59 feet to an iron pin set;

North 87° 49' 50" West, a distance of 225.47 feet to an iron pin set;

South 87° 27' 00" West, a distance of 173.91 feet to an iron pin set;

South 35° 06' 37" West, a distance of 202.18 feet to an iron pin set; and

South 40° 13' 00" West, a distance of 225.26 feet to an iron pin set;

Thence across said 19.729 acre tract, with the arc of a curve to the right, having a central angle of 04° 21' 09", a radius of 1859.86 feet, an arc length of 141.29 feet, a chord bearing of North 40° 46' 11" West and chord distance of 141.25 feet to the TRUE POINT OF BEGINNING, containing 3.503 acres, more or less, of which 0.004 acre lies within Lot 26 and 3.499 acres lies within Lot 25.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007). The portion of the northeasterly right-of-way line of Theisen Drive, having a bearing of South 35° 31' 39" East, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307, in November of 2024.

Schedule B Items from Title Commitment No. CLN2435209A issued by Fidelity National Title Insurance Company with an effective date of January 17, 2025 at 6:59 A.M.:

Items 1-18 NOT SURVEY RELATED ITEMS.

Item 19 Easement granted to State of Ohio appearing of record in Deed Book 1001, page 561, Recorder's Office, Franklin County, Ohio. THE HIGHWAY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 20 Easement granted to The Columbus Railway Light & Power Company appearing of record in Deed Book 1079, page 12, Recorder's Office, Franklin County, Ohio. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 21 Easement granted to Columbus and Southern Ohio Electric Company appearing of record in Deed Book 1079, page 608, Recorder's Office, Franklin County, Ohio. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 22 Easement of record in Deed Book 1698, page 331, Recorder's Office, Franklin County, Ohio. THE ACCESS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 23 Easement granted to Columbus and Southern Ohio Electric Company appearing of record in Deed Book 1759, page 318, Recorder's Office, Franklin County, Ohio. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 24 Easement granted to Ohio Bell appearing of record in Official Record Volume 15863, page A17, Recorder's Office, Franklin County, Ohio. THE TELEPHONE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 25 Easement granted to Columbia Gas of Ohio appearing of record in Official Record Volume 18278, page G06, Recorder's Office, Franklin County, Ohio. THE GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 26 Easement granted to City of Columbus appearing of record in Official Record Volume 18887, page B06, Recorder's Office, Franklin County, Ohio. THE WATER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 27 Easement granted to State of Ohio appearing of record in Official Record Volume 25998, page E02; Partial Release of Easement of record in Official Record Volume 32883, page J12, Recorder's Office, Franklin County, Ohio. THE CHANNEL EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 28 Easement granted to State of Ohio appearing of record in Official Record Volume 25998, page E05, Recorder's Office, Franklin County, Ohio. THE CHANNEL EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 29 Easement granted to Columbus Southern Power Company appearing of record in Official Record Volume 28327, page I12, Recorder's Office, Franklin County, Ohio. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 30 Easement granted to City of Columbus appearing of record in Official Record Volume 31208, page H14, Recorder's Office, Franklin County, Ohio. THE 20' SANITARY SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 31 Easement granted to State of Ohio appearing of record in Official Record Volume 32381, page G10, Recorder's Office, Franklin County, Ohio. THE 30' SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON FOR REFERENCE.

Item 32 Easement of record in Instrument Number 199806250157831, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 33 Easement of record in Instrument Number 200101240015280, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 34 Easement of record in Instrument Number 20010240015283, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 35 Easement of record in Instrument Number 20010240013284, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 36 Easement granted to Ohio Power Company appearing of record in Instrument Number 201307310128634, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 37 Easement of record in Instrument Number 201412020159422, Recorder's Office, Franklin County, Ohio. THE ACCESS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 38 Easement granted to Columbus Railway Light & Power Company appearing of record in Deed Book 896, page 531, Recorder's Office, Franklin County, Ohio. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 39 Easement granted to State of Ohio appearing of record in Deed Book 2053, page 608, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 40 Easement granted to State of Ohio appearing of record in Deed Book 2053, page 633, Recorder's Office, Franklin County, Ohio. THE CHANNEL EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 41 Easement granted to State of Ohio appearing of record in Deed Book 3485, page 849, Recorder's Office, Franklin County, Ohio. THE CHANNEL EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 42 Easement granted to City of Columbus appearing of record in Official Record Volume 31664, page G15, Recorder's Office, Franklin County, Ohio. THE 20' SANITARY SEWER EASEMENT (STRIP 3 ONLY) IS APPROXIMATELY LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 43 Drainage Easement of record in Instrument Number 200812230183320, Recorder's Office, Franklin County, Ohio. THE DRAINAGE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 44 Road Dedication, Building Setbacks, Easements and Restrictions, if any, appearing of record in Plat Book Number 86, page 32, Recorder's Office, Franklin County, Ohio. THE 20' EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. THE 10' EASEMENT AND 40' BUILDING LINE ARE NOT LOCATED ON THE SUBJECT TRACT.

Item 45 Reservation, conditions and restrictions appearing of record in Official Record Volume 16999, page C04, Official Record Volume 21466, page C20 re-recorded in Official Record Volume 21693, page H19 and Instrument Number 199810200268024, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED AS "AREA NUMBER 2" (O.R. 21693H19).

Item 46 Storm Water Drainage Easement Agreement of record as Instrument No. 201412020159425, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 47 Easement Agreement of record as Instrument No. 201912270173757, Recorder's Office, Franklin County, Ohio. THE EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.

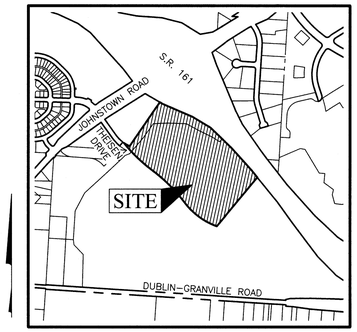
Item 48 Conservation Easement Agreement of record as Instrument No. 201512310182582, Recorder's Office, Franklin County, Ohio. THE CONSERVATION EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 49 Deed of Easement of record as Instrument No. 201710200147210, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 50 Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for The New Albany Communities of record as Instrument No. 201912270173754, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Item 51 Declaration of Use Restriction of record as Instrument No. 201912270173758, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 52 Declaration of Use Restrictions of record as Instrument No. 201912270173759, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.




LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

BASIS OF BEARINGS:
The bearings shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007). The portion of the northeasterly right-of-way line of Theisen Drive, having a bearing of South 35° 31' 39" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

UTILITY STATEMENT:
A Utility Marking and Plans request was submitted to OHIO811 on [date]. The utilities shown hereon have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although she does certify that they are located as accurately as possible.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0208K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain). Any floodplain lines shown are georeferenced and are not based on actual field elevations.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in September 2014 and November 2024.

TABLE A OPTIONAL ITEM NOTES:

6(a). Zoning information was not made available to the undersigned as of the date of this survey.

7. No buildings were observed on the subject tract at the time the fieldwork was conducted.

9. No parking striping was observed on the subject tract at the time the fieldwork was conducted.

CERTIFICATION: Title Commitment No. CLN2435209A

To: Nationwide Children's Hospital, Fidelity National Title Insurance Company and Clean Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed on January 27, 2025.

STATE OF OHIO
HEATHER L KING
S-8307
REGISTERED
PROFESSIONAL SURVEYOR

Heather L. King
Professional Surveyor No. 8307
hking@emht.com

4/30/25
Date

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

| | |
|---|---|
| Date: | April 22, 2025 |
| Scale: | 1" = 60' |
| Job No: | 2024-0789 |
| Sheet: | 1 of 2 |

REVISIONS

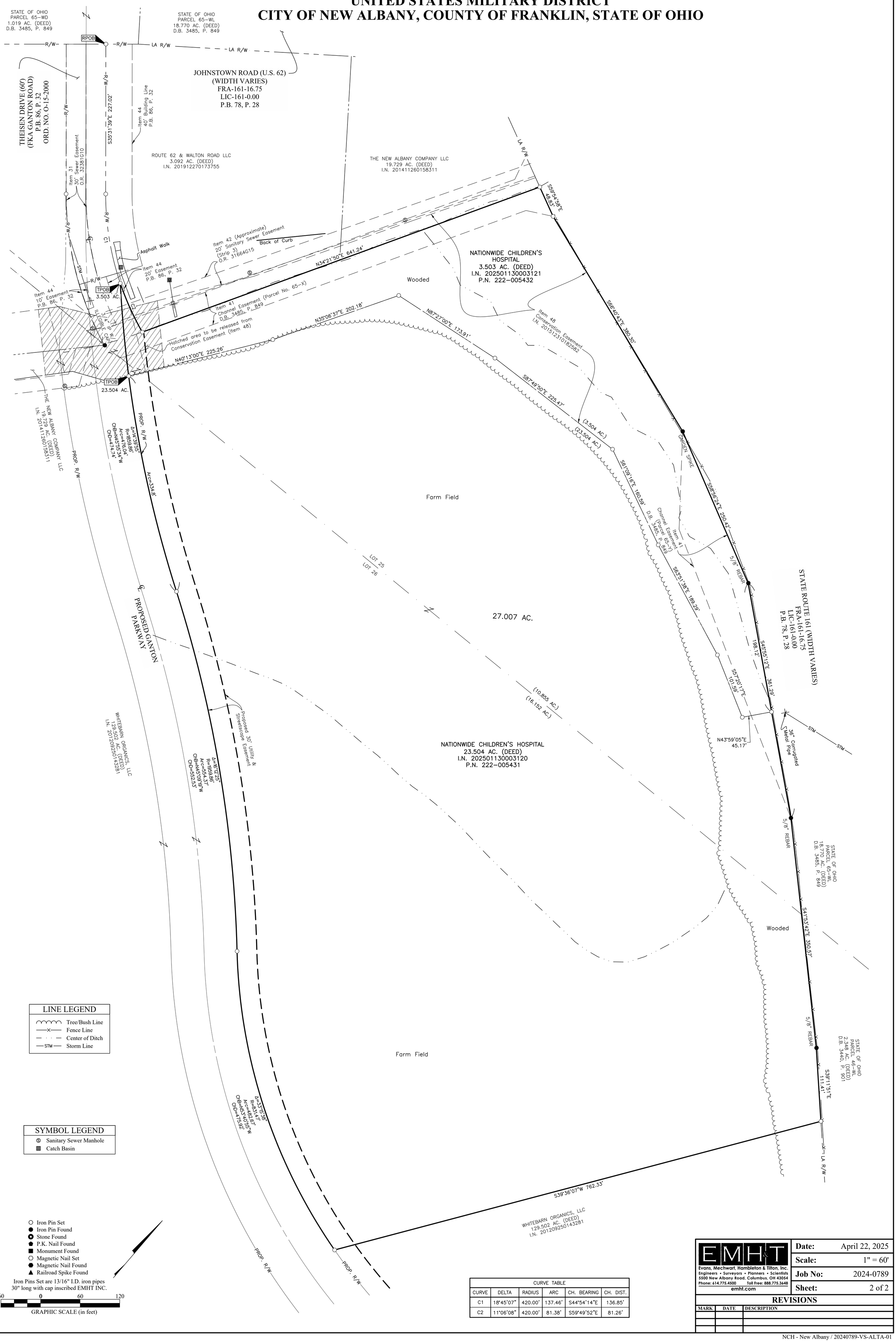
| MARK | DATE | DESCRIPTION |
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J:\20240789\Dwg\04Sheets\ALTA\20240789-VS-ALTA-01.dwg plotted by King, Heather on 4/30/2025 1:30:10 PM last saved by hking on 4/30/2025 1:29:54 PM

# ALTA/NSPS LAND TITLE SURVEY

## LOTS 25 & 26, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16
## UNITED STATES MILITARY DISTRICT
## CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO




### LINE LEGEND

- Tree/Bush Line
- Fence Line
- Center of Ditch
- STM — Storm Line

### SYMBOL LEGEND

- Sanitary Sewer Manhole
- Catch Basin

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

60 0 60 120
GRAPHIC SCALE (in feet)

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | ARC | CH. BEARING | CH. DIST. |
| C1 | 18°45'07" | 420.00' | 137.46' | S44°54'14"E | 136.85' |
| C2 | 11°06'08" | 420.00' | 81.38' | S59°49'52"E | 81.26' |


EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com


| | |
|---|---|
| Date: | April 22, 2025 |
| Scale: | 1" = 60' |
| Job No: | 2024-0789 |
| Sheet: | 2 of 2 |

**REVISIONS**

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |

J:\20240789\Dwg\04Sheets\ALTA\20240789-VS-ALTA-01.dwg plotted by King, Heather on 4/30/2025 1:30:11 PM last saved by hking on 4/30/2025 1:29:54 PM

## Eifert, Travis

**From:** Eifert, Travis
**Sent:** Wednesday, June 11, 2025 11:42 AM
**To:** Weeks, Eddie; Noble, Kevin; Bryce Shirley
**Cc:** Nagy, Eric; Jay Jacobs; O'Reilly, Shane
**Subject:** 2025-332-SCR Nationwide Children's Hospital New Albany Project
**Attachments:** 2025-332-SCR COW Form.pdf; 2025-332-SCR NWP 39 Letter.pdf; Approved Development Plan Exhibit.pdf; Approved Roadway Exhibit.pdf

**Categories:** Filed by Newforma

Eddie and Kevin

See attached and below for feedback from Eric in our office. After you have had a chance to review, we can discuss any questions that you may have.

Please note, I have re-attached the older exhibit that shows the impacts on Rose Run that created crossing for the private utilities. The permitting under Rose Run was performed by the City for your reference for Ganton Parkway. It is not noted in the documentation as attached. I wanted to point that out to you in the event that there was any questions from your team.

Thanks

**Travis Jay Eifert, PE**
Director
Urban Design
Partner
o: 614.775.4615 | c: 614.207.5042 | TEifert@emht.com

**EMH&T Engineers, Surveyors, Planners, Scientists**
5500 New Albany Road, Columbus, OH 43054
emht.com | in

---

**From:** Nagy, Eric <enagy@emht.com>
**Sent:** Wednesday, June 11, 2025 10:27 AM
**To:** Eifert, Travis <TEifert@emht.com>
**Subject:** FW: 2025-332-SCR Nationwide Children's Hospital New Albany Project

Good morning Travis,

I'm pleased to let you know that the Nationwide Permit for the NCH project was issued by the USACE on June 9, 2025. It authorizes impacts to 0.09 acre of Wetland B in conjunction with the construction of the hospital. Attached is a copy of the approved development plan exhibit. You have until March 14, 2026 to complete the impacts. As long as you start the project before that date, you will have an additional 12 months (until Marh 14, 2027) to complete the authorized impacts to Wetland B.

You have several important special conditions as a part of the project:

- You may *not* disturb the Rose Run conserva on easement without prior approval from the USACE and Ohio EPA. You must clearly demarcate the easement on the engineering plans. You must demarcate the corridor in the field with orange construc on fencing and protect it from sedimenta on with erosion control measures.
- All areas disturbed areas that will be near the conserva on area or other natural areas should be reseeded/ revegetated within 14 days using a na ve seed mix to preclude the establishment of invasive species.
- The attached Comple on of Work (COW) form should be signed and returned to the USACE at the comple on of construc on.

If you have any ques ons, do not hesitate to email me. Otherwise, please forward to the client.

Thank you,

**Eric Nagy**
Senior Environmental Scientist
Environmental
o: 614.775.4518 | c: 614.403.4326 | enagy@emht.com

EMH&T
**EMH&T Engineers, Surveyors, Planners, Scientists**
5500 New Albany Road, Columbus, OH 43054
emht.com | in

---

**From:** Samples, Katie E CIV USARMY CELRH (USA) <Katie.E.Samples@usace.army.mil>
**Sent:** Tuesday, June 10, 2025 10:10 AM
**To:** Nagy, Eric <enagy@emht.com>
**Cc:** anna.kamnyev@epa.ohio.gov; Rachel Secrest <rachel.secrest@epa.ohio.gov>
**Subject:** 2025-332-SCR Nationwide Children's Hospital New Albany Project

Hi Eric,

Please see attached for a Nationwide Permit No. 39 verification associated with the Nationwide Children's Hospital Project. Would you mind to forward this on electronically to the applicant?

If you have any questions, feel free to reach out to me.
Thanks,

Katie Samples
Regulatory Specialist
North Branch, Huntington District
U.S. Army Corps of Engineers

**DEPARTMENT OF THE ARMY**
**HUNTINGTON DISTRICT, CORPS OF ENGINEERS**
**502 EIGHTH STREET**
**HUNTINGTON, WEST VIRGINIA 25701-2070**

**REPLY TO ATTENTION OF**

June 9, 2025

Regulatory Division
North Branch
LRH-2025-332-SCR-Rose Run

**NATIONWIDE PERMIT NO. 39 VERIFICATION**

Kevin Noble
Nationwide Children's Hospital
700 Childrens Drive, R4000
Columbus, Ohio 43205

Dear Kevin Noble:

I refer to the pre-construction notification (PCN) received in this office on April 10, 2025 concerning the Nationwide Children's Hospital New Albany Project. You have requested a Department of the Army (DA) permit authorization for the discharge of dredged and/or fill material into waters of the United States in conjunction with the construction of a commercial development and its attendant features. The proposed project is located southwest of State Route 161, southeast of U.S. Route 62, and north of Dublin Granville Road in the City of New Albany, Franklin County, Ohio (40.085094 latitude, -82.797730 longitude). We have assigned the following file number to your PCN: LRH-2025-332-SCR-Rose Run. Please reference this file number on all future correspondence related to this subject proposal.

The United States Army Corps of Engineers' (Corps) authority to regulate waters of the United States is based on the definitions and limits of jurisdiction contained in 33 CFR 328 and 33 CFR 329. Section 404 of the Clean Water Act (Section 404) requires a DA permit be obtained prior to discharging dredged and/or fill material into waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act of 1899 (Section 10) requires a DA permit be obtained for any work in, on, over or under a navigable water.

The proposed project, as described in the submitted information, has been reviewed in accordance with Section 404 and Section 10. Based on your description of the proposed work, it has been determined that this project would involve the discharge of dredged and/or fill material into waters of the United States and is subject to the requirements of Section 404.

In the submitted PCN materials, you have requested a DA authorization to discharge dredged and/or fill material into 0.09 acre of one (1) wetland (Wetland B) in conjunction with the construction of a hospital building and its attendant features. All work will be conducted in accordance with the PCN and site plans received in this office on April 10, 2025.

Based on your description of the proposed work, and other information available to us, it has been determined the proposed discharge of dredged and/or fill material into waters of the United States in conjunction with the proposed project meets the criteria for Nationwide Permit (NWP) No. 39 (enclosed) under the January 13, 2021 Federal Register, Reissuance and Modification of NWPs

Printed on Recycled Paper

(86 FR 2744) provided you comply with all terms and conditions of the enclosed material and the enclosed special conditions. Please be aware this NWP verification does not obviate the requirement to obtain any other federal, state, or local assent required by law for the activities. This letter does not grant any property rights or exclusive privileges or authorize any injury to the property or rights of others.

This verification is valid until the expiration date of the NWPs, unless the NWP authorization is modified, suspended, or revoked. The verification will remain valid if the NWP authorization is reissued without modification or the activity complies with any subsequent modification of the NWP authorization. The 2021 NWPs published January 13, 2021 in the Federal Register (86 FR 2744), are scheduled to be modified, reissued, or revoked on March 14, 2026. Prior to this date, it is not necessary to contact this office for re-verification of your project unless the plans for the proposed activity are modified. Furthermore, if you commence or under contract to commence this activity before March 14, 2026, you will have twelve (12) months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

A copy of the NWPs and this verification letter must be kept at the site during construction. Upon completion of the activities authorized by this NWP verification, the enclosed certification must be signed and returned to this office. If you have any questions concerning the above, please contact Katie Samples of the North Branch at 304-399-6933, by mail at the above address, or by email at katie.e.samples@usace.army.mil.

Sincerely,

Laurie A. Moore

Laurie A. Moore
Regulatory Project Manager
North Branch

Enclosures

cc (by email):

Eric Nagy (EMH&T)
Anna Kamnyev (Ohio Environmental Protection Agency)
Rachel Secrest (Ohio Environmental Protection Agency)

**SPECIAL CONDITIONS FOR NATIONWIDE PERMIT 39 VERIFICATION**
**NATIONWIDE CHILDRENS HOSPITAL NEW ALBANY PROJECT**
**LRH-2025-332-SCR-ROSE RUN**
**PAGE 1 OF 2**

1. All work will be conducted in accordance with the submitted pre-construction notification for the Nationwide Children's Hospital New Albany Project dated April 9, 2025.

2. The permittee shall not discharge any dredged or fill material, place or stockpile any excavated dredged or fill material, equipment or other materials, operate, park or store any construction equipment or vehicles (whether temporarily or permanently), or engage in other ground disturbing activities that are prohibited in the existing Rose Run conservation easement without approval from the Corps and the Ohio Environmental Protection Agency (EPA). The conservation easement area must be clearly indicated on site drawings, demarcated in the field with highly visible markers, and protected with suitable materials prior to site disturbance to protect the mitigation area. These materials must remain in place and be maintained throughout the construction process. Following the demarcation of the conservation easement area and prior to the initiation of any work authorized by the DA permit, the permittee shall install erosion control measures along the perimeter of all work areas to prevent the displacement of fill material outside the authorized work areas into the mitigation area. Immediately after completion of the final grading of the land surface, all slopes, land surfaces, and filled areas shall be appropriately stabilized to prevent erosion. The erosion control measures shall remain in place and be maintained until all authorized work is completed and the work areas are stabilized.

3. Enclosed is a copy of Nationwide Permit 39, which will be kept at the site during construction. A copy of the nationwide permit verification, special conditions, and the submitted construction plans must be kept at the site during construction. The permittee will supply a copy of these documents to their project engineer responsible for construction activities.

4. Work activities will be performed during low flow conditions to the greatest extent practicable. Additionally, appropriate site specific best management practices for sediment and erosion control will be fully implemented during construction activities at the site.

5. No area for which grading has been completed will be unseeded or unmulched for longer than 14 days. All disturbed areas will be seeded and/or revegetated with native species and approved seed mixes (where practicable) after completion of construction activities for stabilization and to help preclude the establishment of non-native invasive species.

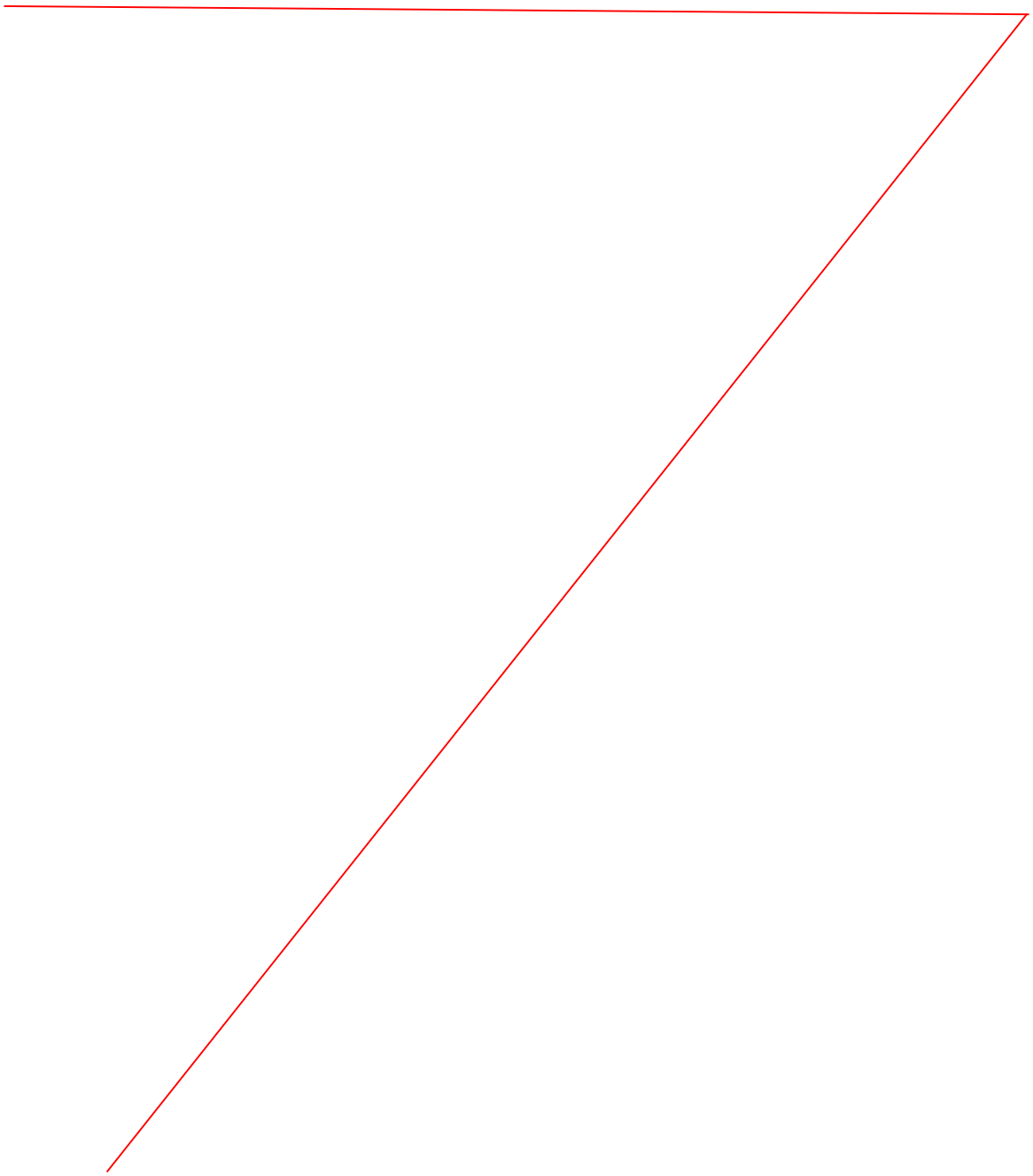
6. Should new information regarding the scope and/or impacts of the project become available that was not submitted to this office during our review of the proposal, the permittee will submit written information concerning proposed modification(s) to this office for review and evaluation, as soon as practicable.

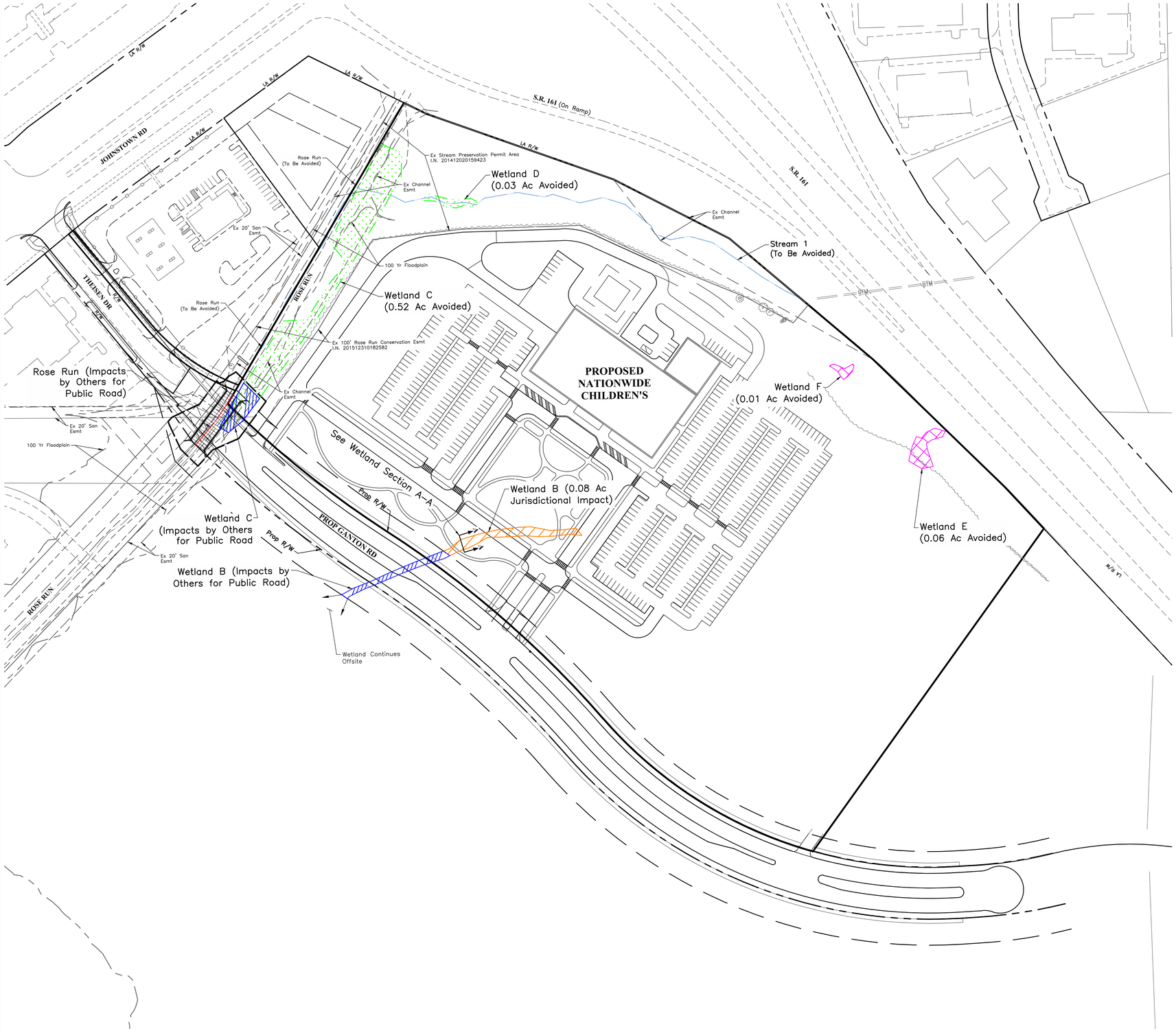
7. In the event any previously unknown historic or archaeological sites or human remains are uncovered while accomplishing the activity authorized by this nationwide permit authorization, the permittee must cease all work in waters of the United States immediately and contact local, state and county law enforcement offices (only contact law enforcement on findings of human remains), the

**SPECIAL CONDITIONS FOR NATIONWIDE PERMIT 39 VERIFICATION**
**NATIONWIDE CHILDRENS HOSPITAL NEW ALBANY PROJECT**
**LRH-2025-332-SCR-ROSE RUN**
**PAGE 2 OF 2**

Corps at 304-399-5210 and Ohio State Historic Preservation Office at 614-298-2000. The Corps will initiate the Federal, state and tribal coordination required to comply with the National Historic Preservation Act and applicable state and local laws and regulations. Federally recognized tribes are afforded a government-to-government status as sovereign nations and consultation is required under Executive Order 13175 and 36 CFR Part 800.

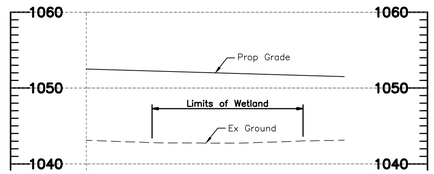
8. Section 7 obligations under Endangered Species Act must be reconsidered if new information reveals impacts of the project that may affect federally listed species or critical habitat in a manner not previously considered, the proposed project is subsequently modified to include activities which were not considered during Section 7 consultation with the United States Fish and Wildlife Service, or new species are listed or critical habitat designated that might be affected by the subject project.






## LEGEND

- Existing Stream to be Avoided
- Stream Impacted by Others
- Jurisdictional Wetland to be Avoided 0.55 Ac
- Jurisdictional Wetland to be Impact 0.08 Ac
- Isolated Wetland to be Avoided 0.07 Ac
- Jurisdictional Wetland to be Impacted by Others




**WETLAND SECTION A-A**
Horz 1" = 10'
Vert 1" = 10'

Exhibit 7

| REVISIONS | | | |
|---|---|---|---|
| MARK | DATE | DESCRIPTION | |

**NATIONWIDE CHILDREN'S HOSPITAL**

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
OVERALL PLANNING
FOR

# NATIONWIDE CHILDREN'S HOSPITAL
# WETLAND AND STREAM EXHIBIT


EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com


DATE
March 18, 2025

SCALE
1" = 100'

JOB NO.
20240789

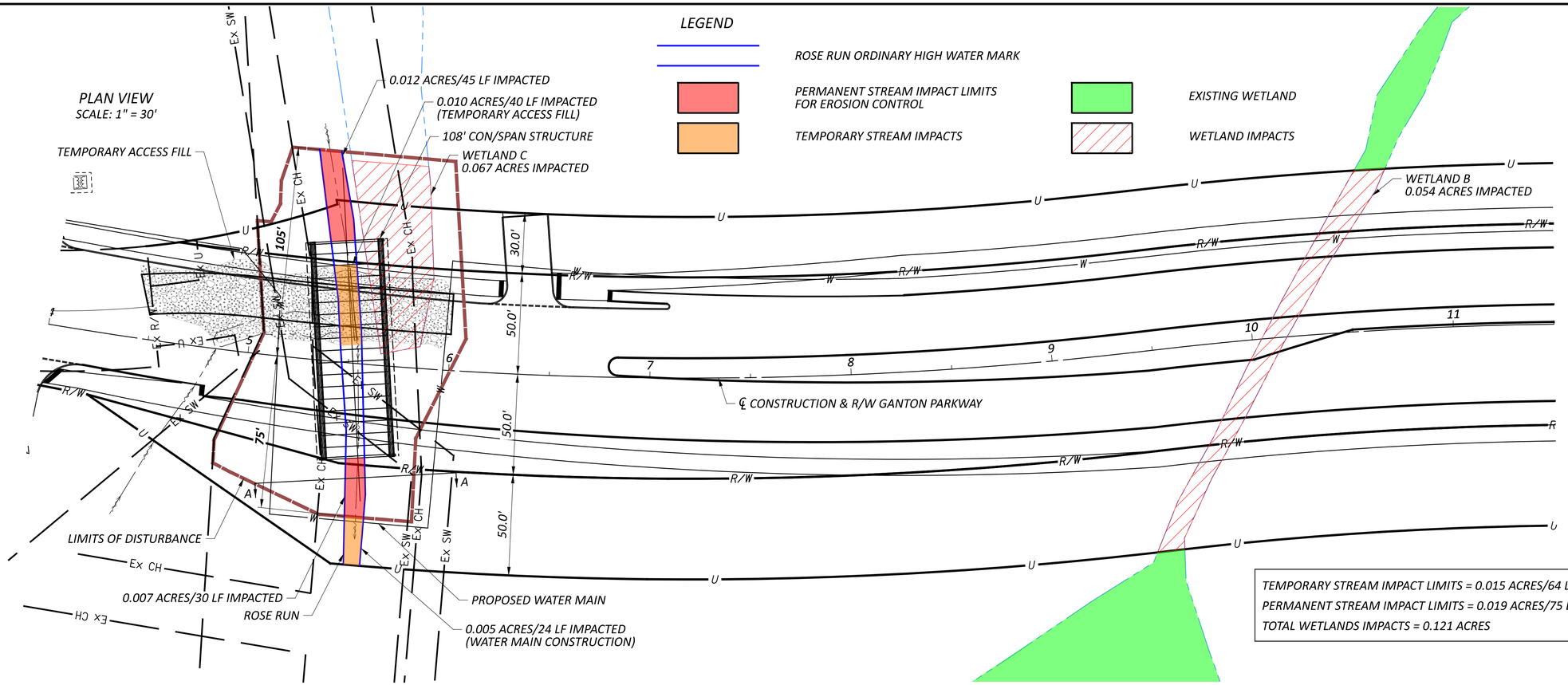
SHEET
1/1


J:\20240789\Dwg\04Sheets\Exhibits\Conceptual Development Plan\Conceptual Development Plan.dwg, Last Saved By: jjett, 3/18/2025 12:17 PM Last Printed By: Jett, James, 3/18/2025 12:30 PM
Xref: ENGI_BASE

# GANTON PARKWAY PHASE 4

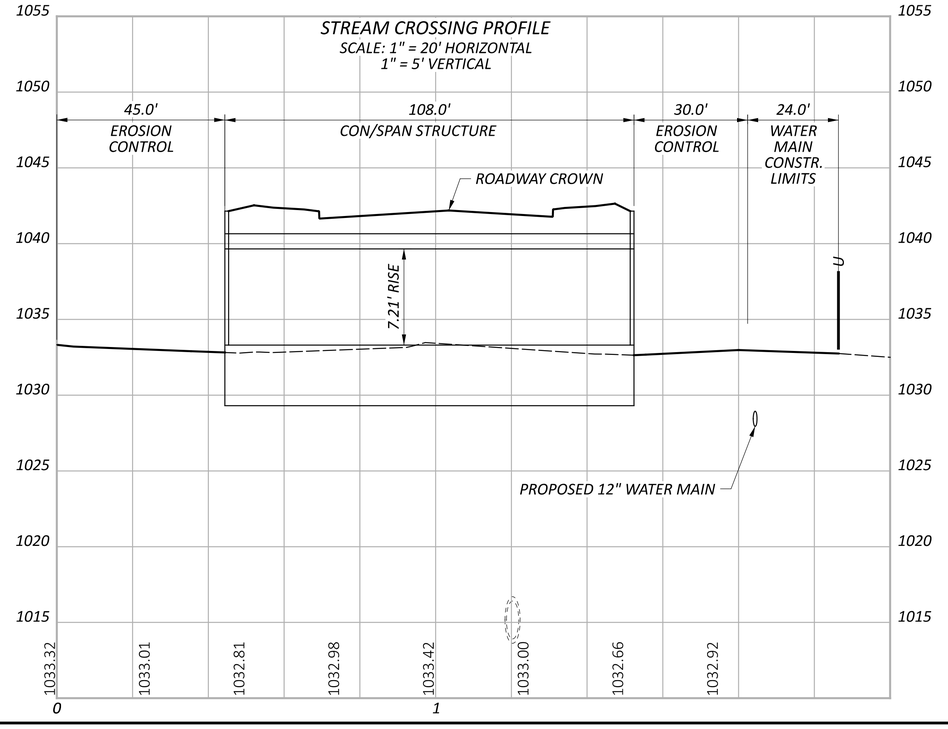
MODEL: CLP_GANTON PARKWAY - Plan 1 [Sheet] PAPERSIZE: 34x22 (in.) DATE: 4/16/2025 TIME: 11:39:13 AM USER: CMT030
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## PLAN VIEW
SCALE: 1" = 30'

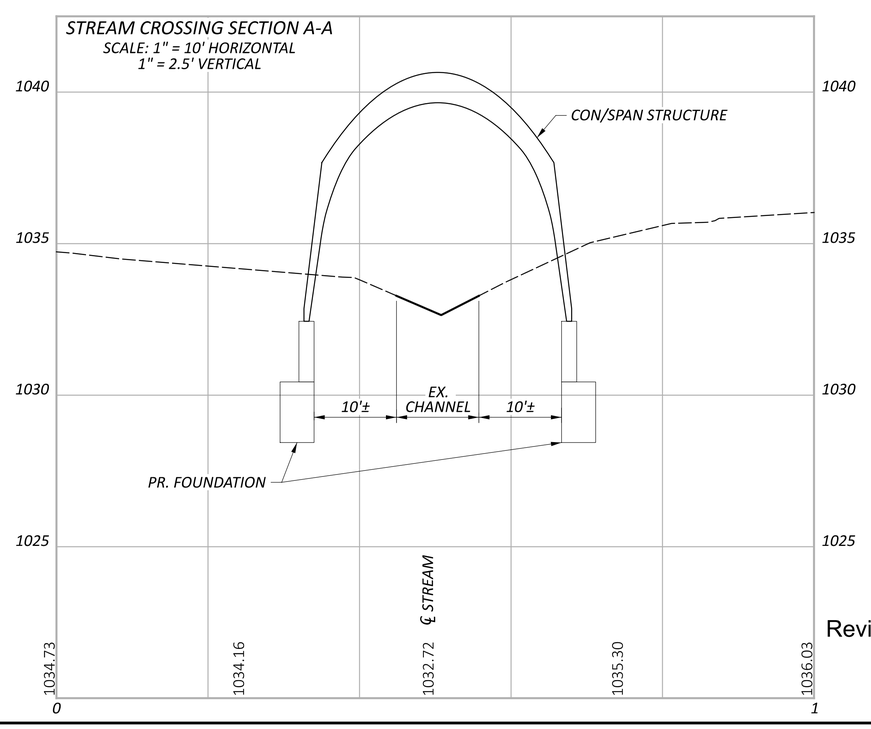



TEMPORARY STREAM IMPACT LIMITS = 0.015 ACRES/64 LINEAR FEET
PERMANENT STREAM IMPACT LIMITS = 0.019 ACRES/75 LINEAR FEET
TOTAL WETLANDS IMPACTS = 0.121 ACRES

## STREAM CROSSING PROFILE
SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL




## STREAM CROSSING SECTION A-A
SCALE: 1" = 10' HORIZONTAL
1" = 2.5' VERTICAL




Revised Exhibit 7

# GANTON PARKWAY
# ENVIRONMENTAL IMPACTS EXHIBIT

DESIGN AGENCY
CARPENTER MARTY transportation

| | |
|---|---|
| DESIGNER | KDW |
| REVIEWER | KPC 04/16/25 |
| PROJECT ID | N/A |
| SHEET | 1 |
| TOTAL | 1 |

Print Form | Save As

U.S. Army Corps of Engineers (USACE)

# CERTIFICATION OF COMPLIANCE WITH DEPARTMENT OF THE ARMY PERMIT

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.

*Form Approved -*
*OMB No. 0710-0003*
*Expires 2027-10-31*

**The Agency Disclosure Notice (ADN)**

The Public reporting burden for this collection of information, 0710-0003, is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

**PURPOSE**: This form is used by recipients of U.S. Army Corps of Engineer Regulatory permits to certify compliance with the permit terms and conditions.

Your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the U.S. Army Corps of Engineers, Huntington District, Regulatory Office.

The certification can be submitted by email at katie.e.samples @usace.army.mil or by mail at the below address:

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the U.S. Army Corps of Engineers, Huntington District, Regulatory Office.

U.S. Army Corps of Engineers
Huntington District Office
Street Address: 502 8th Street
City: Huntington State: West Virginia Zip Code: 25701

## COMPLETED BY THE CORPS

Corps Action Number: LRH-2025-332-SCR-Rose Run
Permit Type: General Permit
General Permit Number and Name (*if applicable*): NWP 39, Commercial and Institutional Developments
Name of Permittee: Kevin Noble
Project Name: Nationwide Children's Hospital New Albany Project
Project Location (*physical address*): 40.085094 latitude, +82.797730 longitude

## PERMITTEE'S CERTIFICATION

Date Work Started:
Date Work Completed:

Enclose photographs showing the completed project (*if available*).

I _____ hereby certify that the work authorized by the above referenced permit has been completed in accordance with all of the permit terms and conditions, and that any required compensatory mitigation has been completed in accordance with the permit conditions.

| Name | Date | Signature |
|---|---|---|
| | | |

Engineers, Surveyors, Planners, Scientists

# MEMO

Date: April 25, 2025

To: Bryce Shirley (DLR Group)

From: Travis J. Eifert, PE

Subject: Nationwide Children's Hospital – New Albany
Projected Floodplain Elevation per Ganton Parkway Plans

Copies: Kevin Noble, Eddie Weeks (NCH)

---

As per our various meeting with your office, New Albany and CMT, there has been various discussions on sizing of the bridge at Rose Run. As of April 23, 2025, we have received the updated culvert plan per Attachment 1. We understand that the 100-year headwater elevation on the north side of Rose Run is 1037.17 per the plan sheet attached. The resulting 100-year flood elevation upstream of the bridge and perpendicular to the most upstream edge of the proposed building, is 1038.28 per the reviews of the HEC-RAS model. This information will be used to establish the bottom level of the hospital. Please see attached for current schematic of hospital section view.

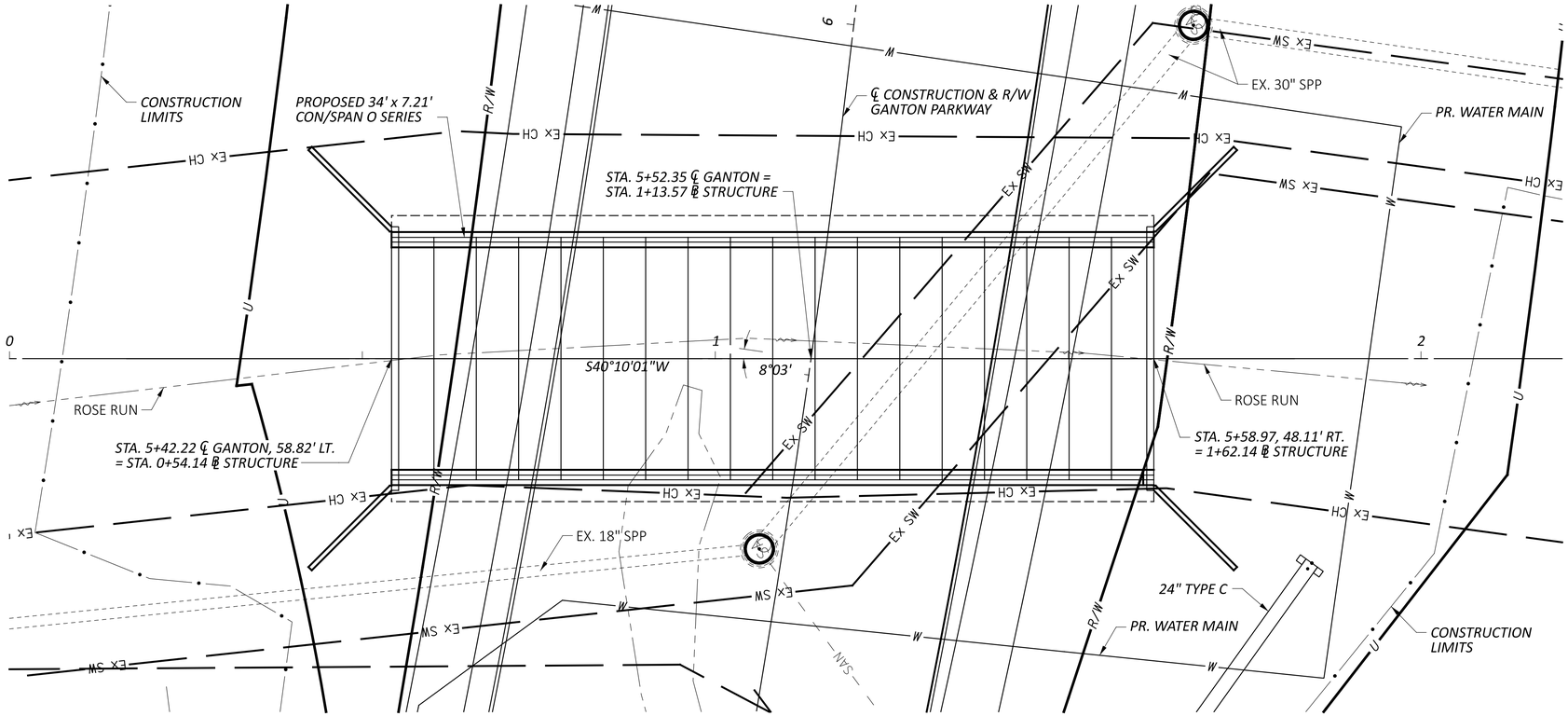
In addition, this information will be utilized for answers to some of the construction insurance related questions.

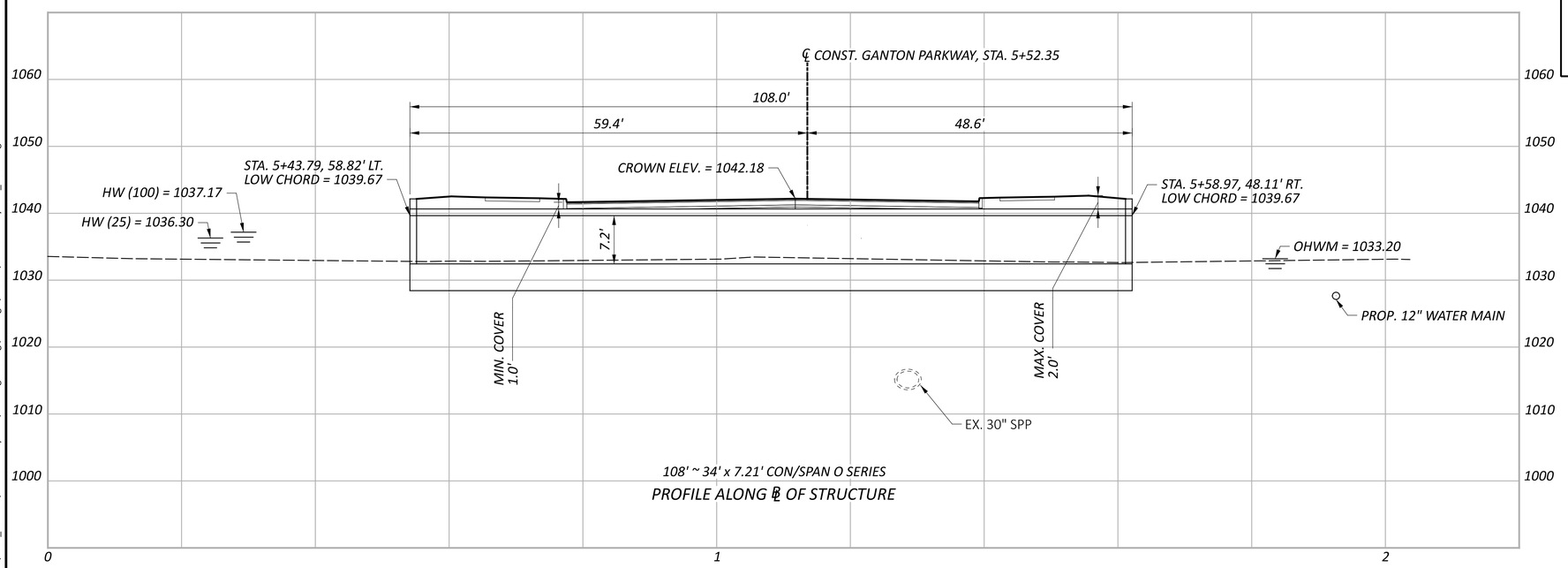
Please review and call me at 614-207-5042 if you have any further questions.

Attachments: 1-Rose Run Culvert Plan (4/23/25)
2-NCH Hospital Cross Section (4/22/25)

J:\20240789\Correspondence\Memos\2025-04-25 NCH Ganton -projected floodplain\2025-04-25 NCH Ganton - Projected Floodplain Elevation.docx

ATTACHMENT 1




108' ~ 34' x 7.21' CON/SPAN O SERIES

PROFILE ALONG ℄ OF STRUCTURE

## HYDRAULIC DATA

DRAINAGE AREA = 416 ACRES

| | | |
|---|---|---|
| $Q_{25}$ = 271 CFS | $V_{25}$ = 4.9 FT/S | $HW_{25}$ = 1036.30 |
| $Q_{100}$ = 438 CFS | $V_{100}$ = 6.7 FT/S | $HW_{100}$ = 1037.17 |

ORDINARY HIGH WATER MARK: 1033.20

DESIGN SERVICE LIFE: 75 YEARS

ABRASION LEVEL: 1

pH: 8.0

## PROPOSED STRUCTURE

TYPE: CON/SPAN O SERIES (O634)

SIZE: 34' SPAN x 7.21' RISE

SKEW: 8°03'33" R.F.

ALIGNMENT: TANGENT

# CULVERT DETAILS STA. 5+52.35

GANTON PARKWAY PHASE 4

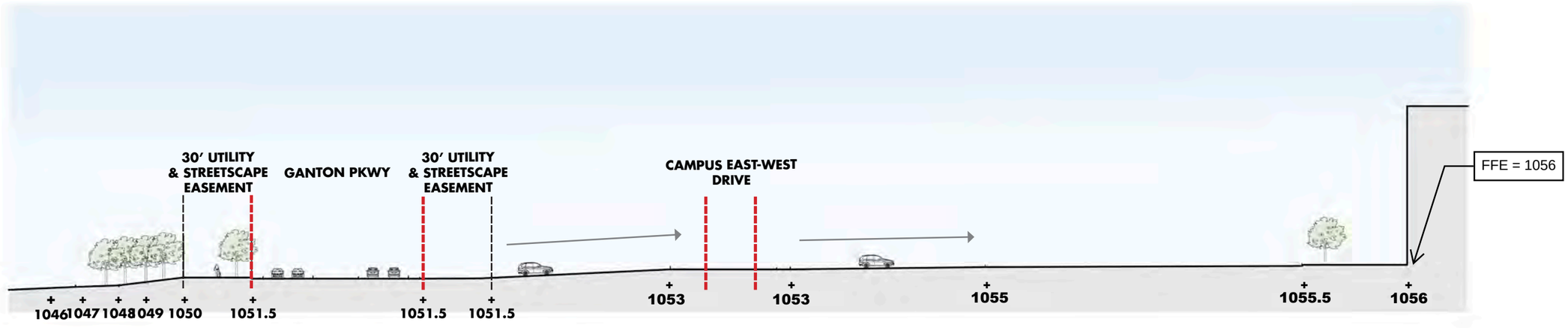
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DESIGN AGENCY
CARPENTER MARTY transportation

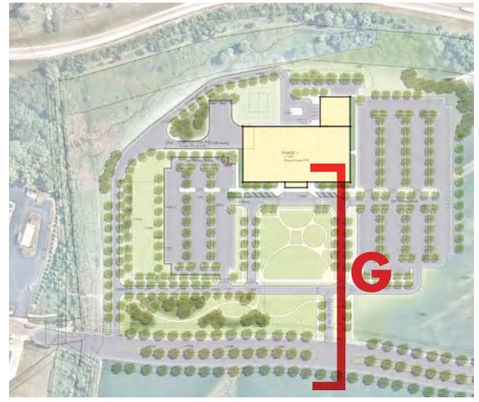
| | |
|---|---|
| DESIGNER | BAC |
| REVIEWER | KDW 04/23/25 |
| PROJECT ID | N/A |
| SHEET | $DC001 |
| TOTAL | $TOT |

# GANTON PARKWAY AND MAIN ENTRY DRIVE

ATTACHMENT 2



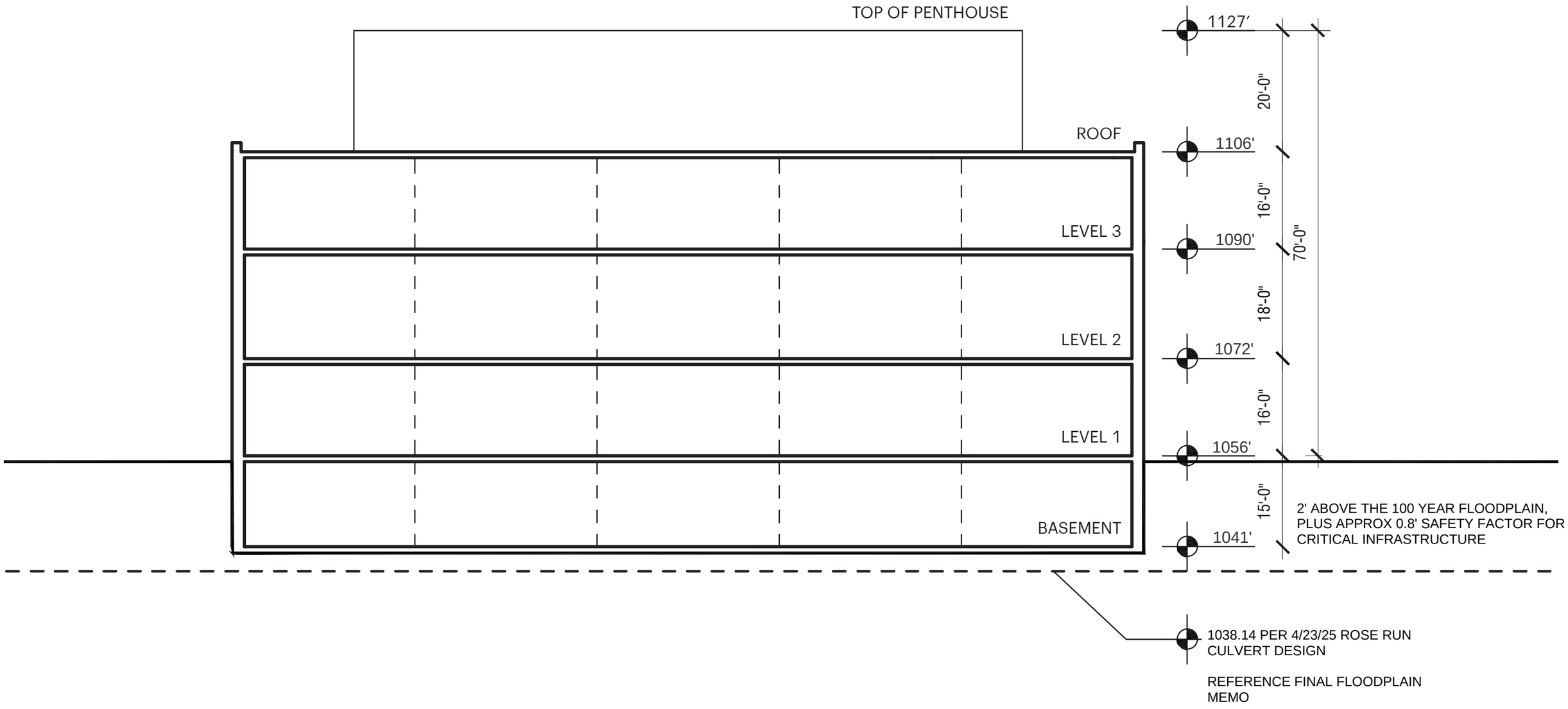

## SECTION G : GANTON PARKWAY AND MAIN ENTRY DRIVE




RAMSA ROBERT A.M. STERN ARCHITECTS · DLRGROUP · REALM COLLABORATIVE · EMH&T · INNOVA

# BUILDING SECTION

ATTACHMENT 2




RAMSA ROBERT A.M. STERN ARCHITECTS · DLRGROUP · REALM COLLABORATIVE · EMH&T · INNOVA

Engineers, Surveyors, Planners, Scientists

# MEMO

**Date:** July 11, 2025

**To:** City of New Albany

**From:** Douglas C. Turney, PE, CFM

**Subject:** NCH Close to Home – Sediment Basin Design

**Copies:** Travis Eifert, PE

---

This is a summary of the sediment basin design for initial mass excavation operations. A single sediment basin is being designed along the western side of the development area with a direct discharge to Rose Run. The discharge pipe is anticipated to be the final design storm sewer pipe to Rose Run on the upstream side of the Ganton Parkway bridge. It's estimated to be an 18-inch storm sewer. The tributary area to the sediment basin is estimated at 22 acres which covers the the majority of the phase 1 area. No runoff from the Ganton Parkway extension is planned to be tributary to the basin, that will be handled by others where a sediment basin is planned on the south side of Ganton Parkway. A summary of the sediment basin details are as follows:

Tributary Area = 22 acres
Normal Pool = 1034.0
Bottom of Pool = 1032.0
Top of Bank = 1043.0
Live Volume = 3.05 ac-ft
Pool Volume = 0.54 ac-ft

Required Drawdown Volume thru Skimmer = 22 x 67 x 27 / 43560 = 0.91 ac-ft
Required dead pool volume = 22 x 37 x 27 / 43560 = 0.50 ac-ft
Drawdown Volume Elevation = 1036.30

1st Stage Outlet = 6" Marlee float V2 with 4" orifice or equivalent at 1034.0
2nd Stage Outlet = 24" riser diameter, top at 1036.50
3rd Stage Outlet = 40-ft weir at 1040.00
Tailwater Control = 18-inch storm sewer, Inv. 1034.0, 0.34% slope

| Storm Event (yr) | Peak Inflow (cfs) | Peak Outflow To Storm (cfs) | Peak Flow thru Weir (cfs) | Peak Elevation (ft) |
|---|---|---|---|---|
| 1 | 43.70 | 6.61 | 0.0 | 1037.60 |
| 2 | 54.41 | 10.41 | 0.0 | 1038.16 |
| 5 | 69.53 | 11.71 | 0.0 | 1039.14 |
| 10 | 81.62 | 12.65 | 0.0 | 1039.92 |
| 25 | 99.02 | 13.23 | 29.42 | 1040.42 |

The sediment basin is required to pass the 10-year event through the primary outlet which includes the skimmer and horizontal 24-inch riser. The 25-year event can activate the spillway per Ohio EPA Rainwater Manual requirements. HydroCAD output for the sediment basin has been provided with this memo.

Post Construction Detention Basin Estimate

A analysis has been done of the existing peak flow rates to use for the final design of the onsite detention system. An exhibit showing the area and time of concentration path have been attached to this memo along with the HydroCAD output. A summary of the analysis is as follows:

Watershed Area = 22.57 acres
RCN = 77
Time of Concentration = 26.6 minutes
1-yr Pre Runoff Volume = 1.053 ac-ft

Post Developed RCN = 92
Post Time of Concentration = 8.0 minutes
Post 1-yr Runoff Volume = 3.44 ac-ft
Critical Storm = 227% increase equal to 25-yr event

| Storm Event (yr) | Existing Peak Flow Rates (cfs) |
|---|---|
| 1 | 10.31 |
| 2 | 16.14 |
| 5 | 25.30 |
| 10 | 33.23 |
| 25 | 45.34 |
| 50 | 55.43 |
| 100 | 66.67 |

Note that the watershed area may be reduced due to perimeter grading and mounding reducing the area to the proposed detention

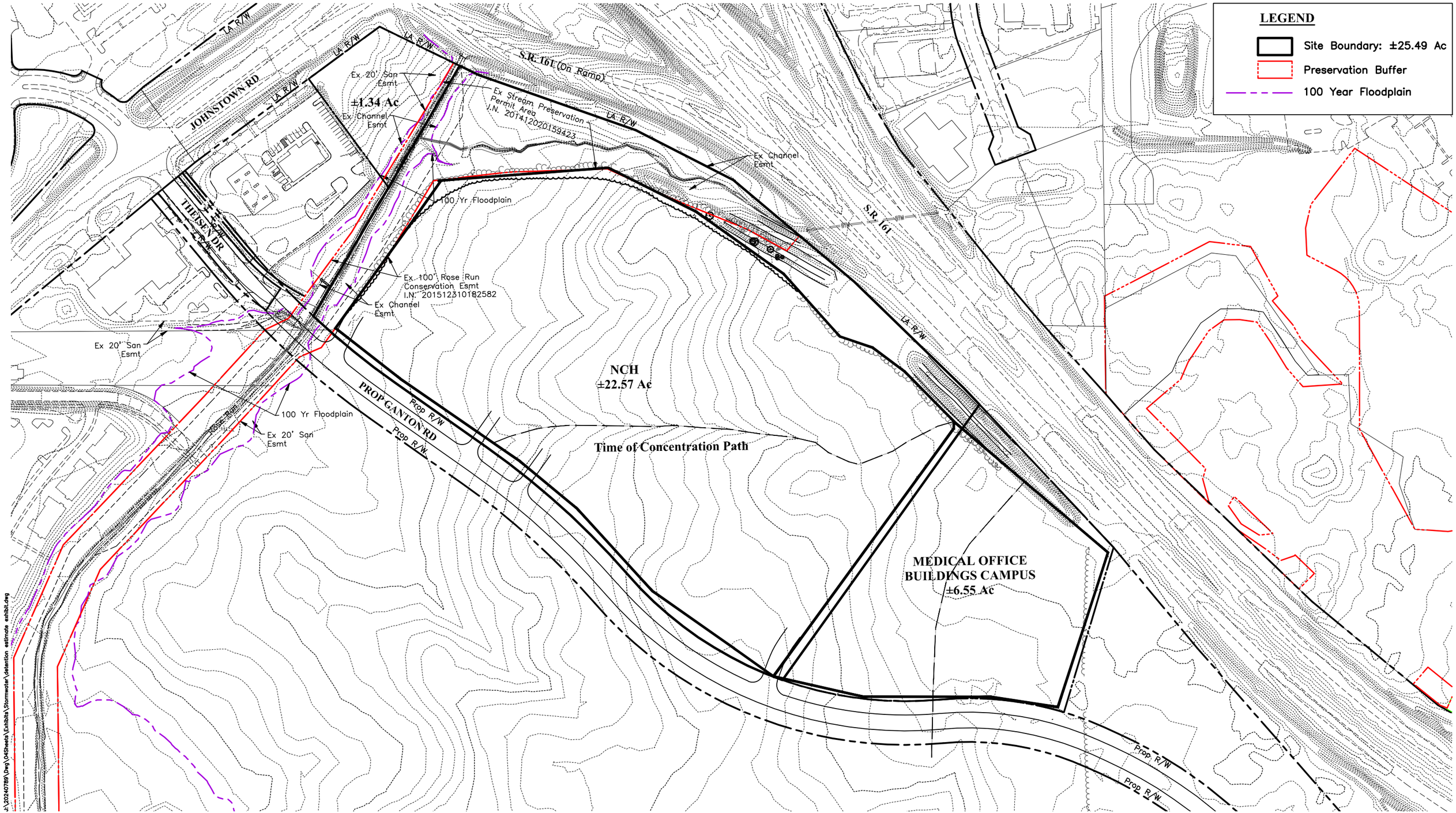
# GANTON - NCH

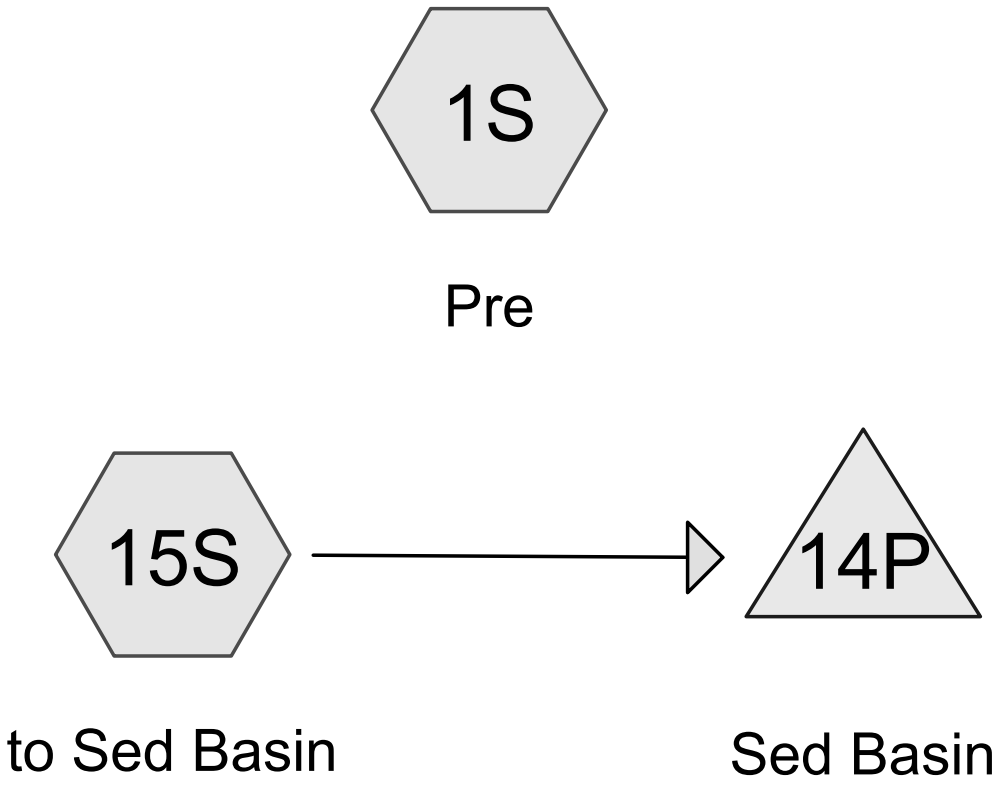
THE NEW ALBANY COMPANY

New Albany, Ohio

Date: July 11, 2025

Predeveloped Exhibit






Subcat Reach Pond Link

**Routing Diagram for 20240789**
Prepared by EMH&T, Printed 7/11/2025
HydroCAD® 10.20-5c s/n 03828 © 2023 HydroCAD Software Solutions LLC

## Rainfall Events Listing

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 1-Year | Type II 24-hr | | Default | 24.00 | 1 | 2.20 | 2 |
| 2 | 2-Year | Type II 24-hr | | Default | 24.00 | 1 | 2.63 | 2 |
| 3 | 5-Year | Type II 24-hr | | Default | 24.00 | 1 | 3.24 | 2 |
| 4 | 10-Year | Type II 24-hr | | Default | 24.00 | 1 | 3.73 | 2 |
| 5 | 25-Year | Type II 24-hr | | Default | 24.00 | 1 | 4.44 | 2 |
| 6 | 50-Year | Type II 24-hr | | Default | 24.00 | 1 | 5.01 | 2 |
| 7 | 100-Year | Type II 24-hr | | Default | 24.00 | 1 | 5.63 | 2 |

## Summary for Subcatchment 1S: Pre

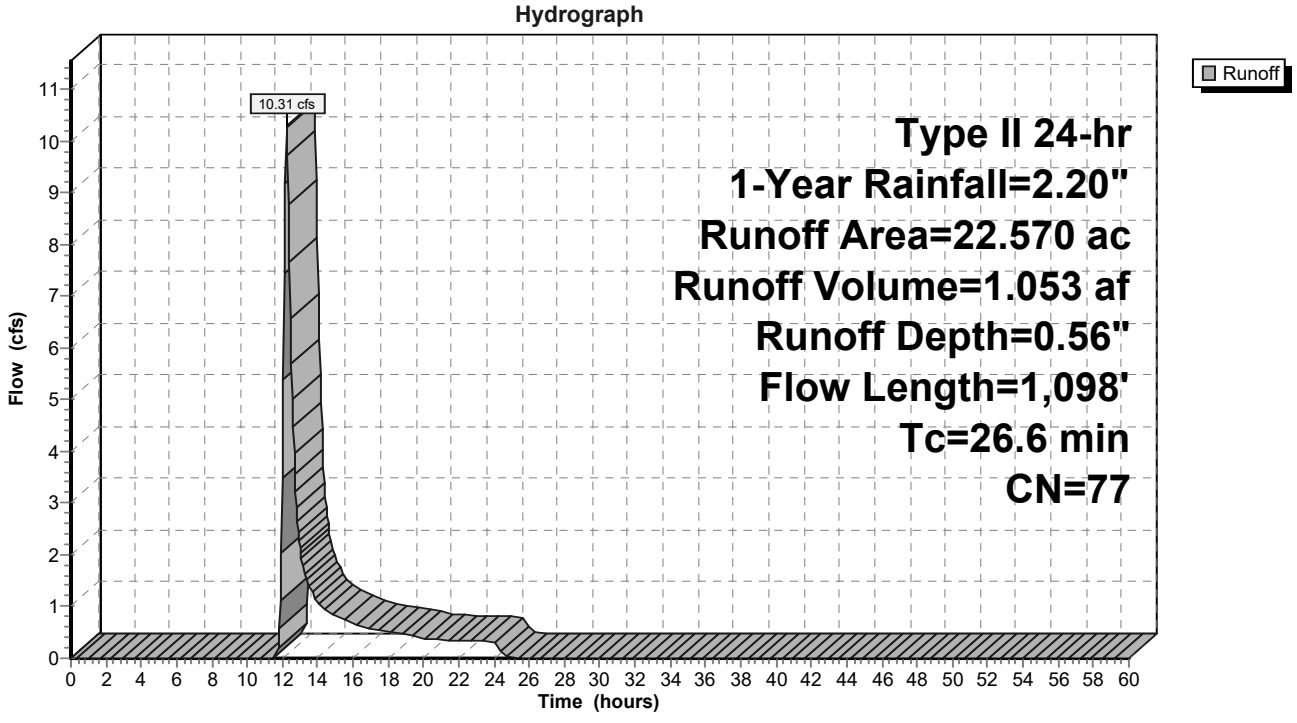
Runoff = 10.31 cfs @ 12.23 hrs, Volume= 1.053 af, Depth= 0.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.20"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 20.560 | 78 | |
| * | 2.010 | 70 | |
| | 22.570 | 77 | Weighted Average |
| | 22.570 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.8 | 100 | 0.0100 | 0.11 | | **Sheet Flow, A to B sheet flow** Cultivated: Residue>20% n= 0.170 P2= 2.63" |
| 4.6 | 251 | 0.0100 | 0.90 | | **Shallow Concentrated Flow, B to C shallow flow** Cultivated Straight Rows Kv= 9.0 fps |
| 6.2 | 747 | 0.0180 | 2.01 | | **Shallow Concentrated Flow, C to D shallow flow** Grassed Waterway Kv= 15.0 fps |
| 26.6 | 1,098 | Total | | | |

## Subcatchment 1S: Pre



## Summary for Subcatchment 15S: to Sed Basin

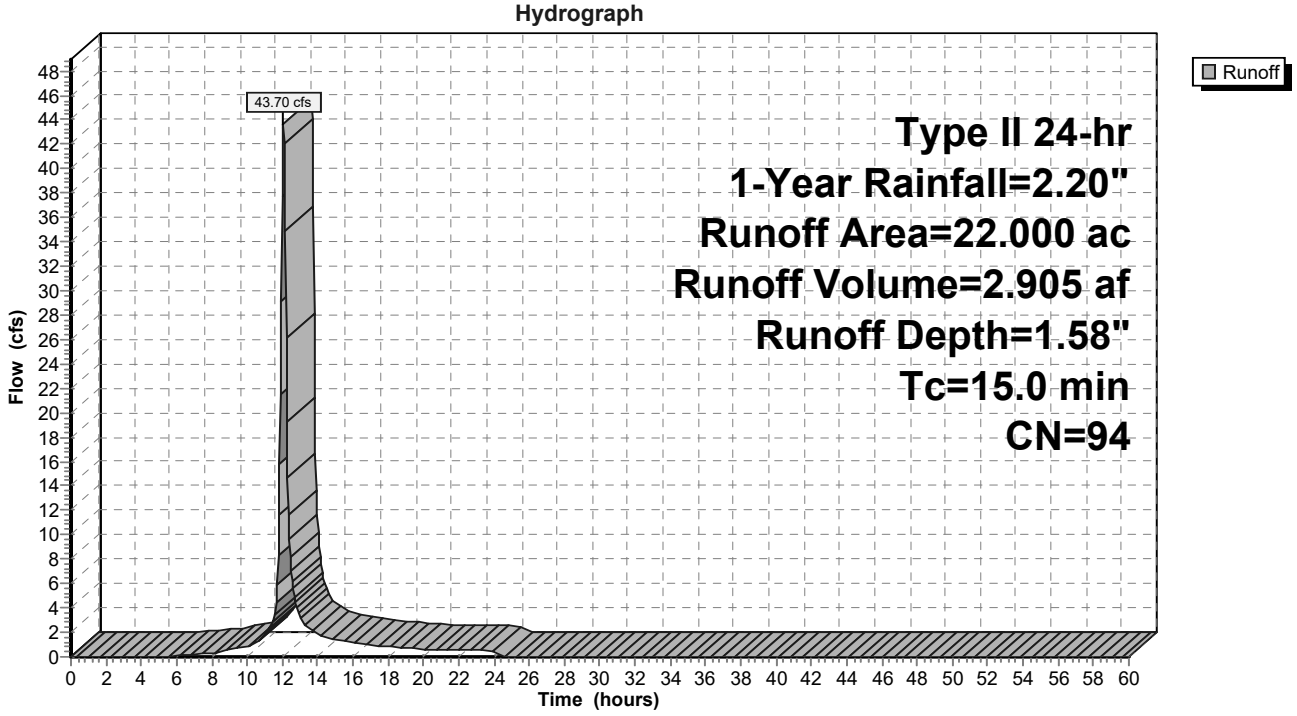
Runoff = 43.70 cfs @ 12.07 hrs, Volume= 2.905 af, Depth= 1.58"
Routed to Pond 14P : Sed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.20"

| Area (ac) | CN | Description |
|---|---|---|
| 22.000 | 94 | Newly graded area, HSG D |
| 22.000 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | | | | | **Direct Entry,** |

## Subcatchment 15S: to Sed Basin



## Summary for Pond 14P: Sed Basin

Inflow Area = 22.000 ac, 0.00% Impervious, Inflow Depth = 1.58" for 1-Year event
Inflow = 43.70 cfs @ 12.07 hrs, Volume= 2.905 af
Outflow = 6.61 cfs @ 12.53 hrs, Volume= 2.648 af, Atten= 85%, Lag= 27.8 min
Primary = 6.61 cfs @ 12.53 hrs, Volume= 2.648 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Starting Elev= 1,034.00' Surf.Area= 14,468 sf Storage= 23,984 cf
Peak Elev= 1,037.60' @ 12.53 hrs Surf.Area= 24,020 sf Storage= 92,805 cf (68,821 cf above start)

Plug-Flow detention time= 896.8 min calculated for 2.097 af (72% of inflow)
Center-of-Mass det. time= 622.7 min ( 1,428.0 - 805.4 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 1,032.00' | 186,821 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

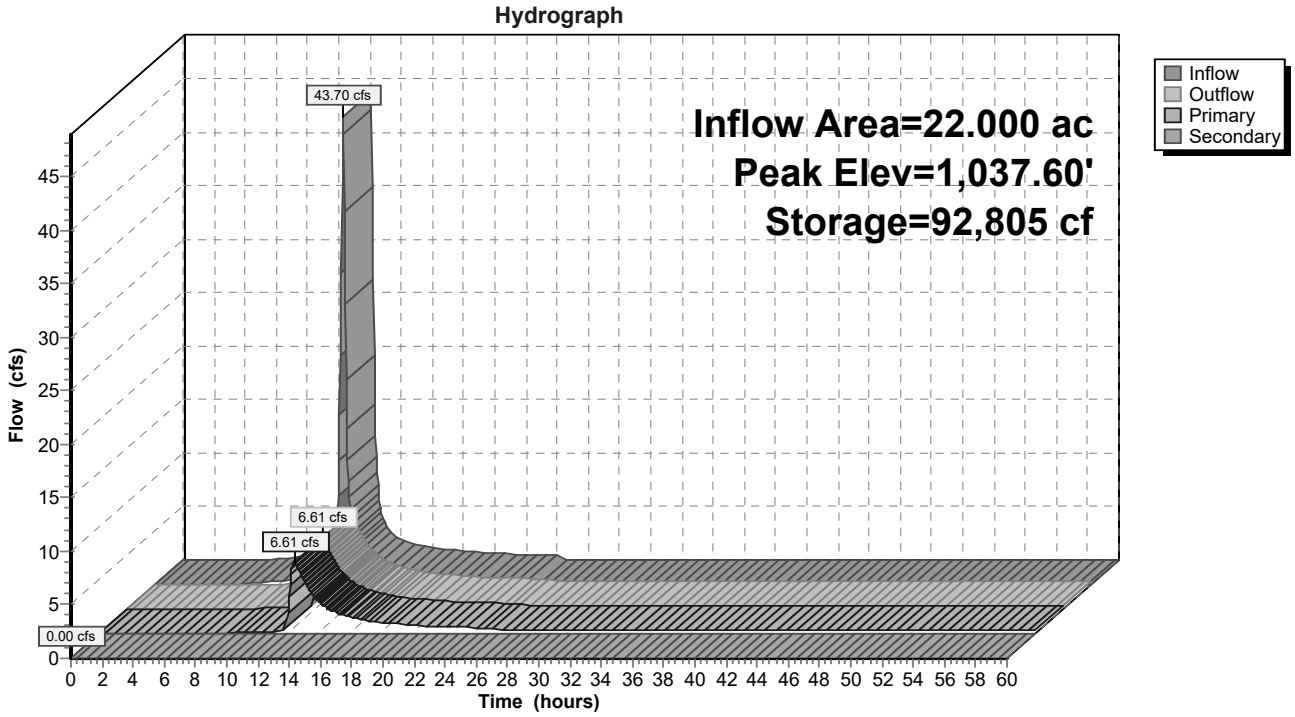
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 1,032.00 | 9,544 | 0 | 0 |
| 1,033.00 | 11,978 | 10,761 | 10,761 |
| 1,034.00 | 14,468 | 13,223 | 23,984 |
| 1,035.00 | 17,014 | 15,741 | 39,725 |
| 1,036.00 | 19,617 | 18,316 | 58,041 |
| 1,037.00 | 22,276 | 20,947 | 78,987 |
| 1,038.00 | 25,198 | 23,737 | 102,724 |
| 1,039.00 | 27,056 | 26,127 | 128,851 |
| 1,040.00 | 28,971 | 28,014 | 156,865 |
| 1,041.00 | 30,942 | 29,957 | 186,821 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Device 3 | 1,034.00' | **Marlee Float 6 in - 4.0 in orifice** |
| #2 | Device 3 | 1,036.50' | **24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Primary | 1,034.00' | **18.0" Round Culvert**<br>L= 290.0' RCP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900<br>n= 0.013, Flow Area= 1.77 sf |
| #4 | Secondary | 1,040.00' | **40.0' long x 20.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63 |

**Primary OutFlow** Max=6.60 cfs @ 12.53 hrs HW=1,037.60' (Free Discharge)
└**3=Culvert** (Passes 6.60 cfs of 9.57 cfs potential flow)
  ├**1=Marlee Float 6 in - 4.0 in orifice** (Custom Controls 0.32 cfs)
  └**2=Orifice/Grate** (Orifice Controls 6.28 cfs @ 3.56 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=1,034.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond 14P: Sed Basin



## Summary for Subcatchment 1S: Pre

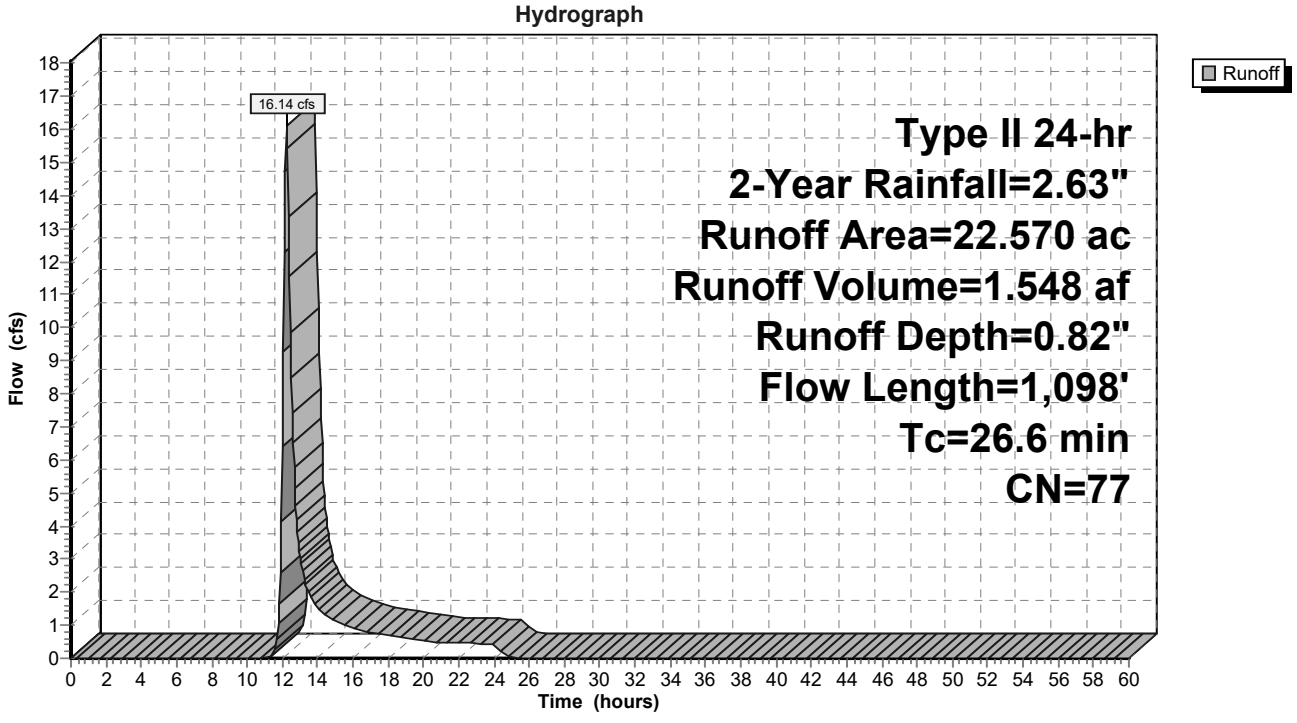
Runoff = 16.14 cfs @ 12.22 hrs, Volume= 1.548 af, Depth= 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.63"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 20.560 | 78 | |
| * | 2.010 | 70 | |
| | 22.570 | 77 | Weighted Average |
| | 22.570 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.8 | 100 | 0.0100 | 0.11 | | **Sheet Flow, A to B sheet flow** Cultivated: Residue>20% n= 0.170 P2= 2.63" |
| 4.6 | 251 | 0.0100 | 0.90 | | **Shallow Concentrated Flow, B to C shallow flow** Cultivated Straight Rows Kv= 9.0 fps |
| 6.2 | 747 | 0.0180 | 2.01 | | **Shallow Concentrated Flow, C to D shallow flow** Grassed Waterway Kv= 15.0 fps |
| 26.6 | 1,098 | Total | | | |

## Subcatchment 1S: Pre



## Summary for Subcatchment 15S: to Sed Basin

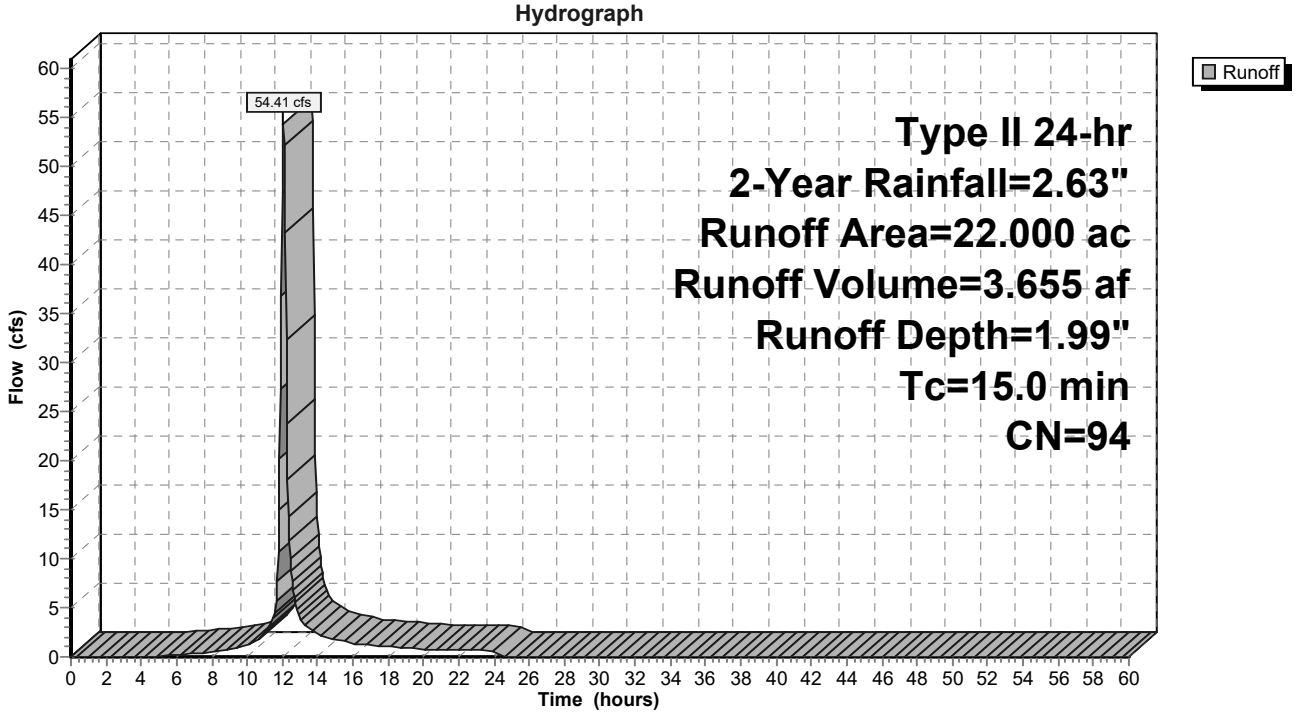
Runoff = 54.41 cfs @ 12.06 hrs, Volume= 3.655 af, Depth= 1.99"
Routed to Pond 14P : Sed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.63"

| Area (ac) | CN | Description |
|---|---|---|
| 22.000 | 94 | Newly graded area, HSG D |
| 22.000 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | | | | | **Direct Entry,** |

## Subcatchment 15S: to Sed Basin



## Summary for Pond 14P: Sed Basin

Inflow Area = 22.000 ac, 0.00% Impervious, Inflow Depth = 1.99" for 2-Year event
Inflow = 54.41 cfs @ 12.06 hrs, Volume= 3.655 af
Outflow = 10.41 cfs @ 12.44 hrs, Volume= 3.391 af, Atten= 81%, Lag= 22.6 min
Primary = 10.41 cfs @ 12.44 hrs, Volume= 3.391 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Starting Elev= 1,034.00' Surf.Area= 14,468 sf Storage= 23,984 cf
Peak Elev= 1,038.16' @ 12.44 hrs Surf.Area= 25,502 sf Storage= 106,869 cf (82,885 cf above start)

Plug-Flow detention time= 700.4 min calculated for 2.840 af (78% of inflow)
Center-of-Mass det. time= 502.8 min ( 1,301.7 - 798.9 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 1,032.00' | 186,821 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

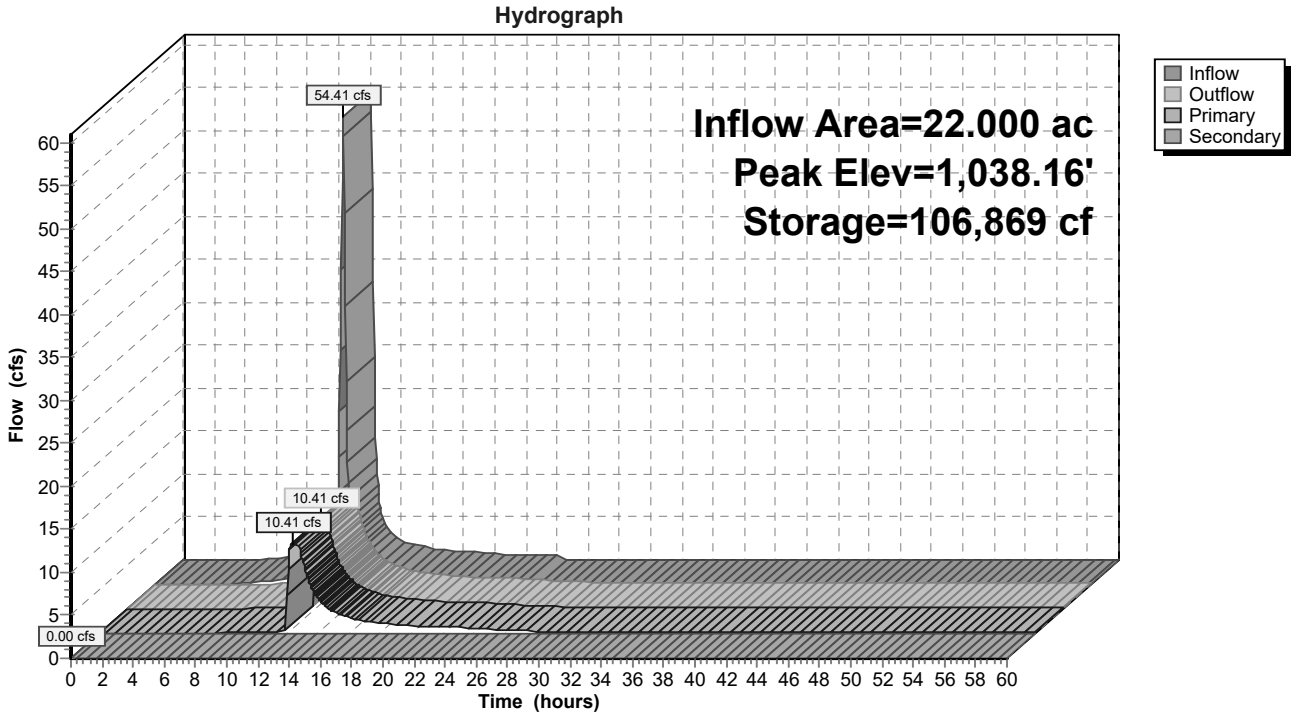
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 1,032.00 | 9,544 | 0 | 0 |
| 1,033.00 | 11,978 | 10,761 | 10,761 |
| 1,034.00 | 14,468 | 13,223 | 23,984 |
| 1,035.00 | 17,014 | 15,741 | 39,725 |
| 1,036.00 | 19,617 | 18,316 | 58,041 |
| 1,037.00 | 22,276 | 20,947 | 78,987 |
| 1,038.00 | 25,198 | 23,737 | 102,724 |
| 1,039.00 | 27,056 | 26,127 | 128,851 |
| 1,040.00 | 28,971 | 28,014 | 156,865 |
| 1,041.00 | 30,942 | 29,957 | 186,821 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Device 3 | 1,034.00' | **Marlee Float 6 in - 4.0 in orifice** |
| #2 | Device 3 | 1,036.50' | **24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Primary | 1,034.00' | **18.0" Round Culvert**<br>L= 290.0' RCP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900<br>n= 0.013, Flow Area= 1.77 sf |
| #4 | Secondary | 1,040.00' | **40.0' long x 20.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63 |

**Primary OutFlow** Max=10.41 cfs @ 12.44 hrs HW=1,038.16' (Free Discharge)
└**3=Culvert** (Barrel Controls 10.41 cfs @ 5.89 fps)
  ├**1=Marlee Float 6 in - 4.0 in orifice** (Passes < 0.33 cfs potential flow)
  └**2=Orifice/Grate** (Passes < 12.26 cfs potential flow)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=1,034.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond 14P: Sed Basin



## Summary for Subcatchment 1S: Pre

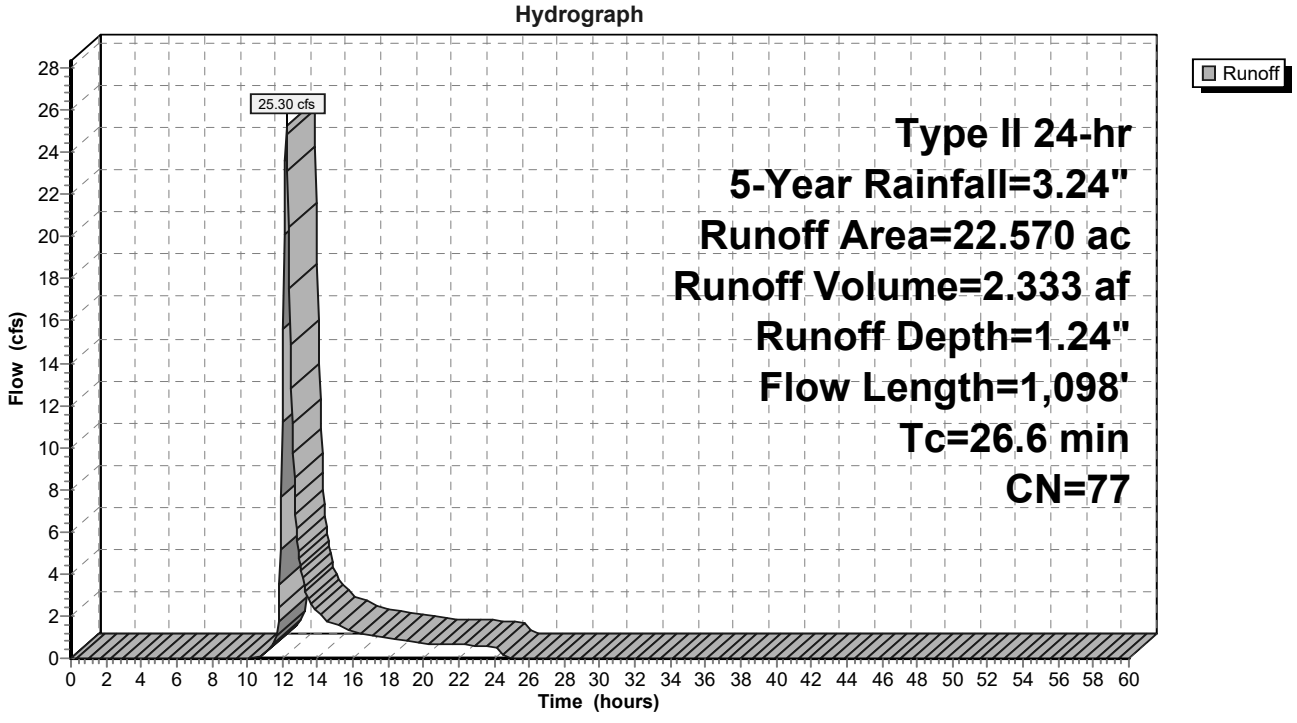
Runoff = 25.30 cfs @ 12.22 hrs, Volume= 2.333 af, Depth= 1.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 5-Year Rainfall=3.24"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 20.560 | 78 | |
| * | 2.010 | 70 | |
| | 22.570 | 77 | Weighted Average |
| | 22.570 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.8 | 100 | 0.0100 | 0.11 | | **Sheet Flow, A to B sheet flow** Cultivated: Residue>20% n= 0.170 P2= 2.63" |
| 4.6 | 251 | 0.0100 | 0.90 | | **Shallow Concentrated Flow, B to C shallow flow** Cultivated Straight Rows Kv= 9.0 fps |
| 6.2 | 747 | 0.0180 | 2.01 | | **Shallow Concentrated Flow, C to D shallow flow** Grassed Waterway Kv= 15.0 fps |
| 26.6 | 1,098 | Total | | | |

## Subcatchment 1S: Pre



## Summary for Subcatchment 15S: to Sed Basin

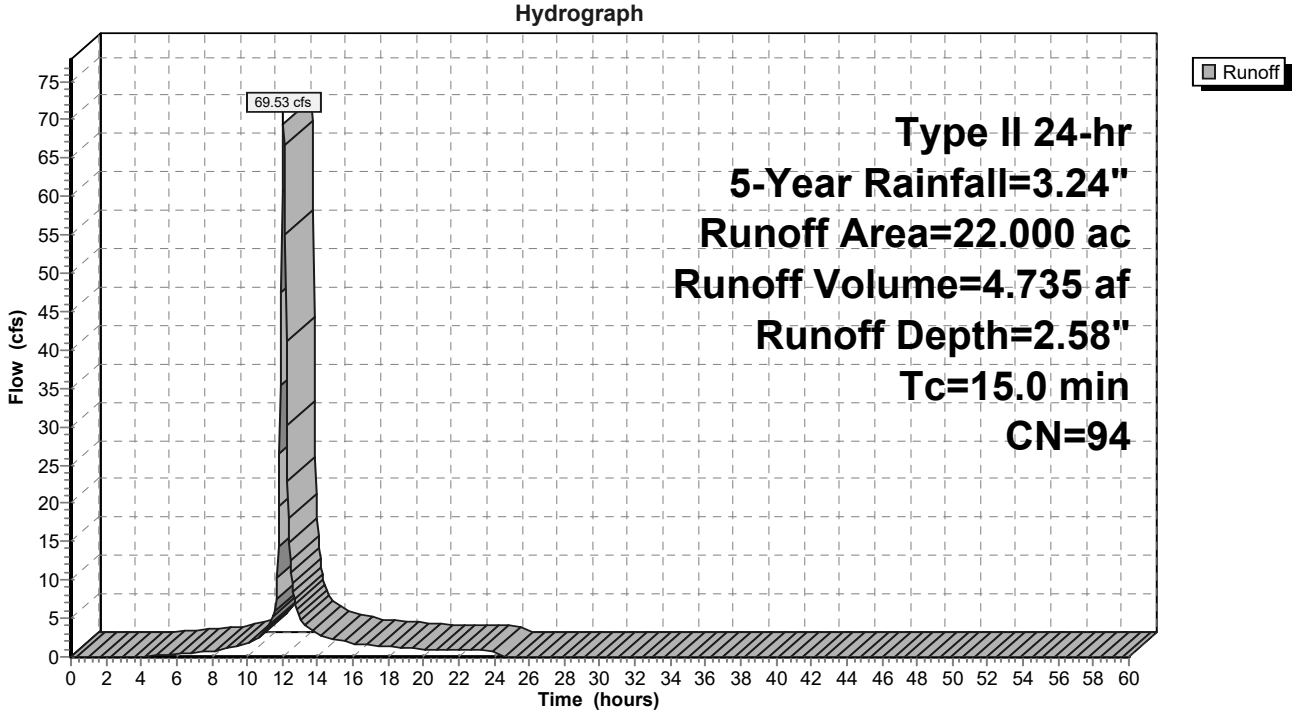
Runoff = 69.53 cfs @ 12.06 hrs, Volume= 4.735 af, Depth= 2.58"
Routed to Pond 14P : Sed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 5-Year Rainfall=3.24"

| Area (ac) | CN | Description |
|---|---|---|
| 22.000 | 94 | Newly graded area, HSG D |
| 22.000 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | | | | | **Direct Entry,** |

## Subcatchment 15S: to Sed Basin



## Summary for Pond 14P: Sed Basin

Inflow Area = 22.000 ac, 0.00% Impervious, Inflow Depth = 2.58" for 5-Year event
Inflow = 69.53 cfs @ 12.06 hrs, Volume= 4.735 af
Outflow = 11.71 cfs @ 12.48 hrs, Volume= 4.463 af, Atten= 83%, Lag= 24.9 min
Primary = 11.71 cfs @ 12.48 hrs, Volume= 4.463 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Starting Elev= 1,034.00' Surf.Area= 14,468 sf Storage= 23,984 cf
Peak Elev= 1,039.14' @ 12.48 hrs Surf.Area= 27,326 sf Storage= 132,685 cf (108,701 cf above start)

Plug-Flow detention time= 550.9 min calculated for 3.909 af (83% of inflow)
Center-of-Mass det. time= 408.6 min ( 1,200.4 - 791.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 1,032.00' | 186,821 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

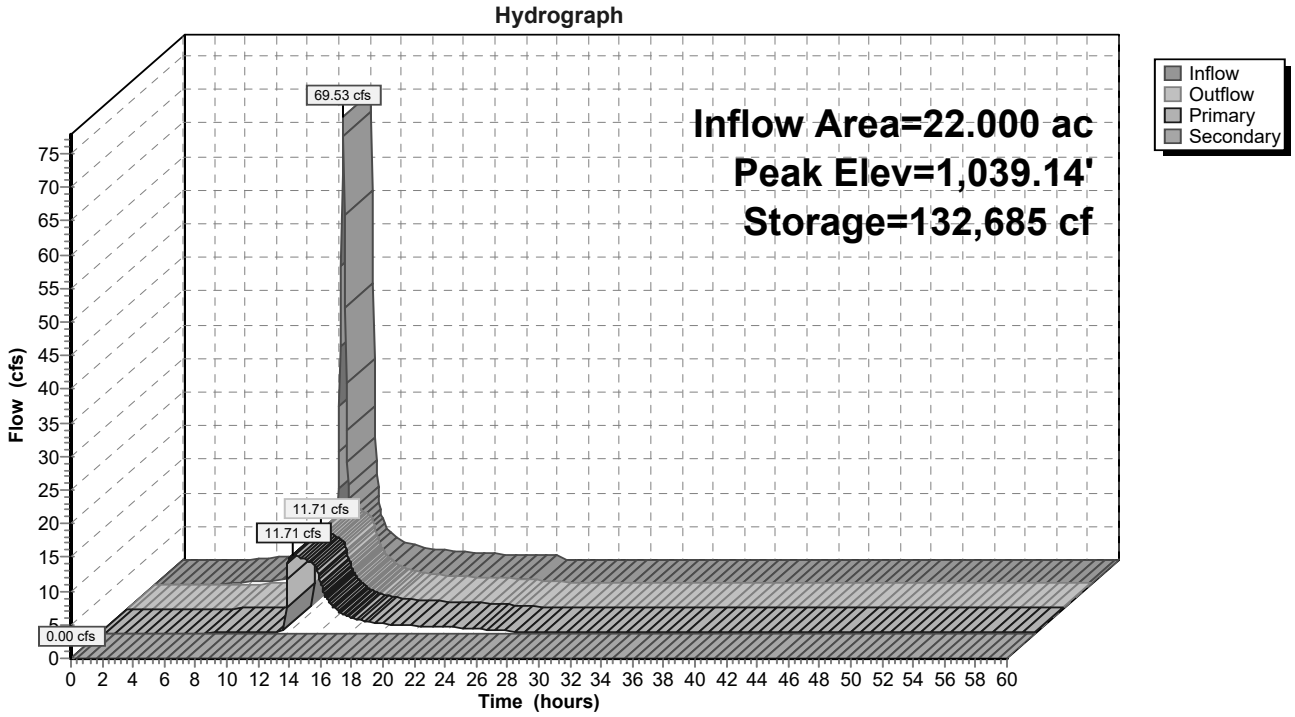
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 1,032.00 | 9,544 | 0 | 0 |
| 1,033.00 | 11,978 | 10,761 | 10,761 |
| 1,034.00 | 14,468 | 13,223 | 23,984 |
| 1,035.00 | 17,014 | 15,741 | 39,725 |
| 1,036.00 | 19,617 | 18,316 | 58,041 |
| 1,037.00 | 22,276 | 20,947 | 78,987 |
| 1,038.00 | 25,198 | 23,737 | 102,724 |
| 1,039.00 | 27,056 | 26,127 | 128,851 |
| 1,040.00 | 28,971 | 28,014 | 156,865 |
| 1,041.00 | 30,942 | 29,957 | 186,821 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Device 3 | 1,034.00' | **Marlee Float 6 in - 4.0 in orifice** |
| #2 | Device 3 | 1,036.50' | **24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Primary | 1,034.00' | **18.0" Round Culvert**<br>L= 290.0' RCP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900<br>n= 0.013, Flow Area= 1.77 sf |
| #4 | Secondary | 1,040.00' | **40.0' long x 20.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63 |

**Primary OutFlow** Max=11.71 cfs @ 12.48 hrs HW=1,039.14' (Free Discharge)
└**3=Culvert** (Barrel Controls 11.71 cfs @ 6.63 fps)
  ├**1=Marlee Float 6 in - 4.0 in orifice** (Passes < 0.33 cfs potential flow)
  └**2=Orifice/Grate** (Passes < 19.37 cfs potential flow)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=1,034.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond 14P: Sed Basin



## Summary for Subcatchment 1S: Pre

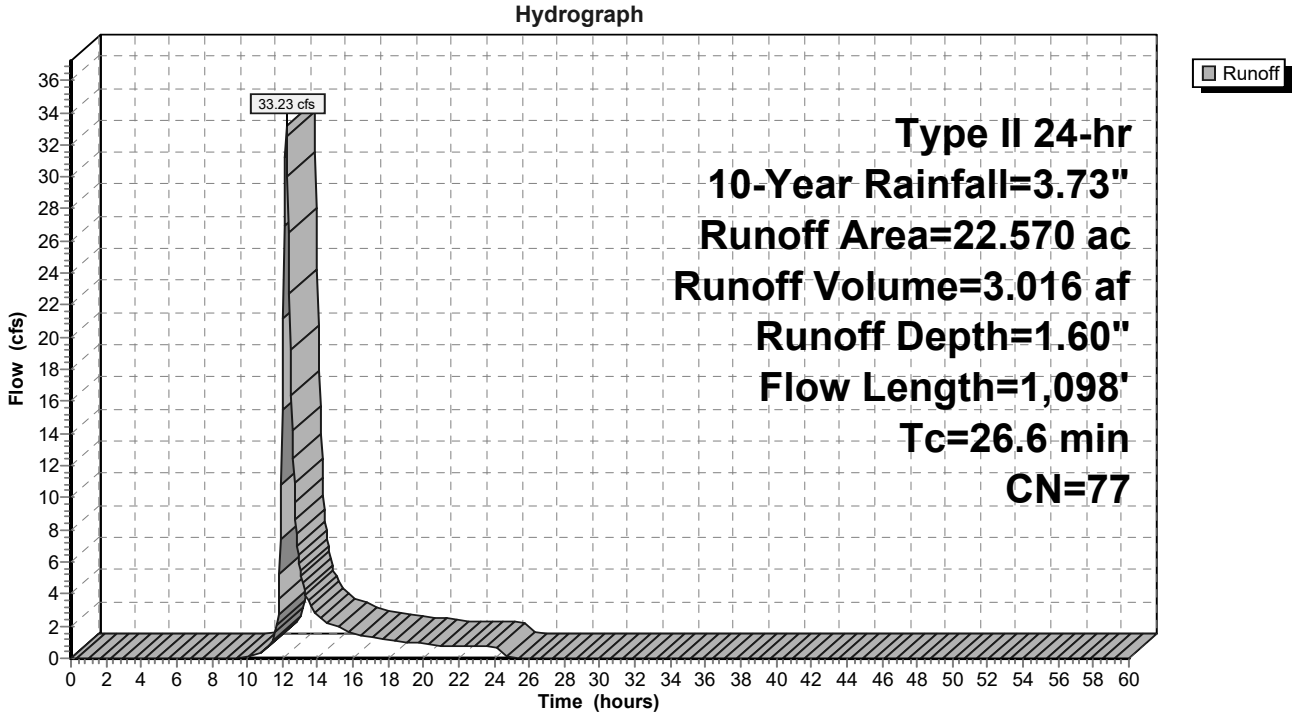
Runoff = 33.23 cfs @ 12.21 hrs, Volume= 3.016 af, Depth= 1.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.73"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 20.560 | 78 | |
| * | 2.010 | 70 | |
| | 22.570 | 77 | Weighted Average |
| | 22.570 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.8 | 100 | 0.0100 | 0.11 | | **Sheet Flow, A to B sheet flow** Cultivated: Residue>20% n= 0.170 P2= 2.63" |
| 4.6 | 251 | 0.0100 | 0.90 | | **Shallow Concentrated Flow, B to C shallow flow** Cultivated Straight Rows Kv= 9.0 fps |
| 6.2 | 747 | 0.0180 | 2.01 | | **Shallow Concentrated Flow, C to D shallow flow** Grassed Waterway Kv= 15.0 fps |
| 26.6 | 1,098 | Total | | | |

## Subcatchment 1S: Pre



## Summary for Subcatchment 15S: to Sed Basin

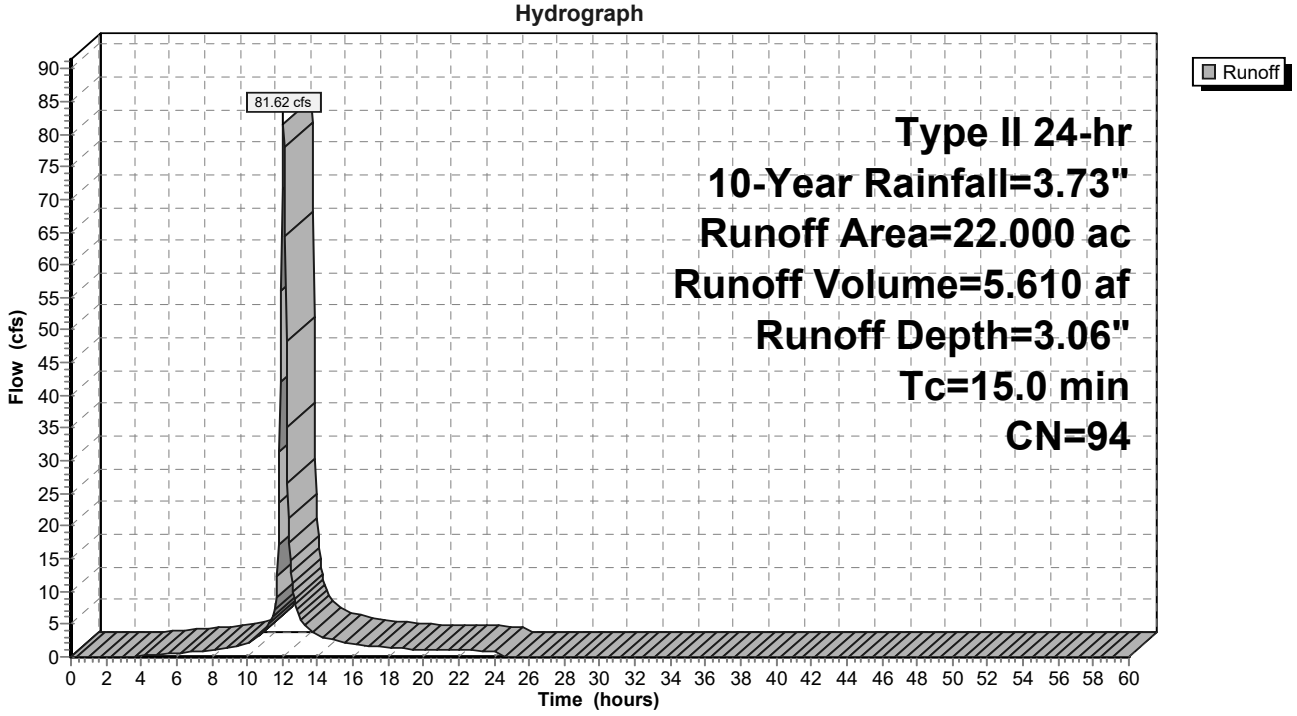
Runoff = 81.62 cfs @ 12.06 hrs, Volume= 5.610 af, Depth= 3.06"
Routed to Pond 14P : Sed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.73"

| Area (ac) | CN | Description |
|---|---|---|
| 22.000 | 94 | Newly graded area, HSG D |
| 22.000 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | | | | | **Direct Entry,** |

## Subcatchment 15S: to Sed Basin



## Summary for Pond 14P: Sed Basin

Inflow Area = 22.000 ac, 0.00% Impervious, Inflow Depth = 3.06" for 10-Year event
Inflow = 81.62 cfs @ 12.06 hrs, Volume= 5.610 af
Outflow = 12.65 cfs @ 12.51 hrs, Volume= 5.333 af, Atten= 84%, Lag= 26.6 min
Primary = 12.65 cfs @ 12.51 hrs, Volume= 5.333 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Starting Elev= 1,034.00' Surf.Area= 14,468 sf Storage= 23,984 cf
Peak Elev= 1,039.92' @ 12.51 hrs Surf.Area= 28,813 sf Storage= 154,487 cf (130,503 cf above start)

Plug-Flow detention time= 485.3 min calculated for 4.783 af (85% of inflow)
Center-of-Mass det. time= 365.1 min ( 1,152.3 - 787.2 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 1,032.00' | 186,821 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

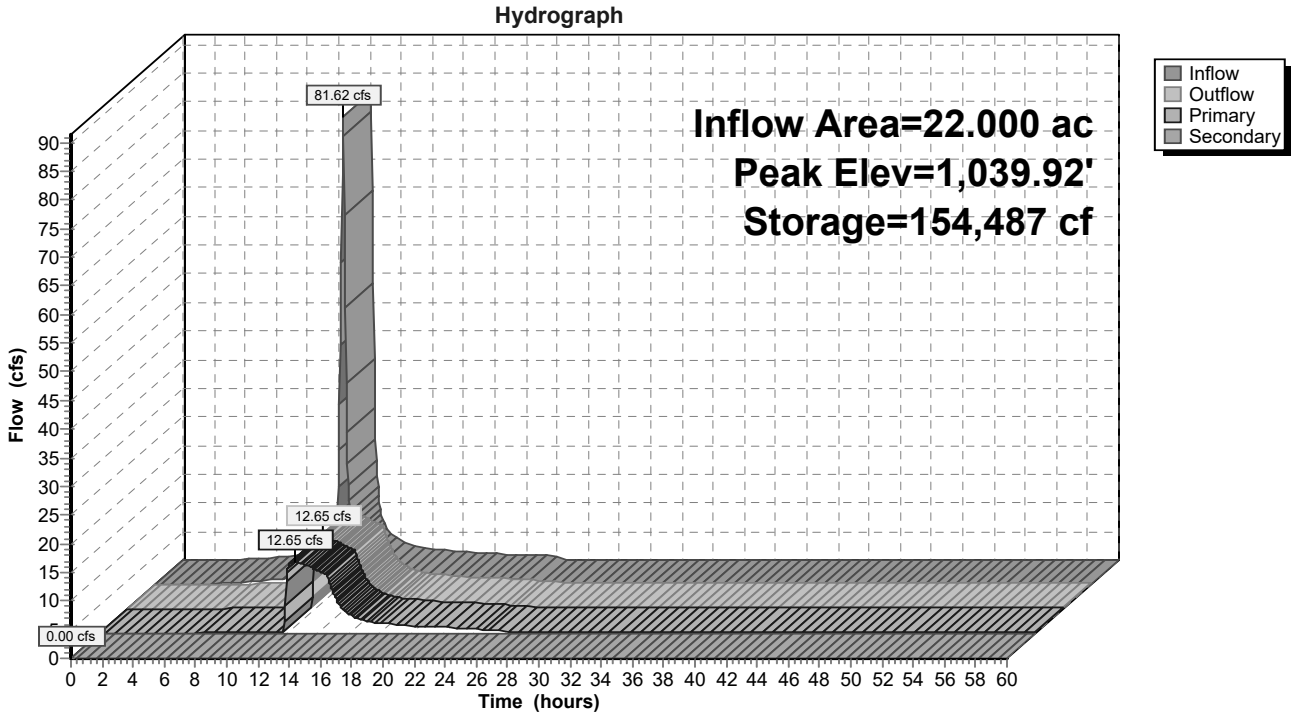
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 1,032.00 | 9,544 | 0 | 0 |
| 1,033.00 | 11,978 | 10,761 | 10,761 |
| 1,034.00 | 14,468 | 13,223 | 23,984 |
| 1,035.00 | 17,014 | 15,741 | 39,725 |
| 1,036.00 | 19,617 | 18,316 | 58,041 |
| 1,037.00 | 22,276 | 20,947 | 78,987 |
| 1,038.00 | 25,198 | 23,737 | 102,724 |
| 1,039.00 | 27,056 | 26,127 | 128,851 |
| 1,040.00 | 28,971 | 28,014 | 156,865 |
| 1,041.00 | 30,942 | 29,957 | 186,821 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Device 3 | 1,034.00' | **Marlee Float 6 in - 4.0 in orifice** |
| #2 | Device 3 | 1,036.50' | **24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Primary | 1,034.00' | **18.0" Round Culvert**<br>L= 290.0' RCP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900<br>n= 0.013, Flow Area= 1.77 sf |
| #4 | Secondary | 1,040.00' | **40.0' long x 20.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63 |

**Primary OutFlow** Max=12.65 cfs @ 12.51 hrs HW=1,039.92' (Free Discharge)
└**3=Culvert** (Barrel Controls 12.65 cfs @ 7.16 fps)
  ├**1=Marlee Float 6 in - 4.0 in orifice** (Passes < 0.33 cfs potential flow)
  └**2=Orifice/Grate** (Passes < 23.52 cfs potential flow)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=1,034.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

## Pond 14P: Sed Basin



## Summary for Subcatchment 1S: Pre

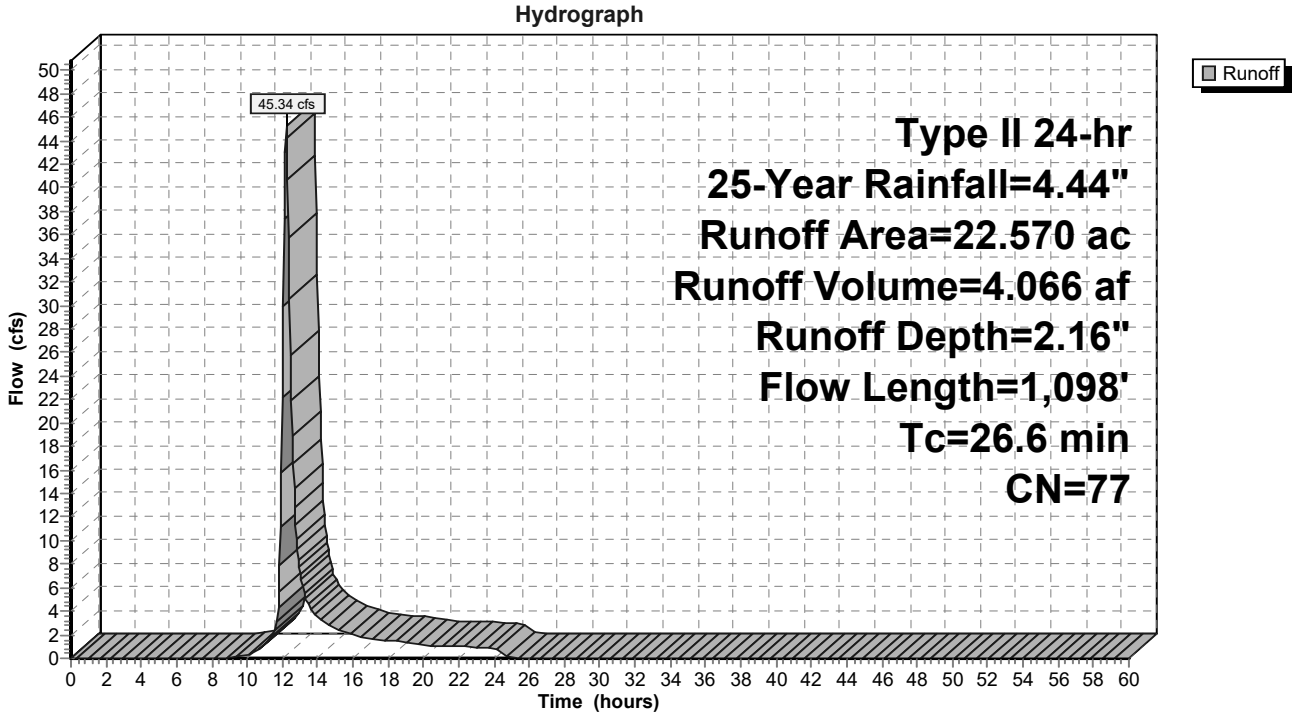
Runoff = 45.34 cfs @ 12.21 hrs, Volume= 4.066 af, Depth= 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=4.44"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 20.560 | 78 | |
| * | 2.010 | 70 | |
| | 22.570 | 77 | Weighted Average |
| | 22.570 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.8 | 100 | 0.0100 | 0.11 | | **Sheet Flow, A to B sheet flow** Cultivated: Residue>20% n= 0.170 P2= 2.63" |
| 4.6 | 251 | 0.0100 | 0.90 | | **Shallow Concentrated Flow, B to C shallow flow** Cultivated Straight Rows Kv= 9.0 fps |
| 6.2 | 747 | 0.0180 | 2.01 | | **Shallow Concentrated Flow, C to D shallow flow** Grassed Waterway Kv= 15.0 fps |
| 26.6 | 1,098 | Total | | | |

## Subcatchment 1S: Pre



## Summary for Subcatchment 15S: to Sed Basin

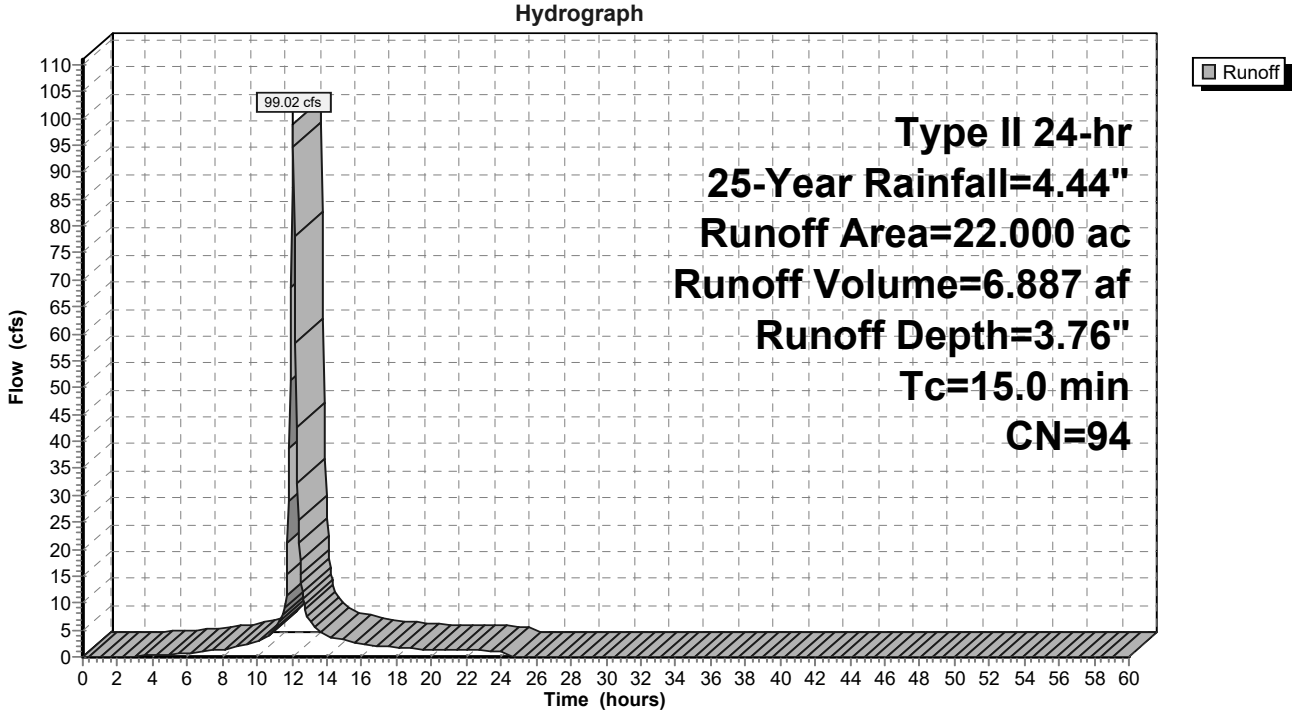
Runoff = 99.02 cfs @ 12.06 hrs, Volume= 6.887 af, Depth= 3.76"
Routed to Pond 14P : Sed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=4.44"

| Area (ac) | CN | Description |
|---|---|---|
| 22.000 | 94 | Newly graded area, HSG D |
| 22.000 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | | | | | **Direct Entry,** |

## Subcatchment 15S: to Sed Basin



## Summary for Pond 14P: Sed Basin

Inflow Area = 22.000 ac, 0.00% Impervious, Inflow Depth = 3.76" for 25-Year event
Inflow = 99.02 cfs @ 12.06 hrs, Volume= 6.887 af
Outflow = 42.65 cfs @ 12.26 hrs, Volume= 6.605 af, Atten= 57%, Lag= 12.0 min
Primary = 13.23 cfs @ 12.26 hrs, Volume= 5.958 af
Secondary = 29.42 cfs @ 12.26 hrs, Volume= 0.646 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Starting Elev= 1,034.00' Surf.Area= 14,468 sf Storage= 23,984 cf
Peak Elev= 1,040.42' @ 12.26 hrs Surf.Area= 29,800 sf Storage= 169,218 cf (145,234 cf above start)

Plug-Flow detention time= 407.7 min calculated for 6.054 af (88% of inflow)
Center-of-Mass det. time= 310.7 min ( 1,092.5 - 781.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 1,032.00' | 186,821 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

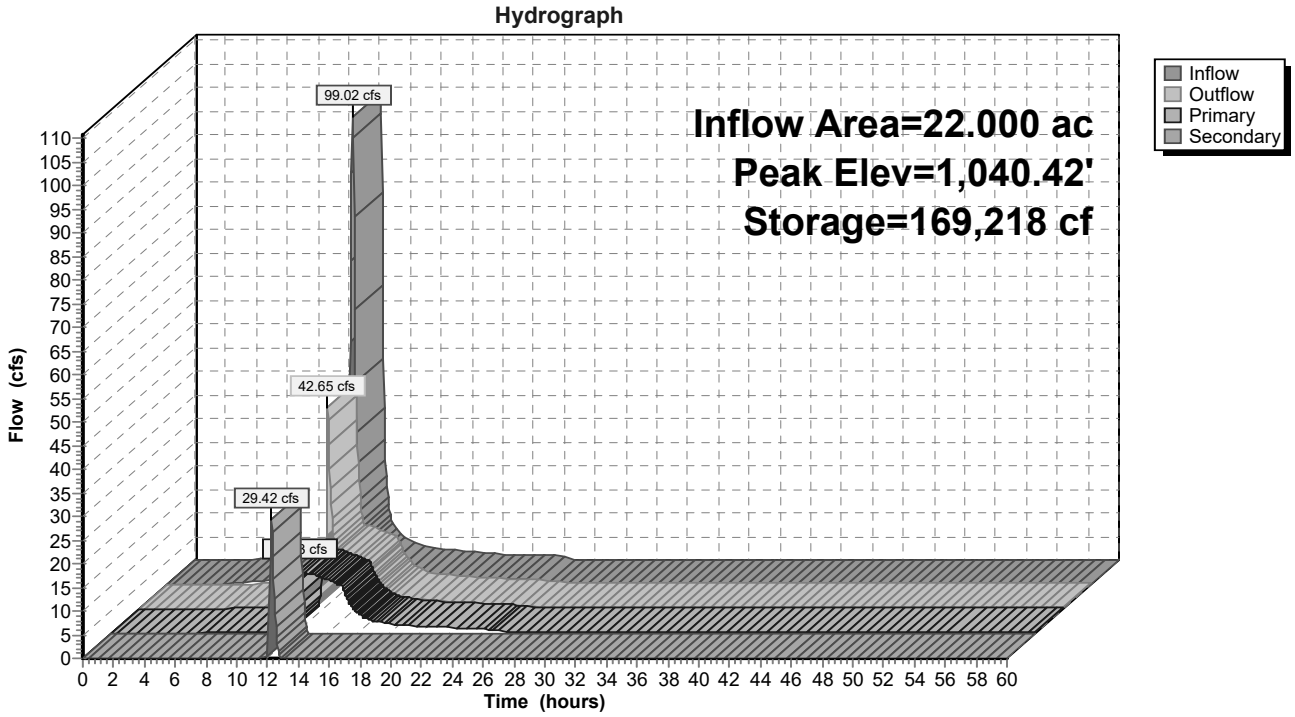
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 1,032.00 | 9,544 | 0 | 0 |
| 1,033.00 | 11,978 | 10,761 | 10,761 |
| 1,034.00 | 14,468 | 13,223 | 23,984 |
| 1,035.00 | 17,014 | 15,741 | 39,725 |
| 1,036.00 | 19,617 | 18,316 | 58,041 |
| 1,037.00 | 22,276 | 20,947 | 78,987 |
| 1,038.00 | 25,198 | 23,737 | 102,724 |
| 1,039.00 | 27,056 | 26,127 | 128,851 |
| 1,040.00 | 28,971 | 28,014 | 156,865 |
| 1,041.00 | 30,942 | 29,957 | 186,821 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Device 3 | 1,034.00' | **Marlee Float 6 in - 4.0 in orifice** |
| #2 | Device 3 | 1,036.50' | **24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Primary | 1,034.00' | **18.0" Round Culvert**<br>L= 290.0' RCP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900<br>n= 0.013, Flow Area= 1.77 sf |
| #4 | Secondary | 1,040.00' | **40.0' long x 20.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63 |

**Primary OutFlow** Max=13.22 cfs @ 12.26 hrs HW=1,040.41' (Free Discharge)
└**3=Culvert** (Barrel Controls 13.22 cfs @ 7.48 fps)
  ├**1=Marlee Float 6 in - 4.0 in orifice** (Passes < 0.33 cfs potential flow)
  └**2=Orifice/Grate** (Passes < 25.81 cfs potential flow)

**Secondary OutFlow** Max=28.53 cfs @ 12.26 hrs HW=1,040.41' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Weir Controls 28.53 cfs @ 1.73 fps)

## Pond 14P: Sed Basin



## Summary for Subcatchment 1S: Pre

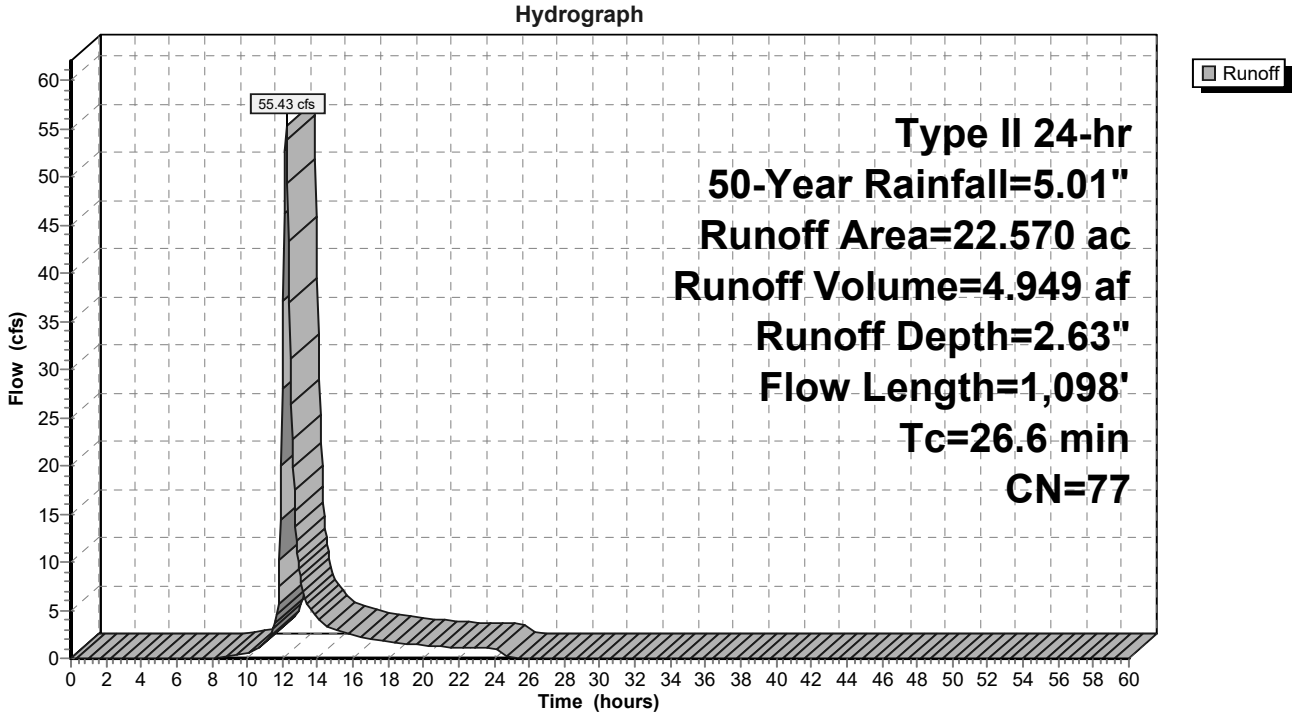
Runoff = 55.43 cfs @ 12.21 hrs, Volume= 4.949 af, Depth= 2.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-Year Rainfall=5.01"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 20.560 | 78 | |
| * | 2.010 | 70 | |
| | 22.570 | 77 | Weighted Average |
| | 22.570 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.8 | 100 | 0.0100 | 0.11 | | **Sheet Flow, A to B sheet flow** Cultivated: Residue>20% n= 0.170 P2= 2.63" |
| 4.6 | 251 | 0.0100 | 0.90 | | **Shallow Concentrated Flow, B to C shallow flow** Cultivated Straight Rows Kv= 9.0 fps |
| 6.2 | 747 | 0.0180 | 2.01 | | **Shallow Concentrated Flow, C to D shallow flow** Grassed Waterway Kv= 15.0 fps |
| 26.6 | 1,098 | Total | | | |

## Subcatchment 1S: Pre



## Summary for Subcatchment 15S: to Sed Basin

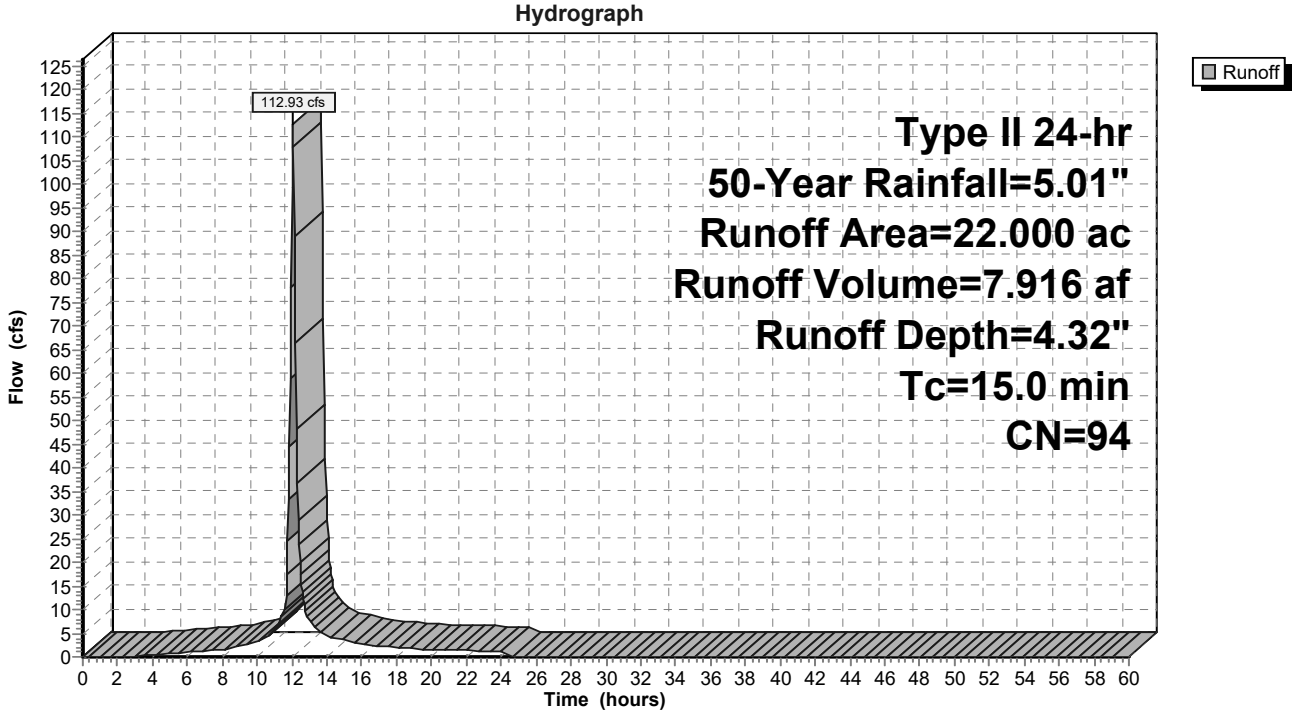
Runoff = 112.93 cfs @ 12.06 hrs, Volume= 7.916 af, Depth= 4.32"
Routed to Pond 14P : Sed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-Year Rainfall=5.01"

| Area (ac) | CN | Description |
|---|---|---|
| 22.000 | 94 | Newly graded area, HSG D |
| 22.000 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | | | | | **Direct Entry,** |

## Subcatchment 15S: to Sed Basin



## Summary for Pond 14P: Sed Basin

Inflow Area = 22.000 ac, 0.00% Impervious, Inflow Depth = 4.32" for 50-Year event
Inflow = 112.93 cfs @ 12.06 hrs, Volume= 7.916 af
Outflow = 68.97 cfs @ 12.21 hrs, Volume= 7.631 af, Atten= 39%, Lag= 8.7 min
Primary = 13.48 cfs @ 12.21 hrs, Volume= 6.379 af
Secondary = 55.50 cfs @ 12.21 hrs, Volume= 1.251 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Starting Elev= 1,034.00' Surf.Area= 14,468 sf Storage= 23,984 cf
Peak Elev= 1,040.64' @ 12.21 hrs Surf.Area= 30,240 sf Storage= 175,919 cf (151,935 cf above start)

Plug-Flow detention time= 362.5 min calculated for 7.080 af (89% of inflow)
Center-of-Mass det. time= 278.0 min ( 1,056.2 - 778.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 1,032.00' | 186,821 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

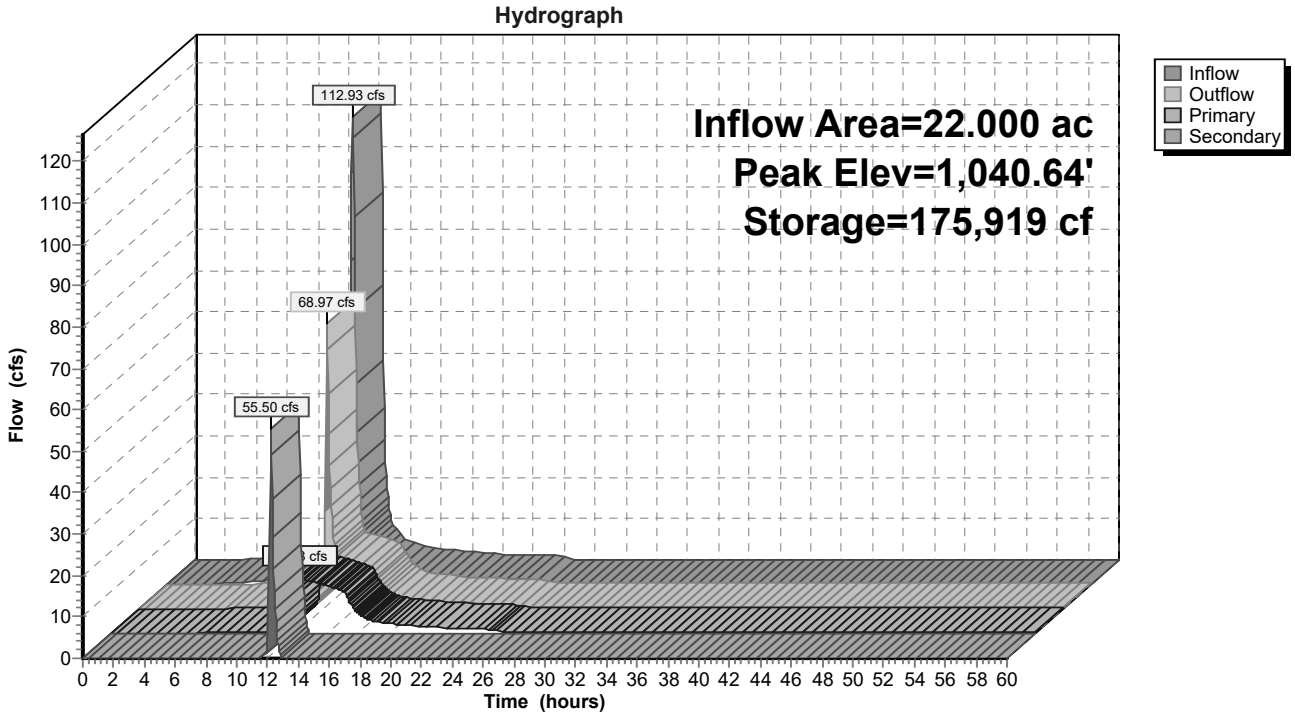
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 1,032.00 | 9,544 | 0 | 0 |
| 1,033.00 | 11,978 | 10,761 | 10,761 |
| 1,034.00 | 14,468 | 13,223 | 23,984 |
| 1,035.00 | 17,014 | 15,741 | 39,725 |
| 1,036.00 | 19,617 | 18,316 | 58,041 |
| 1,037.00 | 22,276 | 20,947 | 78,987 |
| 1,038.00 | 25,198 | 23,737 | 102,724 |
| 1,039.00 | 27,056 | 26,127 | 128,851 |
| 1,040.00 | 28,971 | 28,014 | 156,865 |
| 1,041.00 | 30,942 | 29,957 | 186,821 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Device 3 | 1,034.00' | **Marlee Float 6 in - 4.0 in orifice** |
| #2 | Device 3 | 1,036.50' | **24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Primary | 1,034.00' | **18.0" Round Culvert**<br>L= 290.0' RCP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900<br>n= 0.013, Flow Area= 1.77 sf |
| #4 | Secondary | 1,040.00' | **40.0' long x 20.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63 |

**Primary OutFlow** Max=13.47 cfs @ 12.21 hrs HW=1,040.64' (Free Discharge)
└**3=Culvert** (Barrel Controls 13.47 cfs @ 7.62 fps)
  └**1=Marlee Float 6 in - 4.0 in orifice** (Passes < 0.33 cfs potential flow)
  └**2=Orifice/Grate** (Passes < 26.79 cfs potential flow)

**Secondary OutFlow** Max=54.62 cfs @ 12.21 hrs HW=1,040.64' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Weir Controls 54.62 cfs @ 2.15 fps)

## Pond 14P: Sed Basin



## Summary for Subcatchment 1S: Pre

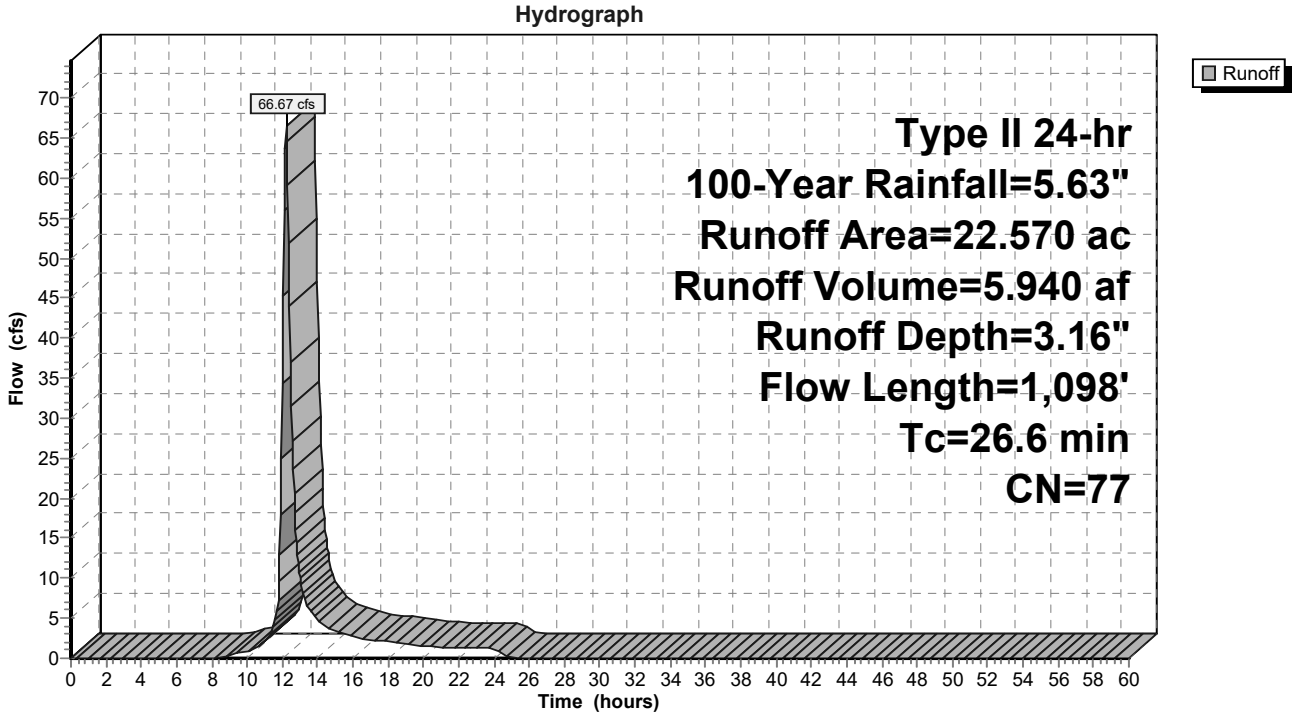
Runoff = 66.67 cfs @ 12.20 hrs, Volume= 5.940 af, Depth= 3.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.63"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 20.560 | 78 | |
| * | 2.010 | 70 | |
| | 22.570 | 77 | Weighted Average |
| | 22.570 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.8 | 100 | 0.0100 | 0.11 | | **Sheet Flow, A to B sheet flow** Cultivated: Residue>20% n= 0.170 P2= 2.63" |
| 4.6 | 251 | 0.0100 | 0.90 | | **Shallow Concentrated Flow, B to C shallow flow** Cultivated Straight Rows Kv= 9.0 fps |
| 6.2 | 747 | 0.0180 | 2.01 | | **Shallow Concentrated Flow, C to D shallow flow** Grassed Waterway Kv= 15.0 fps |
| 26.6 | 1,098 | Total | | | |

## Subcatchment 1S: Pre



## Summary for Subcatchment 15S: to Sed Basin

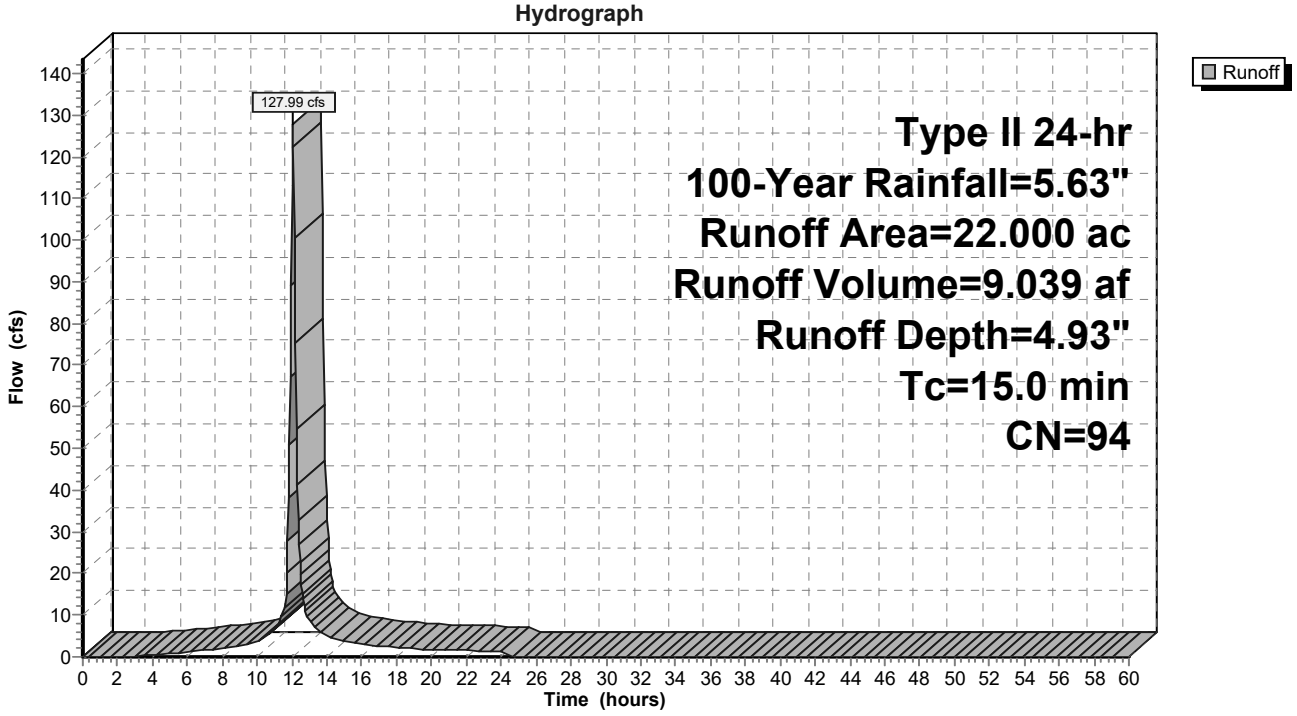
Runoff = 127.99 cfs @ 12.06 hrs, Volume= 9.039 af, Depth= 4.93"
Routed to Pond 14P : Sed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.63"

| Area (ac) | CN | Description |
|---|---|---|
| 22.000 | 94 | Newly graded area, HSG D |
| 22.000 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | | | | | **Direct Entry,** |

## Subcatchment 15S: to Sed Basin



## Summary for Pond 14P: Sed Basin

Inflow Area = 22.000 ac, 0.00% Impervious, Inflow Depth = 4.93" for 100-Year event
Inflow = 127.99 cfs @ 12.06 hrs, Volume= 9.039 af
Outflow = 94.63 cfs @ 12.17 hrs, Volume= 8.751 af, Atten= 26%, Lag= 6.5 min
Primary = 13.69 cfs @ 12.17 hrs, Volume= 6.861 af
Secondary = 80.94 cfs @ 12.17 hrs, Volume= 1.889 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Starting Elev= 1,034.00' Surf.Area= 14,468 sf Storage= 23,984 cf
Peak Elev= 1,040.84' @ 12.17 hrs Surf.Area= 30,626 sf Storage= 181,891 cf (157,907 cf above start)

Plug-Flow detention time= 323.6 min calculated for 8.193 af (91% of inflow)
Center-of-Mass det. time= 250.8 min ( 1,025.8 - 775.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 1,032.00' | 186,821 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

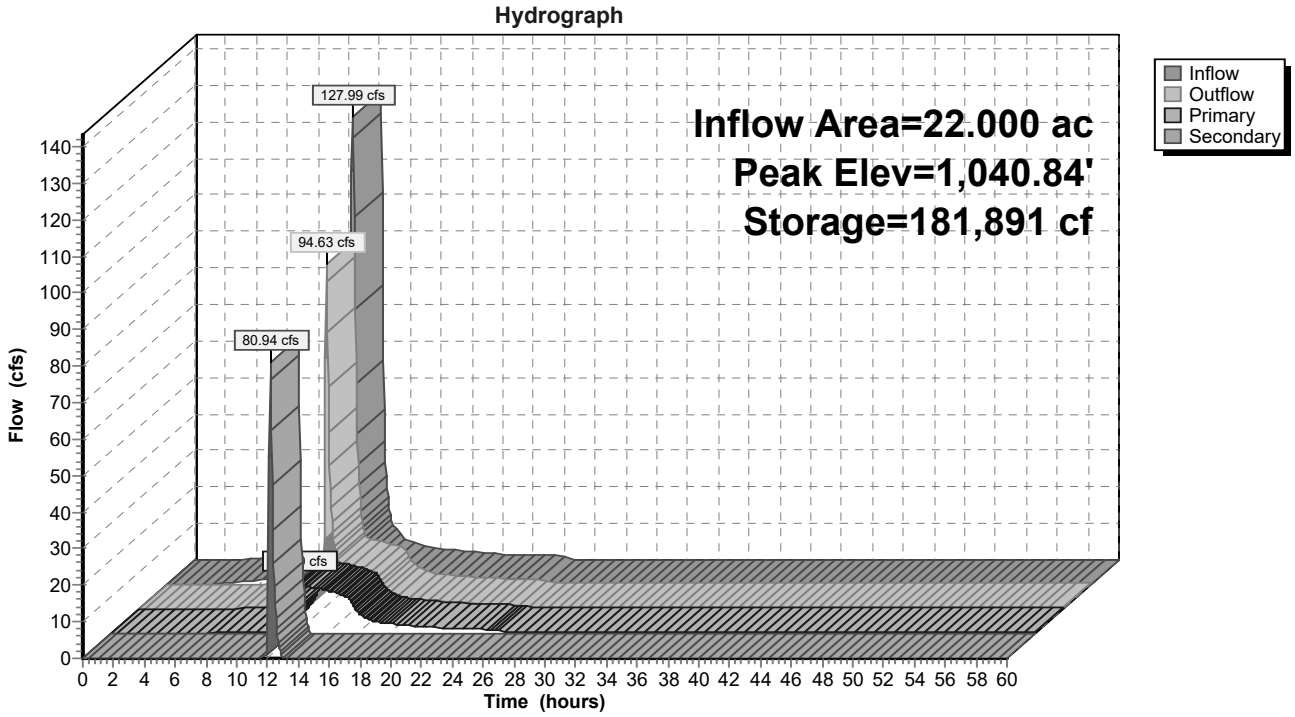
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 1,032.00 | 9,544 | 0 | 0 |
| 1,033.00 | 11,978 | 10,761 | 10,761 |
| 1,034.00 | 14,468 | 13,223 | 23,984 |
| 1,035.00 | 17,014 | 15,741 | 39,725 |
| 1,036.00 | 19,617 | 18,316 | 58,041 |
| 1,037.00 | 22,276 | 20,947 | 78,987 |
| 1,038.00 | 25,198 | 23,737 | 102,724 |
| 1,039.00 | 27,056 | 26,127 | 128,851 |
| 1,040.00 | 28,971 | 28,014 | 156,865 |
| 1,041.00 | 30,942 | 29,957 | 186,821 |

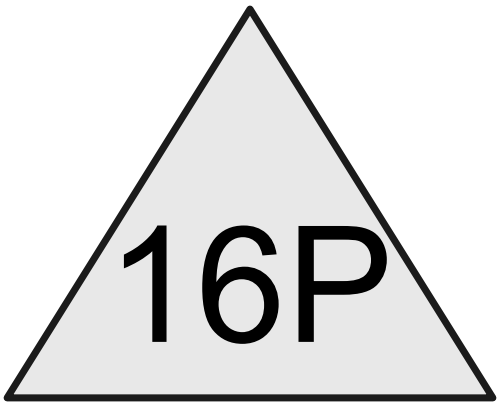
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Device 3 | 1,034.00' | **Marlee Float 6 in - 4.0 in orifice** |
| #2 | Device 3 | 1,036.50' | **24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Primary | 1,034.00' | **18.0" Round Culvert**<br>L= 290.0' RCP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900<br>n= 0.013, Flow Area= 1.77 sf |
| #4 | Secondary | 1,040.00' | **40.0' long x 20.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63 |

**Primary OutFlow** Max=13.66 cfs @ 12.17 hrs HW=1,040.82' (Free Discharge)
└**3=Culvert** (Barrel Controls 13.66 cfs @ 7.73 fps)
  └**1=Marlee Float 6 in - 4.0 in orifice** (Passes < 0.33 cfs potential flow)
  └**2=Orifice/Grate** (Passes < 27.54 cfs potential flow)

**Secondary OutFlow** Max=77.78 cfs @ 12.17 hrs HW=1,040.82' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Weir Controls 77.78 cfs @ 2.38 fps)

## Pond 14P: Sed Basin






# Sed Basin Drawdown

Subcat Reach Pond Link

**Routing Diagram for 20240789**
Prepared by EMH&T, Printed 7/11/2025
HydroCAD® 10.20-5c s/n 03828 © 2023 HydroCAD Software Solutions LLC

## Summary for Pond 16P: Sed Basin Drawdown

| | | | | | |
|---|---|---|---|---|---|
| Inflow | = | 0.00 cfs @ | 0.00 hrs, | Volume= | 0.000 af |
| Outflow | = | 0.30 cfs @ | 0.00 hrs, | Volume= | 0.920 af, Atten= 0%, Lag= 0.0 min |
| Primary | = | 0.30 cfs @ | 0.00 hrs, | Volume= | 0.920 af |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Starting Elev= 1,036.30' Surf.Area= 20,415 sf Storage= 40,061 cf
Peak Elev= 1,036.30' @ 0.00 hrs Surf.Area= 20,415 sf Storage= 40,061 cf

Plug-Flow detention time= (not calculated: no plugs found)
Center-of-Mass det. time= (not calculated: no inflow)

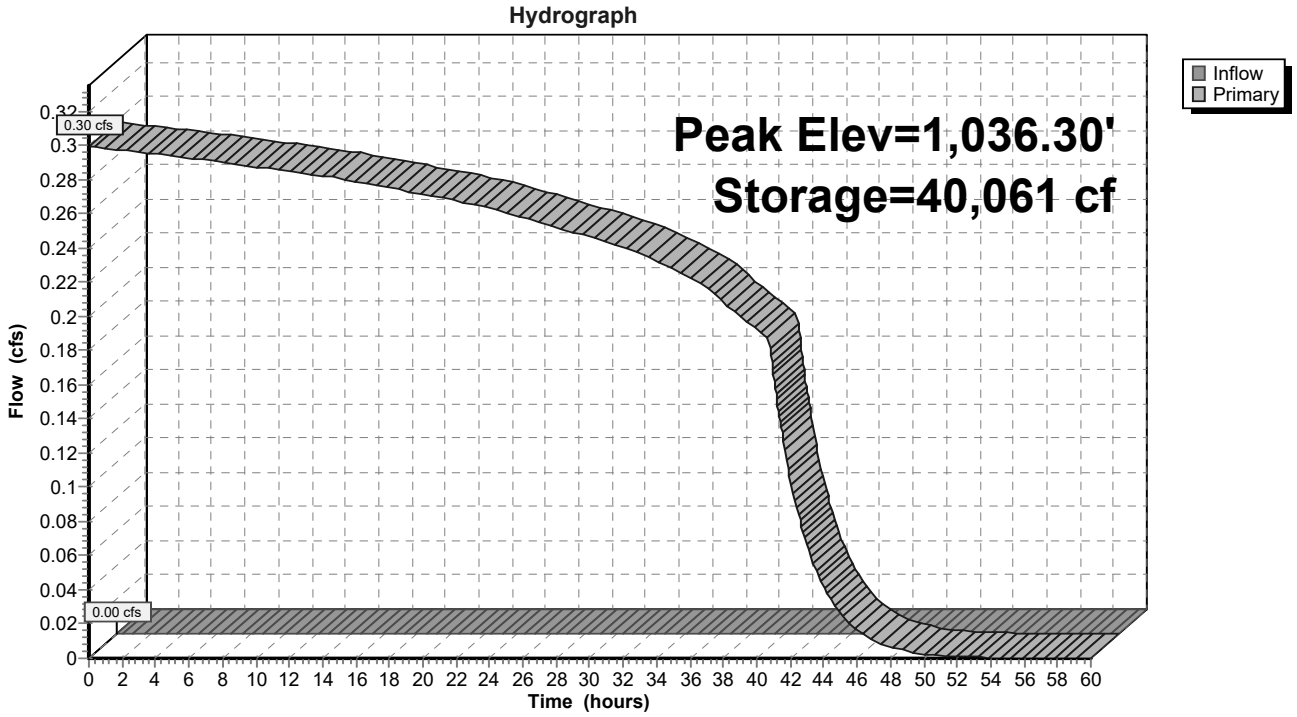
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 1,034.00' | 132,881 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 1,034.00 | 14,468 | 0 | 0 |
| 1,035.00 | 17,014 | 15,741 | 15,741 |
| 1,036.00 | 19,617 | 18,316 | 34,057 |
| 1,037.00 | 22,276 | 20,947 | 55,003 |
| 1,038.00 | 25,198 | 23,737 | 78,740 |
| 1,039.00 | 27,056 | 26,127 | 104,867 |
| 1,040.00 | 28,971 | 28,014 | 132,881 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 1,034.00' | **Marlee Float 6 in - 4.0 in orifice** |

**Primary OutFlow** Max=0.30 cfs @ 0.00 hrs HW=1,036.30' (Free Discharge)
↑—**1=Marlee Float 6 in - 4.0 in orifice** (Custom Controls 0.30 cfs)

## Pond 16P: Sed Basin Drawdown



**City of New Albany**
99 West Main Street
New Albany, Ohio 43054

# MEMO

401-001
June 3, 2025

To: Joshua Albright
Development Engineer

From: Matt Ferris, P.E., P.S.,
Consulting City Engineer

Re: Traffic Access Study- Nationwide Children's Hospital -Traffic Study Review

By: David L. Samuelson, PE

---

The following is a review of the Traffic Access Study (Study) dated May 21, 2025 for the proposed Nationwide Children's Hospital development area, located along the planned Ganton Parkway alignment extending east from US 62. Overall, we are in general agreement with the Study findings. The following, for reference purposes, provide general comments related to the Study process and Study recommendations.

1. Future non-site traffic related to the new alignment of Ganton Parkway was based on a review of multiple methods to project traffic, and from that a preferred method was identified. These estimates considered future volumes for Opening Year (2027 without the full extension of Ganton Parkway), and Year 2047 (Opening Year plus 20, with the full extension of Ganton Parkway). This Study also assumed a planned extension of Miller Drive east through a portion of the site development area. We concur with the methodology used in estimating future non-site as well as estimation of site-related traffic.
2. Regarding the westbound left turn lane on US 62 at Theissen/Thurston Hall, the existing left turn lane is about 175 feet, excluding taper. Per the Study, this turn lane is recommended to be extended to 325 feet plus taper. The end of this extended left turn lane would still be over 150 feet from the SR 161 eastbound ramp signal and would not affect the ramp signal operation. We concur with the turn lane extension recommendations.
3. The Theissen Road leg at US 62 will be widened in conjunction with Ganton Parkway extension. That widening will result in three approach lanes at US 62 (a left turn lane, a thru lane, and a right turn lane), as well as 2 departure lanes. This would result in a 5-lane roadway. We concur on the Theissen Road lane configuration.
4. Left turn lanes were evaluated for the various site driveways along Ganton Parkway. We have no comments on the turn lane lengths, which the Study showed do not have to be as long as are currently being designed.
5. The Study indicates that the signal for US 62 at Theissen/Thurston Hall signal Be periodically monitored to determine if timings should be modified. We concur.

Engineers, Surveyors, Planners, Scientists

# MEMO

Date: July 11, 2025

To: Bryce Shirley, DLR – Nationwide Children's Hospital (New Albany)

From: Travis Eifert, PE EMH&T

Subject: Nationwide Children's Hospital New Albany Sanitary Memo

Copies:

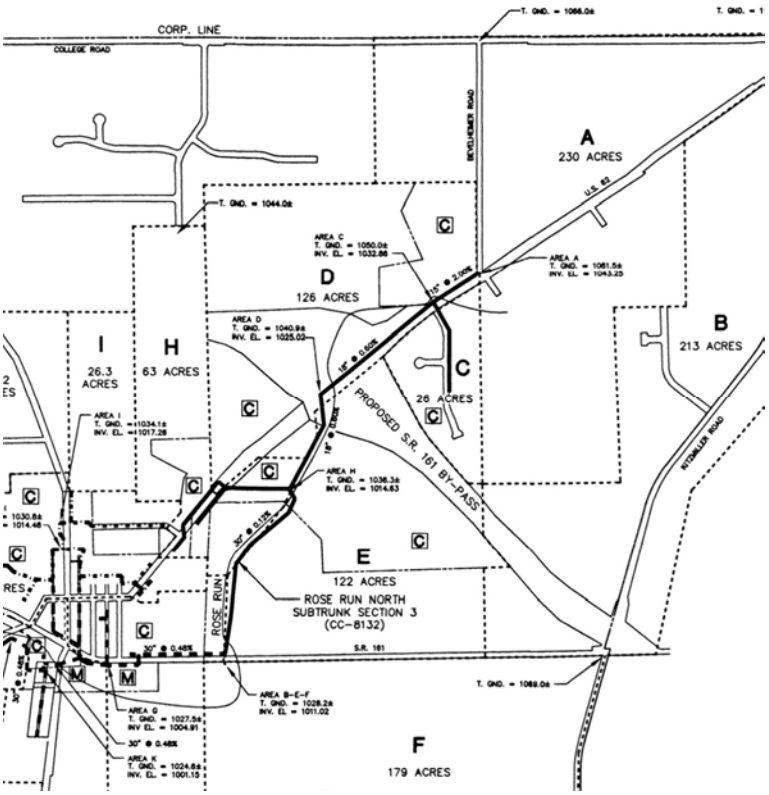
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Building information

The site is a 27-acre site with a two-phase facility planned. Phase 1 consists of a 150,000 GSF building with a 16.31-acre tributary area and Phase 2 consists of an estimated 250,000 GSF building with a 13.39-acre tributary area. The site has a proposed FFE of 1056.00 with a basement FFE of 1041.00

Sewer Tributary map

Under city zoning and planning the site tributary map identifies this site as commercial with a 10 people per acre (PPA) density. This site is planned to outfall into the Rose Run North Sub-Trunk Section 3 Sewer from CC-8132. At the connection point the sewer will be maintaining flows from 445 acres of tributary flow to the north. Reference Attachment 1, Sanitary Tributary Map CC-8132.



Sewer Calculations

Q1 Zoning and Planning Tributary: For this site it is important to look at the expected impact of development for this area by the zoning requirements. In addition to the 27-acre site, these calculations also include a 9.7-acre site to the northeast of the site.

Q2 Looks at the planned development with concurrence to the Ohio EPA Greenbook. This estimate assumes that every parking space (497 for Phase 1 and 753 for Phase 2) represents an employee for a hospital (35 GPD/Employee). Additionally, Phase 2 is estimated to include 48 inpatient beds which add an additional 300 GPD per bed.

Q3 MEP Fixture Count- As of 4/15/2025 there are estimated to be 995 design fixture units (DFU) for each phase. This would require an 8" service line with an estimated flow of 275 GPM. MEP DFU's are conservative as they look at all drains at max capacity draining at the same time. This is done to meet plumping code and ensure backup does not occur at maximum conditions. The City of Columbus does not require exterior sanitary sewer designs to meet these demands.

| Wastewater Demand | | | | |
|---|---|---|---|---|
| | Q1 Flow per Zoning & Tributary Requirements | | Q2 - OEPA Flow | |
| | P1 | P2 | P1 | P2 |
| Estimated Acres | 13.6 | 23.1 | 13.6 | 23.1 |
| Estimated People (Per | 109 | 231 | 174 | 442 |
| People Per Acre | 10 | 10 | 13 | 19 |
| Design Flow (CFS) | 0.14 | 0.31 | 0.14 | 0.32 |
| Average Daily Flow (GPD) | 17690 | 39579 | 17397 | 42685 |
| Peak Flow | 61916 | 138527 | 60891 | 149399 |
| Inflow & Infiltration | 26389 | 59041 | 26389 | 59041 |
| Total Wastewater Demand (GPD) | **88305** | **197568** | **87280** | **208440** |
| Combined Phases (GPD) | **285874** | | **295720** | |

*Figure 1: Sanitary Calculations Summary*

CMT Coordination

Based on feedback from the City of Columbus, the 10yr hydraulic grade line is 1014.722 feet. It is recommended to tie into the top of existing pipe 1016.86' to ensure that the 10yr flows are not complicating site flows. This ongoing coordination is underway with CMT. A snip of the sewer profile at the connection to the Ganton Parkway Sanitary Sewer is shown below.

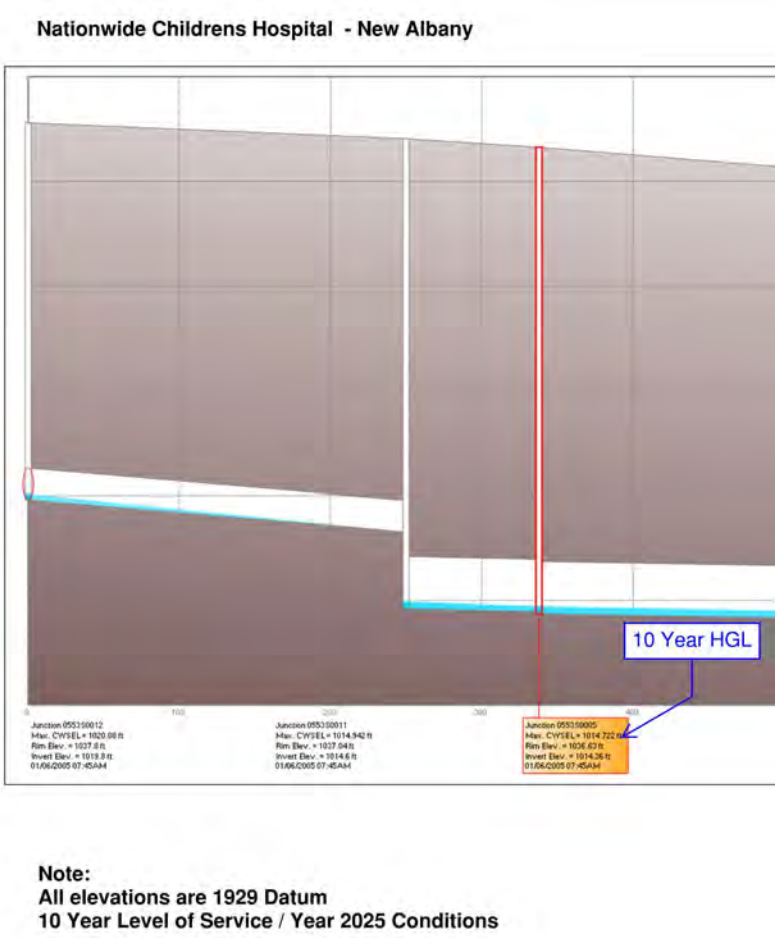



*Figure 2: 10 Year Hydraulic Grade Line*

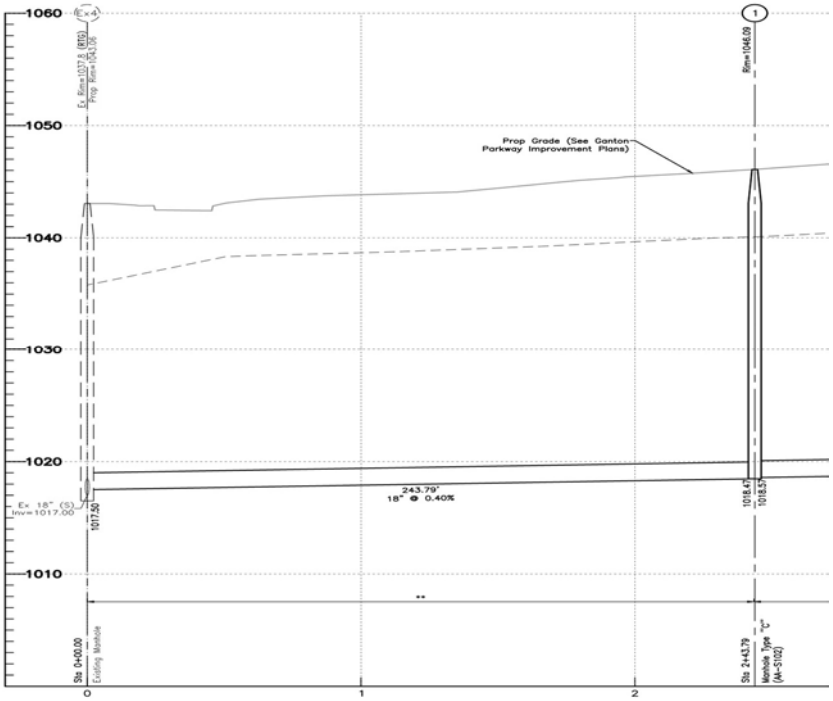



*Figure 3: Sanitary Sewer Profile*

Future planning

After reviewing the adjustments recommended to the CMT plans as referenced herein, we have provided a summary of the sewer calculations as attached. Upon review and evaluation of long-term use for the area, the sewer extension was studied from a high-level concept to extend eastward along Ganton Parkway. The sewer would have a tie in invert of 1024.15' or higher at the eastern property line of NCH in proposed structure #6. This invert would allow a positive gravity flow from a future building pad of 1039.55. Note- these were high level assumptions at this time without knowing a final user east of the NCH site. Also, it should be identified that this property east of NCH is NOT under control by NCH.

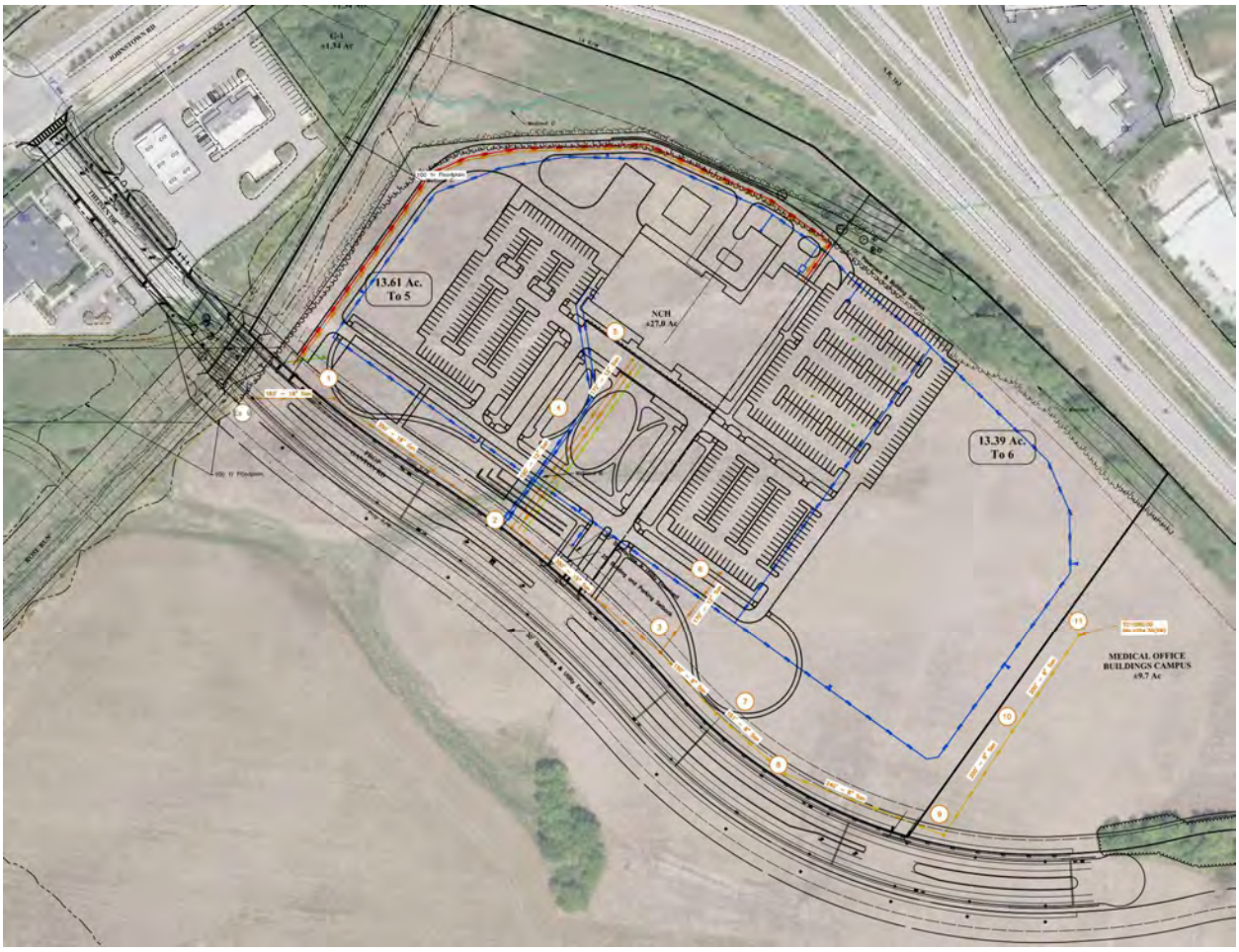
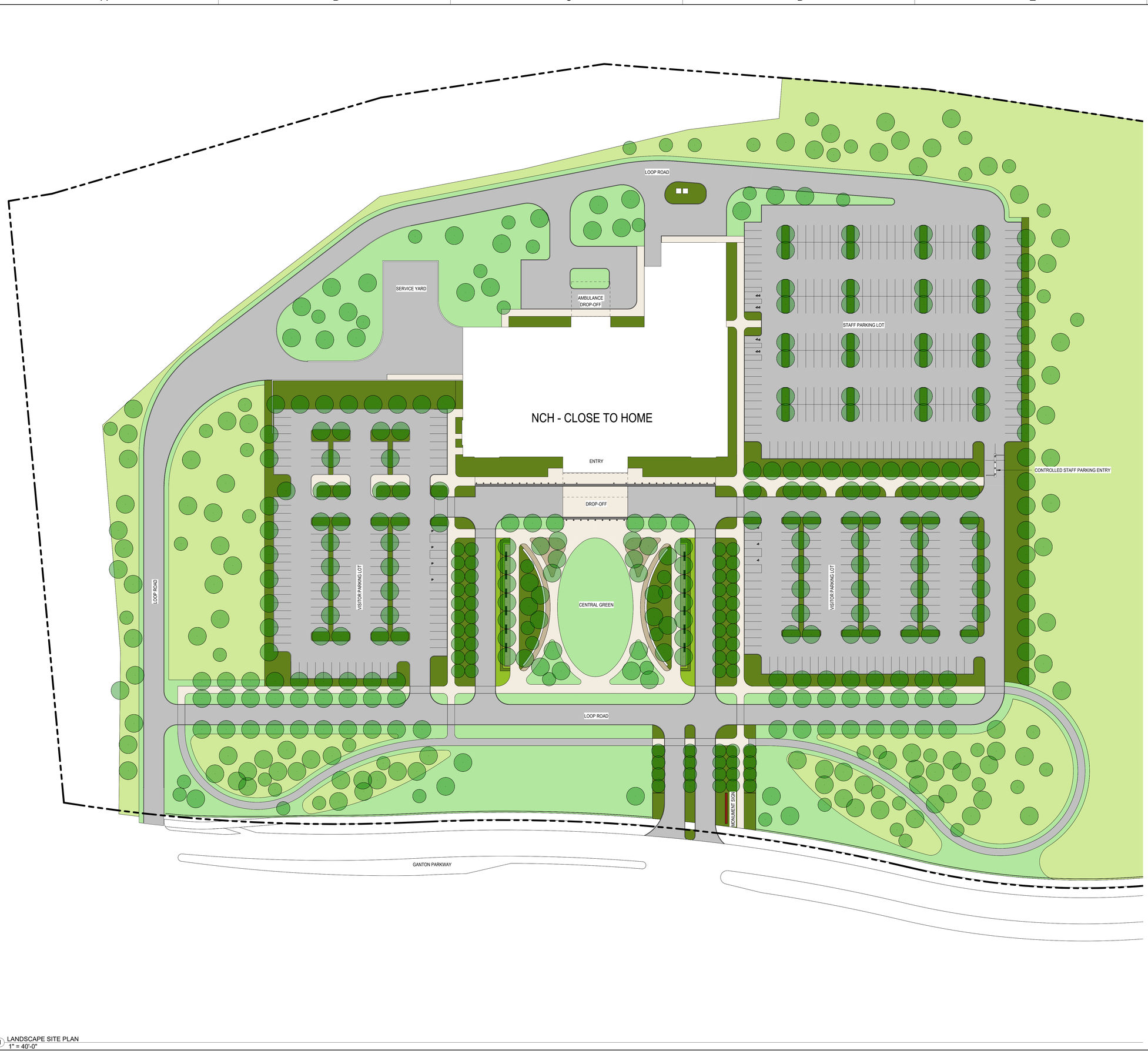



*Figure 4: Sanitary Sewer Proposed Exhibit*




1 LANDSCAPE SITE PLAN
1" = 40'-0"

SCALE: 1" = 40'-0"
0' 20' 40' 80'


**CLIENT:**
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**CONSTRUCTION MANAGER:**
CK Construction Group
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Westerville, OH 43081
Jay Jacobs
(614) 212-5724


*Design Req. for Architects & Engineers 2023 v13*

- NOT FOR CONSTRUCTION -

# New Albany Close To Home

Nationwide Children's Hospital

Ganton Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

LANDSCAPE OVERALL SITE PLAN

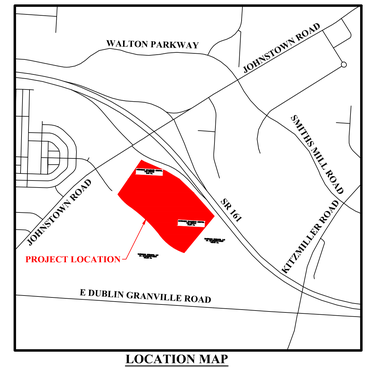
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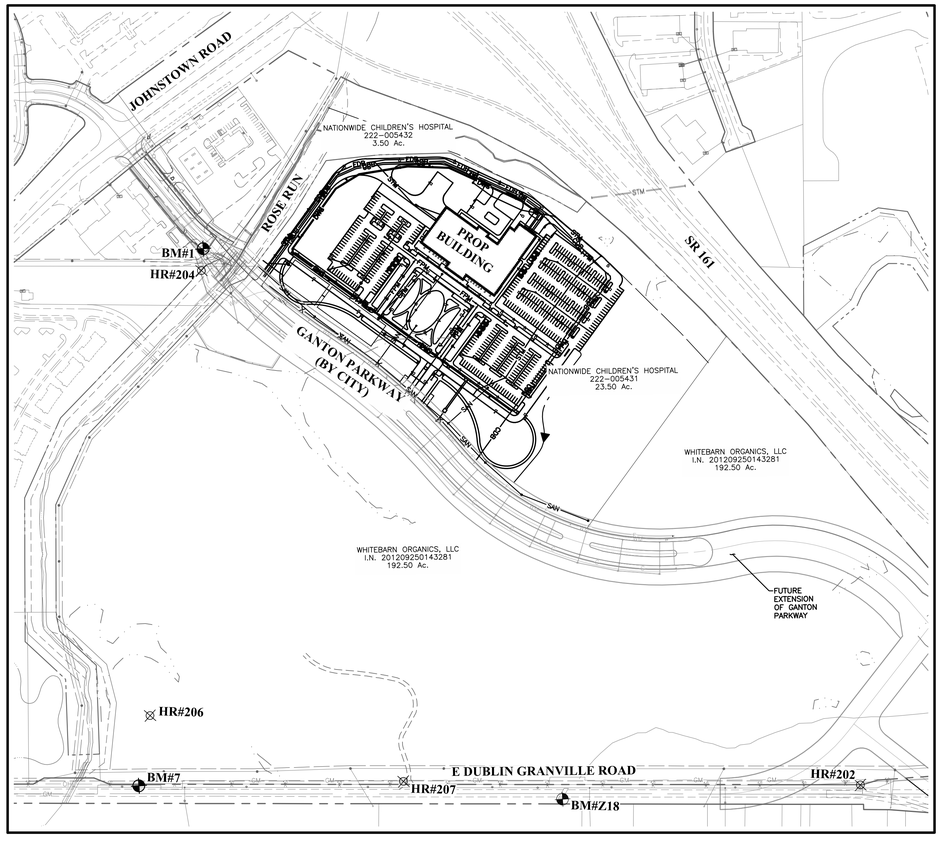
# CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
# PRIVATE SITE IMPROVEMENT PLAN
# FOR
# NATIONWIDE CHILDREN'S HOSPITAL
# 2025

## SHEET INDEX


| | |
|---|---|
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| SITE DETAILS | G51 |
| MAINTENANCE OF TRAFFIC NOTES | G52 |
| EXISTING CONDITIONS & DEMOLITION PLAN | D00 |
| TREE CLEARING PLAN | D01–D02 |
| SITE DIMENSION PLAN | C110–C114 |
| SITE GRADING PLAN | C120–C124 |
| SITE UTILITY PLAN | C130–C134 |
| ROSE RUN DETAIL | C135 |
| PHASE 1 EROSION CONTROL PLAN | C140–C142 |
| DETENTION PROFILE | C143 |


**LOCATION MAP**
Scale: 1"=1000'




**INDEX MAP**
Scale: 1" = 200'

**GRAPHIC SCALE**
0 100 200 400
1 inch = 200 feet

OHIO811.org
Before You Dig

## BENCH MARKS
(NAVD 1988)

SOURCE BM FCGS 9917A — Aluminum cap in concrete monument, at a P.I. in the centerline of Reynoldsburg–New Albany Road (STA 103+72.27 1984 plans), 162.8 feet south of Dublin–Granville Road, on a P/L west, access through Franklin County road monument box. Monument replaces a found PK nail.
Elev. = 1022.22

BM#1 — Chiseled "X" on the west rim of a storm manhole located 15 feet west of the southwest stubbed end of Theisen Road.
N:759727, E:1884352 Elev. = 1039.39

BM#7 — Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of E. Dublin Granville Road, being the fifth hydrant east of the intersection of E. Dublin Granville Road and 3rd Street.
N:758017, E:1884036 Elev. = 1031.58

BM#Z18 — Brass disk on the southeast corner of Dublin–Granville Road culvert PLA 546–15.44, 0.38 miles west of road monument FCGS 6609 Reset at Kitzmiller Road, 17.5 feet south of the centerline.
N:757889, E: 1885393 Elev. = 1048.11

## HORIZONTAL REFERENCE POINTS (OHIO SOUTH ZONE)*

| POINT | DESCRIPTION | NORTHING | EASTING |
|---|---|---|---|
| ▲ #202 | 1052 #202 IPF w/ cap | 757873.941 | 1886350.912 |
| ▲ #204 | 1152 #204 IPS w/ cap | 759657.339 | 1884341.257 |
| ▲ #206 | 1152 #206 IPS w/ cap | 758240.411 | 1884086.562 |
| ▲ #207 | 1152 #207 IPS w/ cap | 757978.025 | 1884886.232 |

* Horizontal reference datum = NAD 83 (1986 adj)
(See Index Map for reference point locations)

## VERTICAL DATUM

The Vertical Datum is based on the elevations established by the Franklin County Engineering Department, at Monument FCGS 9917A, being 1022.219 feet in elevation using differential leveling procedures to the site. The said monuments being source bench marks with elevations that are based on the North American Vertical Datum of 1988.

## HORIZONTAL DATUM

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 7706, and FCGS 6609 RESET. the grid to ground scale factor (1.00003657431824) was applied at the location of point #301.

## STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans are to be considered a part thereof.

| | | City of Columbus | | |
|---|---|---|---|---|
| AA–S102 | AA–S119 | AA–S151 | MIS–54 | 1441 |
| AA–S106 | AA–S133A | AA–S161 | MIS–404 | 2000 |
| AA–S107 | AA–S141 | AA–S196 | MIS–501 | |
| AA–S108 | AA–S145 | | MIS–700 | |
| AA–S112 | AA–S149 | | MIS–900 | |
| AA–S117 | AA–S150 | | MIS–902 | |

## LANDSCAPE ARCHITECT

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Brian Bernstein
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Westerville, Ohio 43081
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Email: jjj@ckbuilds.com

## CITY OF NEW ALBANY APPROVALS

The signatures below signify only concurrence with the general purpose of this project. All technical details remain the responsibility of the Engineer at Evans, Mechwart, Hambleton & Tilton, Inc. Consulting Engineers and Surveyors. The extent of City Engineer review and approval is based only on compliance with City Ordinances 1181, 1183, 1187, and other applicable City policies.

Finance Director, City of New Albany, Ohio — Date

Chairperson of Service & Public Facilities
City of New Albany, Ohio — Date

City Engineer, City of New Albany, Ohio — Date

City Manager, City of New Albany, Ohio — Date

**PREPARED BY:**

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

STATE OF OHIO
TRAVIS J. EIFERT
E-67487
REGISTERED
PROFESSIONAL ENGINEER

Registered Engineer No. 67487 — 7/25/2025 Date

**CLIENT:**
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Engineering Services
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*Design Req. for Architects & Engineers 2023 v13*

- NOT FOR CONSTRUCTION -

New Albany Close To Home
Nationwide Children's Hospital
Ganton Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

TITLE SHEET

G10

# CITY OF NEW ALBANY STANDARD NOTES

## 1.0 GENERAL

1.1 STANDARDS
The City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, together with the City of New Albany specifications including all supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items of these plans unless otherwise noted. If conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. CMSC item numbers listed refer to the City of Columbus Construction and Material Specifications.

1.2 PLAN MODIFICATIONS
Any modifications to the work as shown on these drawings must have prior written approval by the City Engineer, City of New Albany. Inspectors have no authority to approve revisions in the field.

1.3 CONSTRUCTION CONFERENCE
1.3.1 A pre-construction conference involving a representative of the City of New Albany, the Owner, the Principal Contractor, and all available Sub-Contractors will be held prior to the start of construction.

1.3.2 All easements shall be recorded and submitted to the City Engineer prior to the pre-construction conference.

1.3.3 During the conference the Contractor shall submit his construction schedule, proposed schedule for controlling siltation and erosion, and for temporary and permanent seeding for the project.

1.4 WORKING HOURS
1.4.1 City Ordinance 521.12 restricts the hours of work to 7:30 am to 7:00 pm.

1.4.2 Work will not be permitted on Sundays unless otherwise approved by the City Manager.

1.5 INSPECTION
1.5.1 Inspection on this project will be provided by the representatives of the City of New Albany.

1.5.2 The Owner shall deposit with the City of New Albany the total estimated costs for construction inspection prior to any construction operations.

1.5.3 The Contractor shall notify the City Engineer at least 48 hours prior to construction.

1.6 WORK WITHIN PUBLIC RIGHT OF WAYS
1.6.1 All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during non-working hours. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during non-working hours. Clean up shall follow closely behind the trenching operation. Trenches within City right of way shall be backfilled per Item 911, City of Columbus Construction and Material specification. Item 912 (Type 1 Only) compacted granular backfill shall be used within the 45 degree influence plane of paved surfaces.

1.6.2 The contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of 2 (two) years from the final acceptance of the work, and shall make any necessary repairs at no cost to the City of New Albany. The Developer/Contractor shall provide a letter to the City indicating any settlement of the trenches will be repaired at their expense for a period of 5 (five) years from the date of acceptance of the subdivision or site (whichever applicable).

1.6.3 Non-rubber tired vehicles shall not be moved on public streets. The City Engineer may grant exceptions where short distances and special circumstances are involved. Granting exceptions must be in writing, and any damages must be repaired to the satisfaction of the City of New Albany.

1.6.4 No materials, including pipe, shall be stored within the public right-of-way or within one hundred (100) feet of any intersecting street or driveway. During non-working hours, storage of equipment shall comply with these same requirements. Compliance with these requirements along with additional provisions of the contract specifications shall not relieve the contractor of their legal responsibility to maintain job safety.

1.6.5 Any deteriorated pavement due to construction operations shall be saw cut and removed and replaced as per City of Columbus Standard Drawing 2130 Dr.A. The location of the saw cut shall be determined by the City Engineer in the field.

1.6.6 When a new roadway is to adjoin an existing roadway any existing underdrain is to be maintained, or replaced if not functional. A relief joint shall be constructed at the intersection of the existing and new road.

1.6.7 Ingress and egress shall be maintained at all times to public and private property. Access to all adjoining properties shall be maintained at all times.

1.6.8 Access to the site shall be provided through the construction access drive (only) as shown on the erosion control plan.

1.6.9 When mail boxes, road or street name signs and supports interfere with construction, the contractor shall remove and erect them in temporary locations during construction in a manner satisfactory to the City Engineer and U.S. Postal Service. After completion of the construction and before final acceptance of the project the contractor shall erect the mailboxes, road or street name signs and supports in a permanent location in accordance with the plans unless otherwise directed by the City Engineer. Removal, temporary erection and permanent erection of mailboxes shall be in accordance with U.S. Postal regulations. This work shall be performed at no cost to the City or the property owners.

1.6.10 Trenches along roadways shall be protected in accordance with the ODOT 'Drop offs in Work Zones' policy copies of which are available from the Ohio Department of Transportation, Bureau of Traffic, 1980 E. Broad Street, Columbus, Ohio 43215.

1.7 EQUIPMENT ON PUBLIC ROADS
Non-rubber tired vehicles shall not be moved on public streets. The City Engineer may grant exceptions where short distances and special circumstances are involved. Granting exceptions must be in writing, and any damages must be repaired to the satisfaction of the City of New Albany.

1.8 TRAFFIC MAINTENANCE
1.8.1 All traffic control devices shall be furnished, erected, maintained and removed by the Contractor in accordance with the Ohio Manual of Uniform Traffic Control Devices for Construction and Maintenance Operations (current edition), copies of which are available from the Ohio Department of Transportation, Bureau of Traffic, 1980 West Broad Street, Columbus, Ohio 43215.

1.8.2 All traffic lanes shall be fully open to traffic on all public roadways. Any lane closings must be coordinated with the City Engineer at least 48 hours prior to the lane closure.

1.8.3 Steady-burning Type 'C' lights shall be required on all barricades, drums, and similar devices in use at night.

1.8.4 Manual control of traffic by anyone other than a police officer is not permitted.

1.8.5 The maintenance of traffic should follow Typical Application (TA)-6 'Shoulder Work with Minor Encroachment' from the Ohio Manual of Uniform Traffic Control Devices (OMUTCD) current edition and ODOT SCD MT-101.90 for drop off requirements.

1.8.6 The minimum lane width of 10 feet must be maintained if the work zone encroaches in to the traveled lane. If this requirement cannot be met, the lane must be closed and flaggers employed following Typical Application (TA)-10 'Lane Closure on a Two Lane Road Using Flaggers' from the Ohio Manual of Uniform Traffic Control Devices (OMUTCD) current edition.

1.8.7 This operation may be performed at any time, except during peak hours (7am – 9am and 4pm–6pm).

1.8.8 If in the opinion of the City Engineer, the Contractor fails to comply with these requirements and the provisions of the approved maintenance of traffic plan, the City Engineer shall shall suspend work until all requirements are met. Any costs or delays incurred as a result of the failure shall be the full responsibility of the Contractor.

1.8.9 The following devices must meet NCHRP 350 or MASH–08 before the devices are installed on the project: drums, cones, vertical panels and the panel support, portable sign supports, temporary impact attenuators, temporary concrete barrier, and barricades.

1.8.10 Payment for all traffic maintenance items shall be included within the price bid for the project improvements.

1.8.11 All permanent traffic controls not in conflict with the temporary controls shall be maintained throughout this project by the Contractor. Permanent traffic controls may be temporarily relocated, as approved by the Engineer. The Contractor shall assume all liability for missing, damaged and improperly placed signs.

1.8.12 The Contractor shall be responsible for the reinstallation and/or replacement of all permanent traffic control devices damaged or removed during the construction. Permanent traffic control no longer in conflict with temporary traffic control shall be replaced immediately.
1.9 EXISTING TRAFFIC SIGN MAINTENANCE
1.9.1 Special care shall be taken to maintain existing signs. If necessary, the contractor shall relocate these signs out of the way of construction, but in conformance with OMUTCD. Any damaged signs shall be replaced at the expense of the contractor.

1.10 LOCAL ACCESS
1.10.1 Ingress and egress shall be maintained to all residential and commercial properties. Driveway closure may be necessary to enable work on or in front of a drive. The contractor will be responsible for notifying owners, residents, or business operators in writing at least 48 hours but not more than 72 hours prior to closure. The engineer shall be given a list of the persons that were given notices with the date of notice included. Closure is permitted only during work hours and access must be returned at the end of each working day. Properties with multiple drives may have one drive closed at a time, while work is performed in the area of the closed drive. Individual drive closures shall be kept to the minimum time needed for construction activities. Every effort must be made to accommodate the owner's need for access.

1.11 DUST CONTROL
The contractor shall be responsible for providing Dust Control measures in accordance with CCCMS Item 616. Dust control operations shall be performed on a periodic basis and/or as directed by the City Engineer to alleviate or prevent a dust nuisance originating within the project limits. Calcium chloride on areas to be seeded and mulched will not be permitted. The cost for all dust control measures shall be included in the price bid for the project improvements.

1.12 MAINTAIN DRAINAGE
The flow in all sewers, drains, field tiles and watercourses encountered shall be maintained by the Contractor. Whenever such watercourses and drains are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor to a condition satisfactory to the City Engineer.

1.13 REPLACEMENT OF DRAIN TILE AND STORM SEWER
All drain tile and storm sewers damaged, disturbed, or removed as a result of the Contractor's operations shall be replaced with the same quality pipe or better, maintaining the same gradient as existing. The drain tile and/or storm sewer shall be connected to the curb sub-drain, storm sewer system or provided with an outlet into the roadway ditch as applicable. Replaced drain tile/storm sewer shall be laid on bedding compacted to 98% maximum density.

1.14 DEWATERING
1.14.1 Contractors installing any well, well point, pit, or other device(s) used for the purpose of removing ground water from an aquifer shall complete and file a Well Log and Drilling Report with the Ohio Department of Natural Resources within 30 days of the well completion in accordance with the Ohio Revised Code Section 1521.16 and 1524.05. In addition, any such facility shall be completed in accordance with Section 1521.15 of the Ohio Revised code. For copies of the necessary well log, drilling report, or registration forms, contact:
Ohio Department of Natural Resources
Division of Water
Fountain Square
Columbus, Ohio 43224-1387
(614) 265-6717

1.14.2 The contractor shall be responsible to the ODNR for registry, maintenance and abandonment of any withdrawal device used in the construction of this project.

1.14.3 Any well, well point, pit, or device installed for the purpose of lowering the ground water to facilitate construction of this project shall be properly abandoned in accordance with the provisions of Section 3745.9.10 of the Ohio Administrative Code or in accordance with the provisions of this plan.

1.14.4 The outlet for the well shall be directed into a suitable erosion control device as approved by the City Engineer.

1.14.5 If during construction of the sewer, the water wells belonging to nearby residences are dewatered, the contractor shall provide potable water to the residents. Bottled water will be provided in 4 hours and a 500 gallon water tank hooked up to the existing plumbing system will be provided within 48 hours should well service become dewatered. If the well is unable to be re-commissioned after construction, a tap to a water line shall be provided if available or another well dug, at no extra cost to the residents.

1.15 BLASTING
If the contractor intends to use blasting during excavation, the blasting shall be in accordance with the City of a New Albany Ordinance 1505.

1.16 N/A
1.16.1 N/A
1.16.2 N/A
1.16.3 N/A
1.16.4 N/A
1.16.5 N/A
1.16.6 N/A

1.17 Permits
The Contractor shall be responsible to obtain all necessary permits unless otherwise noted.

1.17.1 A tap permit for domestic and commercial waterline services must be obtained from the City of Columbus and the City of New Albany prior to making the tap into the public waterline.

1.17.2 No service connection permits shall be issued or connections made to any service taps until waterlines have been disinfected (chlorinated).

1.17.3 Excavation and Driveway Permit(s) for work within the public right-of-way limits shall be obtained from the City as warranted.

1.17.4 No building permits will be issued until all punch list items are completed to the satisfaction of the City of New Albany. Domestic waterline taps for potable use and fire supply and sanitary sewer connection permits must be coordinated with the City of Columbus and the City of New Albany and all associated fees must be paid prior to making the tap. Water service will not be provided until all lines have been chlorinated.

1.18 Construction Layout
General Field layout control will be provided by the Owner. Provisions for all other construction staking required to accomplish the utility improvements shall be performed by a State of Ohio Licensed Professional Surveyor in accordance with Contract Documents.

1.18.1 All construction layout stakes (placed at intervals not to exceed 50') are to be set on the opposite side of the trench from where the excavated soil is placed. Stakes shall be preserved by the Contractor. If the above is not followed, work shall be suspended until the Contractor has requested re-staking, stakes have been replaced, and revised cut sheets have been approved.

1.18.2 Construction shall not be initiated until cut sheets have been submitted to the City Engineer's office in digital format.

1.19 Clearing and Grubbing
1.19.1 Any additional clearing and grubbing beyond that performed as part of the Mass Excavation shall be included as part of this plan. Costs associated with brush or tree removal shall be included with the unit prices for the improvements. Trees planned to be removed shall be shown on the plans. City approval shall be obtained prior to removing trees.

1.19.2 Silt Fence or Snow Fence shall be used, if deemed necessary, to preserve the maximum amount of existing trees and vegetation.

1.20 Aggregate Base and Backfill Material
1.20.1 Aggregate base and backfill material shall be free of recycled concrete, reclaimed asphalt pavement, brick, wood or any other deleterious material that would prevent proper compaction from being achieved.

1.21 Prohibited Construction Activities
1.21.1 The contractor shall not use construction proceedings, activities or operations that may unnecessarily impact the natural environment or the public health and safety. Prohibited construction proceedings, activities or operations include, but are not limited to:

(a) Disposing of excess or unsuitable excavated material in wetlands or floodplains, even with the permission of the property owner.
(e) Indiscriminate, arbitrary, or capricious operation of equipment in any stream corridors, any wetlands, any surface waters, or outside the easement limits.
(b) Pumping of sediment-laden water from trenches or other excavations into any surface waters, any stream corridors, any wetlands or storm drains.
(c) Discharging pollutants such as chemicals, fuel, lubricants, bituminous materials, raw sewage, and other harmful waste into or alongside of rivers, streams, impoundments or into natural or man-made channels leading thereto.
(d) Permanent or unspecified alteration of flow line of a stream.
(e) Damaging vegetation outside of the construction area.
(f) Disposal of trees, brush and other debris in any stream corridors, an wetlands, and surface water, or at unspecified locations.
(g) Open burning of project debris without a permit.
(h) Storing construction equipment and vehicles and/or stock piling construction materials on property, public or private, not previously specified by the City Engineer for said purpose.

## 3.0 STREETS

3.1 Concrete Base Construction
3.1.1 In addition to the requirements set forth in the City of Columbus Specifications, the following shall apply:
a) No water shall be added to the concrete while in the mixers unless specifically authorized by the City Engineer or his representative.
b) Subgrade shall be at proper moisture content prior to base construction. Water shall be added to the subbase if necessary.
c) Concrete exceeding a 4" slump or being on the truck for 60 minutes or more will be rejected from the project.

3.2 Street Pre-Construction Conference
3.2.1 Prior to street construction a pre-construction conference shall be held at the City Hall with the owner and superintendent/foremen of the base, curb and asphalt sub-contractors. The pre-construction conference shall be scheduled by the contractor for 48 hours prior to the pouring of the curb. The purpose of the meeting is to ensure a 6" curb height is provided upon the completion of the street system.

3.3 Transverse & Longitudinal Joints
3.3.1 Transverse contraction and longitudinal joints shall be constructed as per 305.01 paragraph (C) & (D). (including 26' pavement)

3.3.2 No transverse joints shall be permitted adjacent to a new pavement surface which is more than 24 hours old, weather permitting, except for joints which have existed over weekends and holidays. The surface course shall be continuous to the existing pavement surface.

3.3.3 The contractor shall provide a written procedure on how he/she intends to construct the final two courses of asphalt prior to construction for approval by the City Engineer. The procedure should include specifics for construction of intersections.

3.4 Curb Height
3.4.1 When constructing the pavement (concrete base to asphalt courses) the contractor shall ensure that a 6" height curb is available upon completion of public street construction. The City may require this curb to be removed and reconstructed if this height deviates more or less than ½" of the 6" required height. Contractor shall reference the site grading plan and grading detail sheets for site curb reveal (varies on this project). All costs associated with the above shall be borne by the contractor.

3.5 Crack Sealing
3.5.1 The contractor, thirty (30) days prior to project acceptance by City Council or as directed by the City Engineer and weather permitting shall crack seal all pavement cracks as directed by the City Engineer. The crack seal shall be in accordance with Item 423. If acceptance occurs in winter months, crack seal may be delayed until weather permits.

3.6 Pavement Relief Joints
3.6.1 Asphalt shall not be placed in the pavement relief joints until permanent or temporary street signs are erected.

3.7 Curb Stamps
3.7.1 During installation, curb shall be stamped with the following symbols at the noted utilities:
"X" – Utility Crossing
"T" – Sump Pump Junction Box
"W" – Water Service
"WV" – Water Valve
"S" – Sanitary Sewer Crossing

3.8 Detectable Warnings
3.8.1 Type A detectable warning shall be installed as per COC Std. Dwg. 2319. Material shall be pre-cast manufactured 4"x8"x2.25" red clay brick.

## 4.0 STORM SEWER

4.1 STORM SEWER PIPE AND STRUCTURES

4.1 Pipe specification for the plan improvements may be in accordance with the following (Except as designated within the profiles.)

Reinforced concrete pipe ASTM C–76 (CMSC 706.02). Concrete classification shall be in conformance with the following unless otherwise referenced by the profiles.
12"–15" diameter Class IV
18"– 24" diameter Class III
27" and larger diameter Class II, or

High Density Polypropylene, HDPP 12"– 60" Polypropylene Double Wall ASTM F 2736 12" thru 30" and ASTM F– 2881 36" thru 60" with integral bell & spigot meeting the watertight requirements of ASTM D 3212 (CMSC 720.13 & ODOT 707.65), or

Smooth–lined corrugated polyethylene pipe (CMSC Item 720.12) (Hancor Hi–Q, ADS N–12, or equal). Except any sewers within Public R/W or as directed by the City Engineer, or

P.V.C. sewer pipe ASTM D3034 with joints as per ASTM D3212. PVC sewer pipe placement shall be limited to sewers through 10" diameter.

4.2 The Contractor shall provide written certification to the Engineer reflecting the pipe material to be used along with the current City consignment list identifying the approved pipe material specification.

4.3 All bedding shall be in accordance with Standard Drawing AM–S151 for rigid pipe sewer and in accordance with Standard Drawing AM–S149 for flexible pipe sewer.

4.4 The cost of compacted backfill shall be included in unit price bid for item 901. Concrete encasement will be required (CCMS 901.12) where 30" of cover is not maintained. Cost to be included in unit price bid for Item 901.

4.5 All public manhole castings shall be stamped NEW ALBANY OHIO STORM. Temporary casting tops may be used until such are made available. Private manhole lids shall be stamped Storm Sewer.

4.6 All pre–cast concrete products shall be inspected at the location of manufacture. Approved pre–cast concrete products must be stamped or have such identification noting that inspection has been performed by the City of Columbus. Pre–cast concrete products without proof of inspection shall not be approved for installation.

4.7 The contractor shall submit a copy of the plans and a list of proposed pre–cast concrete product manufactures to the City of Columbus Construction Inspection Division before commencing construction. Send the information to the following address:
Construction Inspection Division
City of Columbus
1800 East 17th Avenue
Columbus, Ohio 43219

4.8 Openings shall be provided in the drainage structures to accommodate underdrain outlets.

4.9 All storm structures with a depth greater than four feet shall have steps (AA–S119) installed at 16" intervals maximum.

4.10 All standard catch basins and curb inlets within paved areas are to have bicycle safe grates.

4.11 When a new roadway is to adjoin an existing roadway any existing underdrain is to be maintained, or replaced if not functional. A relief joint shall be constructed at the intersection of the existing and new road.

4.12 All existing inverts along with the proposed top of casting elevations shall be verified by the Contractor prior to construction of the sewer.

4.13 Within proposed roadway sections that include straight 18" concrete curb, all frames and grates for curb and gutter inlets shall be per East Jordan 7505 Series or approved equal.

4.14 Sewer Inspection
4.14.1 The Contractor shall ensure there is a surveyor's level and rod on the project for use in performing grade checks wherever sewer line structures or pipe are being installed. The Contractor shall make this equipment available for the use of and assist the City Inspector in performing grade checks when requested by the inspector. The Inspector will make all reasonable attempts to confine requests for assistance in performing grade checks to times convenient to the Contractor.

4.14.2 These checks will be performed to ensure the following:

Proper placement of each structure.
Proper installation of initial runs of pipe from a structure.
Grade, after an overnight or longer shutdown.
Grade, at any other time the Inspector has reason to question grade of installation.

4.14.3 Grade checks performed by the City Inspector in no way relieve the Contractor for the ultimate responsibility to ensure construction to the plan grade.

4.14.4 At the request of the City Engineer, the contractor shall remove 36" storm sewer castings for inspection during construction and for final inspection.

4.14.5 Deflection Testing
All sewer lines installed on this project using P.V.C., HDPP, or H.D.P.E. pipe will be deflection tested by pulling an approved Mandrel equal in diameter to 95% of the pipe diameter through the pipe after pipe is backfilled and a sufficient amount of time is allowed for weight transfer of the backfill to the pipe and bedding, as required under CMSC Item 901.21. Testing shall be performed no sooner than 30 days after installation and backfilling.

4.14.6 Adjustments of manholes that would result in a chimney section greater than 24" high shall require adding another barrel section. Adjustments of manholes shall include the use of HDPE or concrete grade rings in addition to the requirements of CMS Section 604. Grade rings are not acceptable if the top of casting change in elevation exceeds nine inches. Use of brick to adjust the heights of castings is unacceptable. Payment shall be included within Item 604–Manhole Reconstructed to Grade, As Per Plan where depths of adjustments are greater than 9" and Item 604–Manhole Adjusted to Grade where depths of adjustments are less than 9".

## 5.0 WATERLINE

5.1 All water line and fire hydrant construction, material and specification shall be in accordance with 'City of Columbus Construction and Material Specifications', 2018 edition and all revisions, including supplements and City of New Albany requirements including Chapter 939 of the City Code. Water main materials and installations shall be in accordance with the current rules, regulations and standard drawings of the City of Columbus, Division of Water with the exception of utilization of C900 PVC pipe. Use of C900 PVC pipe will not be permitted in New Albany unless otherwise approved by the City Engineer.

5.2 For any emergencies involving the water distribution system, please contact the Division of Water Distribution Maintenance Office at 614–645–7788.

5.3 Each fire hydrant shall be acceptable to the City of New Albany with two (2) 2–1/2" side nozzles and one (1) 5" integrated storz fitting in place of pumper nozzle (no add–on fittings) in accordance with New Albany Fire specifications. Hydrants shall be in accordance with the CCMS. All public hydrants and nozzles shall receive 2 coats of New Albany Red (Federal Color Book 595, Color 11105). Private fire hydrants shall be painted red with white caps and bonnets. An additional fire hydrant for future maintenance purposes shall be delivered to the Public Service Department Building located at 7800 Bevelhymer Road, New Albany, OH 43054 (Residential Subdivision Projects Only). Prior to final acceptance, fire hydrants shall be inspected and accepted by the Plain Township Fire Chief and the Public Service Department Building located at 7800 Bevelhymer Road, New Albany, OH 43054. These inspections will be scheduled by contacting the New Albany Building Department at (614) 939–2254. All brass fittings associated with the water system, including repairs to the existing system, shall conform to the revised allowable lead extraction limit per the updated NSF/ANSI 61 Standard. The Division of Water's Approved Materials List has been updated to reflect this requirement.

5.4 No water service construction before or after the water meter shall begin until permits are issued by the City of Columbus Division of Water. It shall be unlawful for any person to perform any work on City of Columbus water line systems without first securing license to engage in such work, as indicated in Columbus City Code Section 1103.02 and 1103.06. This work includes any attachments, additions to or alterations in any city service pipe or appurtenances (including water service lines and taps). This requirement may be met by utilization of a subcontractor who holds a City of Columbus Water Contractor License or a Combined Water/Sewer Contractor License to perform this work. Utilization of a subcontractor must meet the licensing requirements of City of Columbus Building Code, in particular Section 4114.119 and 4114.529.

5.5 Water service taps 2" and smaller shall be Type K, soft temper copper tubing conforming with the requirements of 805.03 of the CMSC. The Contractor shall obtain the proper hydrant permit(s), and pay any applicable fees, for any approved hydrant usage deemed necessary for work under this improvement. Permits must be obtained from the New Albany Building Department prior to contacting the Division of Water Permit Office (645–7330). The Contractor shall adhere to all rules & regulations governing said permit and must have the original permit on site anytime in which the hydrant is in use. Cost to be included in the various bid items.

5.6 All water mains shall be disinfected in accordance with Section 801.15 of the City of Columbus Construction and Material Specifications. Special attention is directed to applicable sections of AWWA C–651. When water mains are ready for disinfection, the Contractor shall submit the survey coordinates to the Design Engineer for preparation of digital as–built drawings. The Design Engineer shall then submit three (3) SETS OF THE RED LINED "As–Built" plans (with survey coordinates) to the City Engineer. The City of New Albany Shall submit a letter stating that the waterlines have been pressure tested and need to be disinfected to the City of Columbus, Division of Water. The Contractor shall be responsible for all costs associated with the disinfection of all water mains constructed under this plan. All water mains shall be cleaned and flushed, and any water main 12–inch and larger must be properly pigged, in accordance with section 801.13 of the City of Columbus, Construction, and Material Specifications. Only one connection to an existing water line is permitted before disinfection of a new water line has been completed. All other connections must be made after the line has been disinfected.

5.6.1.1 Any section of water main that is longer than 20 feet in length shall be chlorinated. Hand swabbing methods will only be permitted for sections less than or equal to 20 feet in length. Use unscented household bleach for hand swabbing of pipe and fittings. Please note that cut–in tees, sleeves, and any other required fittings or piping shall be taken into account and are included in the total length of the section (cut to cut).

5.6.1.2 Contractor shall adhere to the requirements of the Ohio Administrative Code Chapter 3745–83.02 Water Disruption of Service Rule. Excavate pits sufficiently below the area to be connected in order to remove the connection below the water main. If water from the pit enters the existing main, contact the Division of Water immediately. Ensure that sufficiently sized pumps are utilized to remove water from the trench and back–up pumps are kept on site for redundancy.

5.7 All water mains shall be pressure tested in accordance with section 801.14 of the City of Columbus Construction and Material Specifications, with the following exception: 150 psi of pressure shall be maintained for at least two hours in any tested section. The City may not approve any test lasting less than two hours regardless of the amount of leakage.

5.8 Where indicated on the plans, the existing water main shall be abandoned; and any existing water services off this main shall be transferred to the new water main. Prior to abandonment of the existing water main, the proposed water main shall be pigged (if required), tested, chlorinated and put in service and then the existing water services shall be transferred. The Contractor shall maintain water services to all properties during construction of the new water main and shall notify all customers affected by the transfer of services. To ensure that all existing services are transferred to the new main, no water main shall be abandoned until the new water main has been put in service; all affected water services have been transferred; and the existing water main to be abandoned has been shut down for 24 hours. All visible valve boxes, fire hydrants, and service boxes on the water main to be abandoned, which will no longer be in service, shall be removed. All water mains to be abandoned shall be made water tight. The required surface restoration shall be paid for under the appropriate bid item(s).

5.9 Water service boxes shall be placed 1' from the edge of the proposed or existing sidewalk between the sidewalk and the curb, or 2 feet inside the right–of–way or easement line when no sidewalk is present or proposed. Refer to Standard Drawing L–9901 for additional information.

5.9 Maintain eighteen (18) inches vertical and ten (10) feet horizontal separation between any sanitary or storm sewer piping and all proposed water mains.

5.10 When Controlled Density Fill (Item 613, Type 3 Only within Public R/W) is to be used as backfill, the Contractor shall provide Size No. 57 Crushed Carbonate Stone (CCS) 1 foot below to 1 foot above the existing water line.

5.11 All water lines installed within a 45 degree influence plain of pavement shall be backfilled with Item 912 (Type 1 Only) compacted granular backfill.

5.12 Survey Coordinates
5.12.1 'Survey Coordinates' shall include all material, equipment, and labor necessary to obtain horizontal and vertical (Northing, Easting, and Elevation) survey coordinates for the water main improvements. The survey coordinates shall be obtained for the completed water main construction and shall include all valves, tees, crosses, bends, deflections, plugs, reducers, tapping sleeves, blow offs, chlorination taps, fire hydrants, air releases, curb stops, casing pipe termini, and other fittings. Additional survey coordinates are required on the water main every 200' where no fitting or other water main structure is being installed within that length of the improvement.

5.12.2 All survey coordinates shall be referenced to the applicable County Engineer's Monuments, and shall be based on the North American Datum of 1983 (NAD 83) with the NSRS2007 adjustment, with further reference made to the Ohio State Plane South Coordinate System, South Zone, with elevations based on NAVD 88 datum. All coordinates (Northing, Easting, Elevation) shall be referenced to the nearest hundredth (NXXXXXX.XX,EXXXXXX.XX, Elev. XXX.XX). All survey coordinates shall be accurate to within 1.0 foot horizontal and a tenth of a foot (0.10) or less vertical.

5.12.3 The coordinates shall be documented to the Municipality Engineer or designated Representative in digital spreadsheet form and shall include the applicable Item, Station, Northing, Easting, and elevation. Coordinates shall be submitted to the Municipality Engineer or designated Representative on a bi–weekly basis. Coordinates shall also be submitted to the Division of Power and Water as part of the request for chlorination (See Note Block 5.6).

5.12.4 Lump sum payment is full compensation for all work involved in obtaining and documenting the survey coordinates as described in this specification.

5.13 The Contractor must receive pre–approval from the Division of Water and City Engineer 48 hours in advance if elimination of bends is proposed and joint deflection is utilized instead.

## 7.0 EROSION CONTROL

7.1 Control of erosion and sedimentation shall be in accordance with the City of New Albany Codified Ordinance chapter 1183.

7.2 TEMPORARY SOIL EROSION AND SEDIMENT CONTROL
7.2.1 Erosion and sediment control measures are required as a part of this project. The erosion and sediment control plan reflects a schematic diagram of the intended measures for compliance with the required standards. General practice and/or site field conditions may warrant variation in the placement or use of the specific controls. Any variations shall be approved by the City Engineer.

7.2.2 The contractor in compliance with the NPDES General Permit for Storm Water Discharge associated with construction activity and in accordance with the City of New Albany's Ordinance 1183, will be responsible for providing adequate erosion and sediment control measures along with proper maintenance and inspection. An erosion control maintenance log shall be kept on site in compliance with OEPA regulations. The log shall be available for public inspection.

7.3 SEEDING
7.3.1 "Temporary seeding" No area for which grading has been completed shall be left unseeded or un–mulched for longer than 14 days. If permanent seed is not applied at this time, temporary seeding shall be done at the following rates:

| | | |
|---|---|---|
| March 1 to August 15 | | |
| Seed: | Oats | 2 lbs./1,000 sq. ft. |
| Fertilizer: | (12:12:12) | 12–½ lbs./1,000 sq. ft. |
| Mulch: | (Straw or Hay) | 2 tons/acre |
| August 15 to November 1 | | |
| Seed: | Annual Rye | 2 lbs./1,000 sq. ft. |
| Fertilizer: | (12:12:12) | 12–½ lbs./1,000 sq. ft. |
| Mulch: | (Straw or Hay) | 2 tons/acre |
| November 1 to March 1 | | |
| Mulch (ONLY): | (Straw or Hay) | 2 tons/acre |

7.3.2 "Permanent seeding" shall be done between March 15 and September 15. If seeding is done between September 15 and March 15, it shall be classified as "Temporary Seeding". Permanent seed shall be 40% Kentucky Bluegrass, 40% Creeping Red Fescue, 20% Annual Ryegrass.

7.3.3 Permanent seeding shall consist of fertilizing, watering and seeding rates indicated under Item 659. Seeding shall be applied within two (2) days after final grading or following seed bed preparation.

| | | |
|---|---|---|
| Rates of application of Item 659: | | |
| Seed: | | 2 lbs./1,000 sq. ft. |
| Fertilizer: | (12:12:12) | 25 lbs./1,000 sq. ft. |
| Mulch: | (Straw or Hay) | 2 tons/acre |

7.4 STABILIZATION OF DENUDED AREAS
7.4.1 Denuded areas shall have soil stabilization applied within seven days if they are to remain dormant for more than fourteen – days.

7.4.2 Sheet flow runoff from denuded areas shall be filtered or diverted to a setting facility.

7.4.3 Sediment Barriers such as sediment fence or diversions to settling facilities shall protect adjacent properties and water resources from sediment transported by sheet flow.

7.4.4 Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer.

7.4.5 The Contractor shall place inlet protection for the erosion control immediately after construction of the catch basins or inlets, which are not tributary to a sediment basin or dam.

7.4.6 It may become necessary to remove portions of the barrier during construction to facilitate the grading operations in certain areas. However, the barrier shall be in place in the evening or during any inclement weather.

7.5 MAINTENANCE
7.5.1 It is the Contractor's responsibility to maintain the sediment control features used on this project. The site shall be inspected periodically and within 24 hours of a significant rainfall. Records of these inspections shall be kept and made available to jurisdictional agencies if requested. Any sediment or debris which has reduced the efficiency of a structure shall be removed immediately. Should a structure or feature become damaged, the Contractor shall repair or replace at no additional cost to the Owner.

7.5.2 All Erosion & Sediment Control practices are subject to Field Modification at the direction of the City Engineer and/or Ohio EPA.

## 8.0 RIGHT-OF-WAY PERMITS

8.1 The contractor shall have all necessary permits before beginning construction. A permit is required to bury in public right–of–way. Permits may be required from more than one governing agency. The contractor shall notify the appropriate governing agency at least forty–eight hours in advance of commencement of work. On state right–of–way, call Ohio Department of Transportation, division of Highways Permit Expediter forty–eight hours in advance.

## 9.0 PAVEMENT REPLACEMENT

9.1 If any street or road within the City is damaged as a result of construction traffic related to Construction as determined by the City Engineer, all requested repairs shall be made by the Contractor. Existing pavement surfaces shall be video taped prior to the pre–construction meeting by the Contractor and a copy of the tape is to be furnished to the City Engineer.

## 10.0 EXISTING UTILITIES

10.1 The identity and location of the existing underground utility facilities know to be located in the construction area have been shown on the plans as accurately as provided by the Owner of the underground utility. The City of New Albany and/or Engineer assumes no responsibility to the accuracy or the depths of the underground facilities shown on the plans.

10.1.1 Investigation, location, support, protection and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor. This work includes maintenance of adequate depth on all existing utility facilities. The Contractor is responsible to identify and coordinate field stakeout of all locations of possible grade conflicts with existing utilities prior to construction.

10.1.2 The Contractor is responsible for coordinating the relocation and/or protection of any utilities as required by the plan with the owner of the affected utility.
Private utility manholes within the limits of the work shall be adjusted to grade by the respective utility. The cost of this work shall be included in the price bid for the project improvements.

10.1.3 Utility poles within the influence of the earthwork operations shall be reinforced by the utility company prior to these construction activities. Notification of the utility company prior to construction shall be the responsibility of the Contractor.

10.1.4 Abandonment (Capping, Etc.) of existing utility facilities (Ameritech, Columbia Gas, American Electric Power) shall be performed by the respective utility company. Upon completion of same, the Contractor shall be responsible to remove any or all the necessary utility as required to complete the plan improvements. The cost of all removal along with the proper disposal thereof should be included in the price bid for the project improvement.

10.1.5 The Contractor shall cause notice to be given to the Ohio Utilities Protection Service (Telephone 800–362–2764, toll–free) and to the owners of the underground utilities who are not members of a registered underground protection service in accordance with Section 153.64 of the Revised Code. The above mentioned notice shall be given at least 48 hours prior to start of construction. The following utilities and Owners are located within the work limits of this project:

| UTILITY | OWNER | TELEPHONE |
|---|---|---|
| AEP | Electric/FOC<br>850 Tech Center Drive<br>Gahanna, OH 43230 | (614) 277–2177/<br>(800)–255–6815 |
| Sanitary Sewer, & Storm Sewer, Water & Fiber Optic Cable (FOC) | City of New Albany<br>Service Department<br>7800 Bevelhymer Road<br>New Albany, OH 43054 | (614) 855–0076 |
| Telephone | AT&T<br>111 North 4th Street, Room 802<br>Columbus, OH 43215<br>Contact: Ron Harrison | (614) 223–4362 |
| Cable | Columbus FiberNet<br>1600 Walcutt Road<br>Columbus, Ohio 43228 | (614) 921–8524 |
| | Charter Communications/Spectrum<br>3760 Interchange Road<br>Columbus, Ohio 43204 | (614) 481–5047 |
| Water Facilities | City of Columbus (Division of Power & Water)<br>Water Distribution Center<br>910 Dublin Road.<br>Columbus, OH 43215 | (614) 645–7788 |
| Gas | Columbia Gas of Ohio, Inc.<br>3550 Johnny Appleseed Court<br>Columbus, OH 43231 | (614) 280–7500 |
| | TC Energy<br>700 Louisiana Street, Suite 1300<br>Houston, Texas 77002<br>us_crossings@tcenergy.com | (800) 562–8931 |

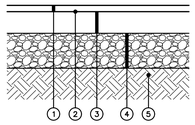
## 11.0 TREES

11.1 All branches or growth from trees that are to be saved and which are interfering with the grading operation may be removed by the use of pruning tools. All pruning tools used and methods employed shall meet with the approval of the City Arborist. The branches shall be removed with a good clean cut made flush with the parent trunk or if having a good healthy lateral branch, the cut shall be a good clean slanting cut close to and beyond the healthy branch. All pruning cuts shall be painted with an accepted pruning preservative. All branches removed shall be at the direction of the City Arborist (614) 855–0076. The cost of all work and expenses connected with the removal of trees and/or branches shall be included in the price bid for clearing and grubbing. No extra payment shall be made therefore.

## 12.0 BENCHMARKS AND SURVEY MONUMENTS

12.1 Do not disturb any Franklin County or Licking County certified benchmarks (vertical and/or horizontal) located within the working limits of the project. The Contractor shall contact either the Franklin County Survey Department (614) 462–3026 or Licking County Survey Department (740) 670– 5280, prior to construction, to coordinate the proper procedures for resetting, relocation, or replacement of any Franklin County Certified Benchmark or Survey Monument.

12.2 The Contractor shall reference all iron pins and monuments before excavating at or near said iron pins or monuments. The contractor shall not disturb existing right–of–way or property corner markers that are required to remain after construction. If any pins or monuments are disturbed, destroyed, or damaged by the Contractor that have not been designated to be removed in these plans, they shall be accurately replaced by a Registered Surveyor at the completion of the project or at the direction of the City




① CMSC Item 441, 1–1/2" Asphalt Concrete, Surface Course, Type 1, 448

② CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.

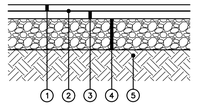
③ CMSC Item 441, 3" Asphalt Concrete, Intermediate Course, Type 2, 448

④ CMSC Item 304, 10" Aggregate Base

⑤ CMSC Item 204, Subgrade Compaction

**NOTES**
Pavement sections are per geotechnical report from XXXXXXX dated XX/XX/XXXX. EMH&T assumes no liability for the pavement section.

## A DETAIL
### HEAVY DUTY ASPHALT PAVEMENT
Not to Scale




① CMSC Item 441, 1–1/2" Asphalt Concrete, Surface Course, Type 1, 448

② CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.

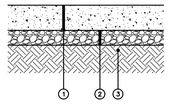
③ CMSC Item 441, 2" Asphalt Concrete, Intermediate Course, Type 2, 448

④ CMSC Item 304, 8" Aggregate Base

⑤ CMSC Item 204, Subgrade Compaction

**NOTES**
Pavement sections are per geotechnical report from XXXXXXX dated XX/XX/XXXX. EMH&T assumes no liability for the pavement section.

## B DETAIL
### LIGHT DUTY ASPHALT PAVEMENT
Not to Scale



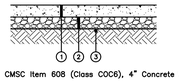

① CMSC Item 452, 6.5" Non–Reinforced Portland Cement Concrete Pavement (Class COC1)

② CMSC Item 304, 6" Crushed Aggregate Base

③ CMSC Item 204, Subgrade Compaction

**NOTES**
1. Provide control and isolation joint per details E and F, this sheet.
2. Provide light broom finish unless otherwise specified.
3. Concrete pavement section are per email from XXXXXX dated XX/XX/XXXX. EMH&T assumes no liability for the pavement section.

## C DETAIL
### CONCRETE PAVEMENT SECTION
Not to Scale



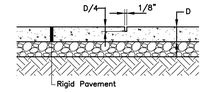

① CMSC Item 608 (Class COC6), 4" Concrete Walk

② CMSC Item 304, 4" Aggregate Base

③ Subgrade Compaction per CMSC Item 204

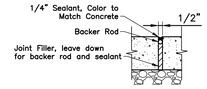
**NOTES**
1. Maintain maximum cross–slope of 2.00%.
2. Provide isolation joints where new walk abuts existing or new pavement, structure, or other site features per detail F, this sheet.
3. Provide control joints per detail E, this sheet.
4. Reference plan views for widths at various locations.

## D DETAIL
### CONCRETE SIDEWALK
Not to Scale



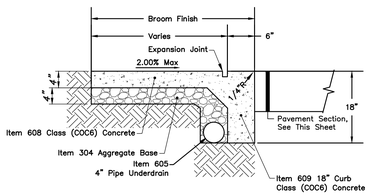

**NOTES**
1. Where not noted otherwise, provide control joints on concrete walks at equally spaced intervals matching sidewalk width to create square sections.
2. In concrete aprons, dumpster pads or walkways wider than 7'–0" provide control joints at equally spaced intervals to create square sections. Maximum spacing 10'–0" each direction.
3. Joints may be saw cut, troweled or formed.

## E DETAIL
### CONTROL JOINT
Not to Scale

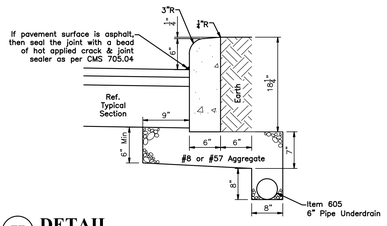



**NOTES**
1. Place isolation joints where new concrete slab abuts existing and new concrete, buildings, catch basins, curbs or other fixed objects, and as noted on the staking plans.
2. Seal joint with polyurethane sealant. Preformed expansion joint filler, non–impregnated type, closed cell resilient polyethylene foam, 1/2" thick unless otherwise noted.

## F DETAIL
### ISOLATION JOINT
Not to Scale



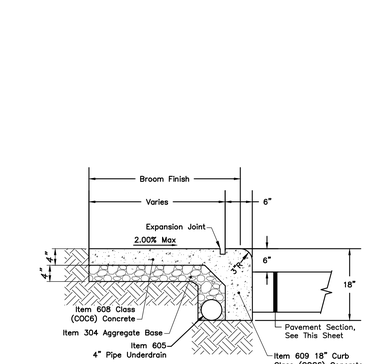

## G DETAIL
### FLUSH INTEGRAL CURB & SIDEWALK w/UD
Not to Scale




## H DETAIL
### CONCRETE CURB, STRAGHT 18" w/UD
Not to Scale

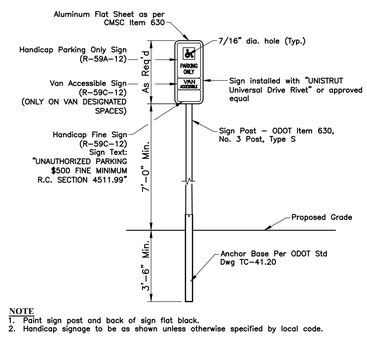



## I DETAIL
### INTEGRAL CURB & SIDEWALK w/UD
Not to Scale



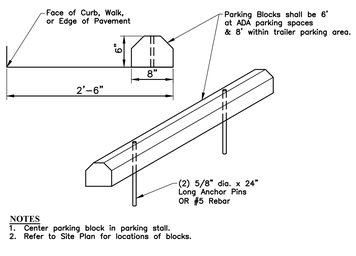

**NOTES**
1. Pavement shall have a maximum 2.00% slope in all directions in the area of handicap parking spaces and associated striping.
2. Handicap parking sign shall conform with current State and Local codes and regulations.
3. Transition from flush curb to full height curb as designated on Grading Plan. Slope walk to match curb.

## J DETAIL
### ADA PARKING STRIPING
Not to Scale



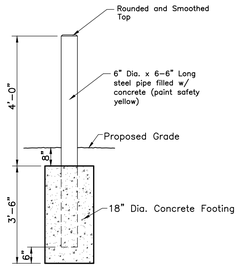

**NOTE**
1. Paint sign post and back of sign flat block.
2. Handicap signage to be as shown unless otherwise specified by local code.

## K DETAIL
### ADA PARKING SIGN
Not to Scale



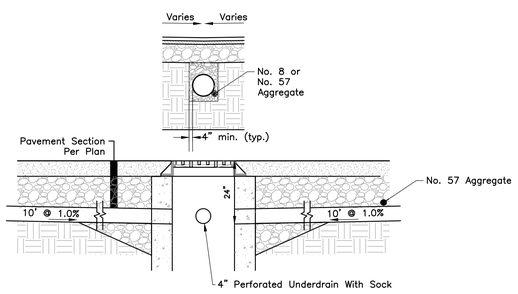

**NOTES**
1. Center parking block in parking stall.
2. Refer to Site Plan for locations of blocks.

## L DETAIL
### CONCRETE PARKING BLOCK
Not to Scale



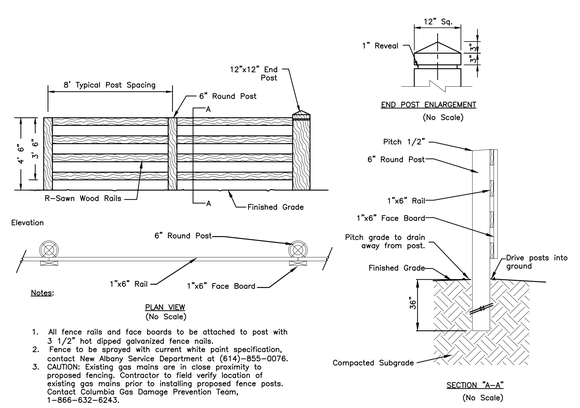

## M DETAIL
### PROTECTIVE BOLLARD
Not to Scale

NOTE: See Architectural Plan for Locations adjacent to building.



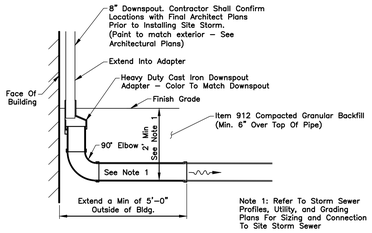

1. The Perforated Pipe shall be Protected from Heavy Traffic After Installation Prior to Placement of Proposed Pavement.
2. Cost of excavation and aggregate to be included with Item 605 – 4" Pipe Underdrain, Storm Structures, As Per Plan

## N DETAIL
### TYPICAL 4" UNDERDRAIN
Not to Scale

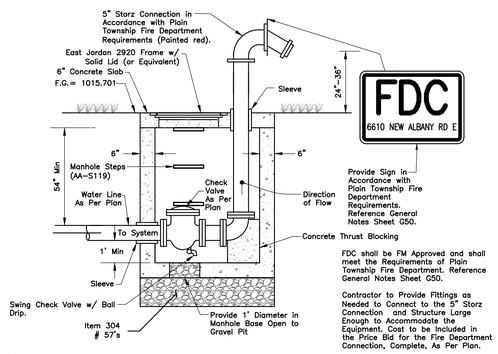



Notes:
1. All fence rails and face boards to be attached to post with 3 1/2" hot dipped galvanized fence nails.
2. Fence to be sprayed with current white paint specification, contact New Albany Service Department at (614)–855–0076.
3. CAUTION: Existing gas mains are in close proximity to proposed fencing. Contractor to field verify location of existing gas mains prior to installing proposed fence posts. Contact Columbia Gas Damage Prevention Team, 1–866–632–6243.

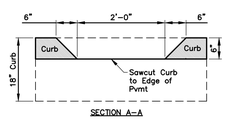
## O DETAIL
### FOUR RAIL HORSE FENCE
Not to Scale




## P DETAIL
### DOWNSPOUT CONNECTION
Not to Scale




## Q DETAIL
### FIRE DEPARTMENT CONNECTION
Not to Scale




**NOTES**
1. All Exposed Surfaces Of Concrete Curb Shall Have A Brush Finish To Match Adjacent Curbs.
2. Provide Isolation Joint Between Curb Cut And Adjacent Curb.
3. See Sheet XX For Locations.

## S DETAIL
### 2' CURB CUT
Not to Scale


**CLIENT:**
Nationwide Children's Hospital
Engineering Services
700 Children's Drive
Ross Hall, R4000
Columbus, OH 43205
Kevin Noble, RA
(614) 355-1553
Eddie Weeks, MHA
(614) 355-4231

NATIONWIDE CHILDREN'S

**ARCHITECT OF RECORD, STRUCTURAL & MEP ENGINEER:**
DLR Group
250 West St, Suite 150
Columbus, OH 43215
Bryce Shirley, RA
(614) 254-6225

DLRGROUP

**EXTERIOR DESIGN ARCHITECT:**
Robert A.M. Stern Architects
1 Park Ave
New York, NY 10016
Meghan McDermott, AIA
(212) 967-5100

RAMSA

**CIVIL ENGINEER:**
EMH&T
5500 New Albany Rd
New Albany, OH 43054
Travis Effert, PE
(614) 775-4615

EMH&T

**LANDSCAPE ARCHITECT:**
REALM Collaborative
100 E Broad St, Suite 1710
Columbus, OH 43215
Brian Bernstein
(216) 647-5888

REALM COLLABORATIVE

**CONSTRUCTION MANAGER:**
CK Construction Group
6245 Westerville Rd
Westerville, OH 43081
Jay Jacobs
(614) 212-5724

CK CONSTRUCTION


*Design Req. for Architects & Engineers 2023 v13*

- NOT FOR CONSTRUCTION -

# New Albany Close To Home
Nationwide Children's Hospital

Ganton Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

SITE DETAILS

G51

**ITEM 614, MAINTAINING TRAFFIC, AS PER PLAN**

**CONSTRUCTION OVERVIEW**

CONSTRUCTION OPERATIONS SHALL BE COMPLETED IN THREE PHASES.

CONSTRUCTION OPERATIONS SHALL BE COMPLETED IN ONE PHASE. THE PROPOSED SITE DRIVE IMPROVEMENTS ON THE NORTH SIDE OF WEST CAMPUS ROAD SHALL BE CONSTRUCTED VIA ODOT SCD MT-95.30. ALL LANES SHALL BE OPEN TO TRAFFIC 7:00 – 9:00 AM, 4:00 – 6:00 PM.

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED WITHIN 5 WORKING DAYS.

**GENERAL**

THE CONTRACTOR SHALL PROVIDE A 24 HOUR CONTACT WHO WILL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC FOR THE DURATION OF THE PROJECT.

DRUMS SHALL BE PLACED AS FOLLOWS: 35' C/C ON TANGENTS, 20' C/C ON TAPERS, AND 8' C/C IN RADII/CLOSURES.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE "OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD STREET, COLUMBUS, OHIO, 43223.

THE ROADWAY SHALL NOT BE OPENED TO TRAFFIC UNTIL PERMANENT TRAFFIC CONTROLS ARE IN PLACE, OR UNTIL TEMPORARY TRAFFIC CONTROLS, APPROVED BY THE ENGINEER, ARE INSTALLED. THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE PREMATURE REMOVAL OF TEMPORARY TRAFFIC CONTROLS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REINSTALLATION AND/OR REPLACEMENT OF ALL PERMANENT TRAFFIC CONTROL DEVICES DAMAGED OR REMOVED DURING CONSTRUCTION. PERMANENT TRAFFIC CONTROL THAT IS NO LONGER IN CONFLICT WITH TEMPORARY TRAFFIC CONTROL SHALL BE REPLACED IMMEDIATELY. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED, AND IMPROPERLY PLACED TRAFFIC CONTROL DEVICES.

CONSTRUCTION OPERATIONS SHALL NOT BEGIN UNTIL ALL TEMPORARY TRAFFIC CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER AND THE CITY.

ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. ACCESS FOR MAIL DELIVERY, EMERGENCY, AND SERVICE VEHICLES SHALL NOT BE DISRUPTED.

MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES INCLUDING DRUMS, SIGNS, BARRICADES, SIGN BOARDS, DETOUR SIGNAGE, ETC. SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING ALL NIGHTTIME AND NON-WORKING HOURS. DROP-OFFS IN WORK ZONES SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN MT-101.90.

TYPE C STEADY-BURN OR TYPE D 360 DEGREE STEADY-BURN WARNING LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT. ONLY 42 INCH REFLECTORIZED CHANNELIZING DEVICES (CONES) SHALL BE PERMITTED FOR NIGHTTIME WORK.

THE SAFETY OF PEDESTRIAN TRAFFIC SHALL BE CONSIDERED AT ALL TIMES IN THE PROVISION OF TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS AND NOTES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LIGHTS, SIGNS, BARRICADES, AND OTHER WARNING DEVICES AS NEEDED TO PHYSICALLY SEPARATE THE PEDESTRIAN FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION OPERATIONS SUCH AS ANCHOR BOLTS, OPEN EXCAVATIONS, ETC.

FOR AREAS ADJACENT TO VEHICULAR TRAFFIC, OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH THE PROPER TRAFFIC CONTROL DEVICES AT ALL TIMES. PLACEMENT OF SUBBASE AND BASE MATERIAL SHALL FOLLOW CLOSELY AS POSSIBLE BEHIND EXCAVATION OPERATIONS. THE LENGTH OF TRENCH WHICH IS OPEN AT ANY ONE TIME SHALL BE HELD TO A LENGTH THAT CAN BE BACKFILLED DURING NIGHTTIME AND NON-WORKING HOURS. DROP OFF WITHIN THE WORK ZONE SHALL CONFORM TO THE REQUIREMENTS SET FORTH ON ODOT STANDARD CONSTRUCTION DRAWING MT-101.90.

ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH ODOT CMS 614 AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS, AS WELL AS THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

**NOTICE OF CLOSURE SIGN**

NOTICE OF CLOSURE SIGNS, AS SPECIFIED WITHIN, SHALL BE ERECTED BY THE CONTRACTOR PRIOR TO THE SCHEDULED ROAD CLOSURE IN ACCORDANCE WITH THE NOTICE OF CLOSURE TIME TABLE BELOW. AT THE APPROVAL OF THE ENGINEER, PORTABLE CHANGEABLE MESSAGE SIGNS MAY BE USED IN LIEU OF THE STANDARD FLAT SHEET SIGN FOR CLOSURE DURATIONS OF LESS THAN ONE WEEK.

THE SIGNS SHALL BE ERECTED ON THE RIGHT-HAND SIDE OF THE ROAD/RAMP FACING TRAFFIC. THEY SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE VISIBILITY OF ANY OTHER TRAFFIC CONTROL SIGNS. ON ROADWAYS, THEY SHOULD BE ERECTED AT OR NEAR THE POINT OF CLOSURE.

THE SIGN SHALL DISPLAY THE DATE OF THE CLOSURE IN MMM-DD FORMAT AND THE NUMBER OF DAYS OF THE CLOSURE. THE LAST LINE OF THE W20-H13 SIGN LISTS A PHONE NUMBER WHICH A MOTORIST MAY CALL FOR ADDITIONAL INFORMATION. THIS IS TO BE A SPECIFIC OFFICE WITHIN THE DISTRICT RATHER THAN THE GENERAL SWITCHBOARD NUMBER.

| NOTICE OF CLOSURE SIGN TIME TABLE | | |
|---|---|---|
| ITEM | DURATION OF CLOSURE | SIGN DISPLAY TO PUBLIC |
| ROAD CLOSURES | > 12 HOURS & <= 5 DAYS | 7 CALENDAR DAYS PRIOR TO CLOSURE |
| | < 12 HOURS | 2 BUSINESS DAYS PRIOR TO CLOSURE |

**LAW ENFORCEMENT OFFICER WITH PATROL CAR FOR ASSISTANCE DURING CONSTRUCTION OPERATIONS**

USE OF LAW ENFORCEMENT OFFICERS (LEOS) BY CONTRACTORS OTHER THAN THE USES SPECIFIED BELOW WILL NOT BE PERMITTED AT PROJECT COST. LEOS SHOULD NOT BE USED WHERE THE OMUTCD INTENDS THAT FLAGGERS BE USED.

IN ADDITION TO THE REQUIREMENTS OF CMS 614 AND THE OMUTCD, A UNIFORMED LEO WITH AN OFFICIAL PATROL CAR (CAR WITH TOP-MOUNTED EMERGENCY FLASHING LIGHTS AND COMPLETE MARKINGS OF THE APPROPRIATE LAW ENFORCEMENT AGENCY) SHALL BE PROVIDED FOR THE FOLLOWING TRAFFIC CONTROL TASKS:

– DURING THE ENTIRE ADVANCE PREPARATION AND CLOSURE SEQUENCE WHERE COMPLETE BLOCKAGE OF TRAFFIC IS REQUIRED.

– DURING A TRAFFIC SIGNAL MODIFICATION WHEN IMPACTING THE NORMAL FUNCTION OF THE SIGNAL OR THE FLOW OF TRAFFIC, OR WHEN TRAFFIC NEEDS TO BE DIRECTED THROUGH AN ENERGIZED TRAFFIC SIGNAL CONTRARY TO THE SIGNAL DISPLAY (E.G., DIRECTING MOTORISTS THROUGH A RED LIGHT).

IN ADDITION TO THE REQUIREMENTS OF CMS 614 AND THE OMUTCD, A UNIFORMED LEO WITH AN OFFICIAL PATROL CAR (CAR WITH TOP-MOUNTED EMERGENCY FLASHING LIGHTS AND COMPLETE MARKINGS OF THE APPROPRIATE LAW ENFORCEMENT AGENCY) SHOULD BE PROVIDED FOR THE FOLLOWING TRAFFIC CONTROL TASKS AS APPROVED BY THE ENGINEER:

– FOR LANE CLOSURES: DURING INITIAL SET-UP PERIODS, TEAR DOWN PERIODS, SUBSTANTIAL SHIFTS OF A CLOSURE POINT OR WHEN NEW LANE CLOSURE ARRANGEMENTS ARE INITIATED FOR LONG-TERM LANE CLOSURES/SHIFTS (FOR THE FIRST AND LAST DAY OF MAJOR CHANGES IN TRAFFIC CONTROL SETUP).

IN GENERAL, LEOS SHOULD BE POSITIONED IN ADVANCE OF AND ON THE SAME SIDE AS THE LANE RESTRICTION OR AT THE POINT OF ROAD CLOSURE, AND TO MANUALLY CONTROL TRAFFIC MOVEMENTS THROUGH SIGNALIZED INTERSECTIONS IN WORK ZONES.

LEOS SHOULD NOT FORGO THEIR TRAFFIC CONTROL RESPONSIBILITIES TO APPREHEND MOTORISTS FOR ROUTINE TRAFFIC VIOLATIONS. HOWEVER, IF A MOTORIST'S ACTIONS ARE CONSIDERED TO BE RECKLESS, THEN PURSUIT OF THE MOTORIST IS APPROPRIATE.

THE LEOS WORK AT THE DIRECTION OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF THE LEOS WITH THE APPROPRIATE AGENCIES AND COMMUNICATING THE INTENTIONS OF THE PLANS WITH RESPECT TO DUTIES OF THE LEOS. THE ENGINEER SHALL HAVE FINAL CONTROL OVER THE LEOS' DUTIES AND PLACEMENT, AND WILL RESOLVE ANY ISSUES THAT MAY ARISE BETWEEN THE TWO PARTIES.

THE LEO SHALL REPORT IN TO THE CONTRACTOR PRIOR TO THE START OF THE SHIFT, IN ORDER TO RECEIVE INSTRUCTIONS REGARDING SPECIFIC WORK ASSIGNMENTS DURING HIS/HER SHIFT. THE LEO IS EXPECTED TO STAY AT THE PROJECT SITE FOR THE ENTIRE DURATION OF HIS/HER SHIFT. ONCE THE LEO HAS COMPLETED THE DUTIES DESCRIBED ABOVE AND STILL HAS TIME REMAINING ON HIS/HER SHIFT, THE LEO MAY BE ASKED TO PATROL THROUGH THE WORK ZONE (WITH FLASHING LIGHTS OFF) OR BE PLACED AT A LOCATION TO DETER MOTORISTS FROM SPEEDING. SHOULD IT BE NECESSARY TO LEAVE THE PROJECT SITE, THE LEO SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE THE LEO WITH A TWO-WAY COMMUNICATION DEVICE WHICH SHALL BE RETURNED TO THE CONTRACTOR AT THE END OF HIS/HER SHIFT.

LEOS (WITH PATROL CAR) REQUIRED BY THE TRAFFIC MAINTENANCE TASKS ABOVE SHALL BE CONSIDERED INCIDENTAL TO ITEM 614, MAINTAINING TRAFFIC, AS PER PLAN.

**PAYMENT**

PAYMENT FOR ANY LABOR OR MATERIALS RELATED TO MAINTAINING TRAFFIC SHALL BE INCIDENTAL TO ITEM 614, MAINTAINING TRAFFIC, AS PER PLAN, UNLESS SEPARATELY ITEMIZED WITHIN.


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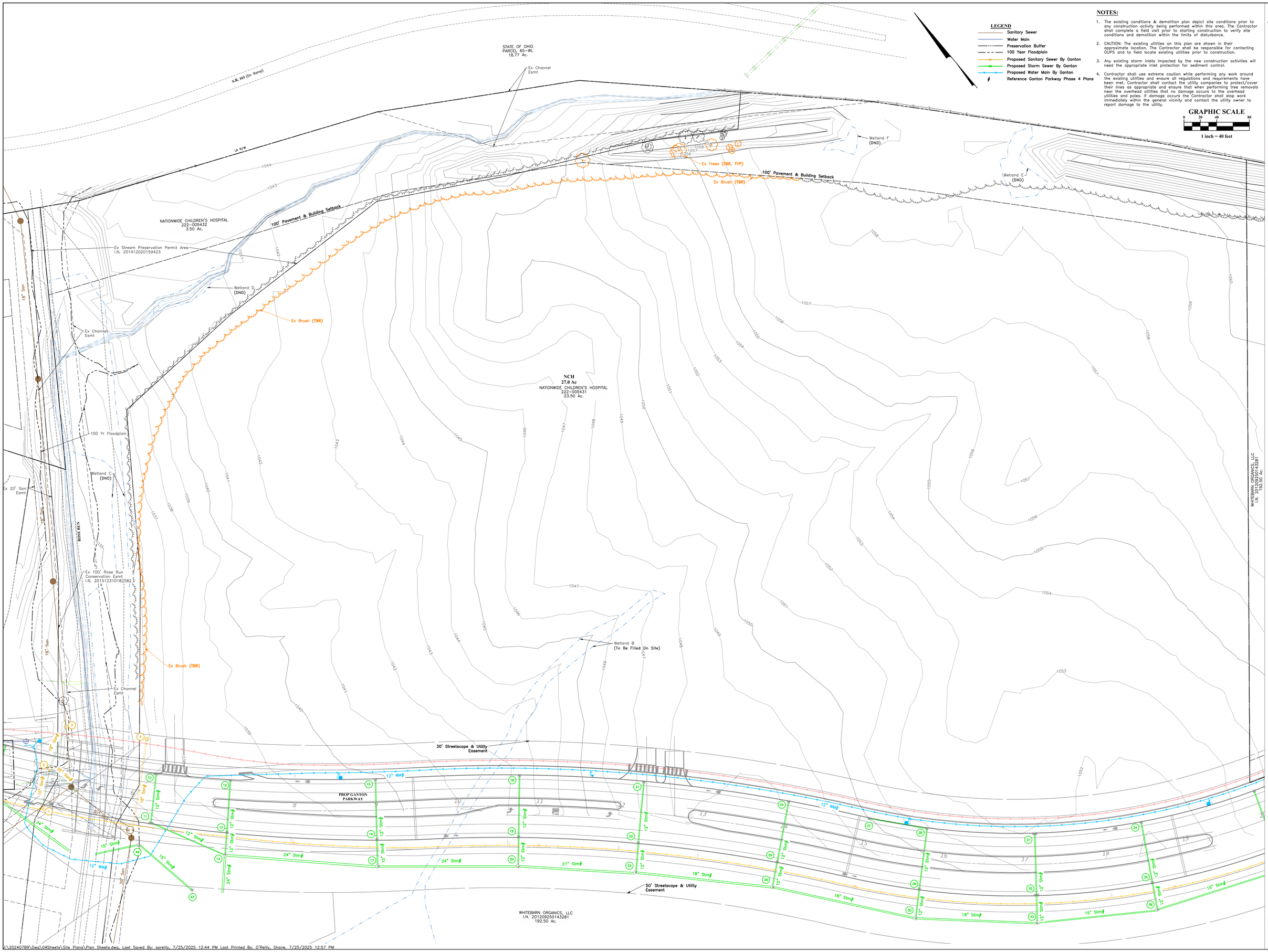
New Albany Close To Home
Nationwide Children's Hospital
Gaston Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

MAINTENANCE OF TRAFFIC NOTES

G52




**LEGEND**

- Sanitary Sewer
- Water Main
- Preservation Buffer
- 100 Year Floodplain
- Proposed Sanitary Sewer By Ganton
- Proposed Storm Sewer By Ganton
- Proposed Water Main By Ganton
- # Reference Ganton Parkway Phase 4 Plans

**NOTES:**

1. The existing conditions & demolition plan depict site conditions prior to any construction activity being performed within this area. The Contractor shall complete a field visit prior to starting construction to verify site conditions and demolition within the limits of disturbance.
2. CAUTION: The existing utilities on this plan are shown in their approximate location. The Contractor shall be responsible for contacting OUPS and to field locate existing utilities prior to construction.
3. Any existing storm inlets impacted by the new construction activities will need the appropriate inlet protection for sediment control.
4. Contractor shall use extreme caution while performing any work around the existing utilities and ensure all regulations and requirements have been met. Contractor shall contact the utility companies to protect/cover their lines as appropriate and ensure that when performing tree removals near the overhead utilities that no damage occurs to the overhead utilities and poles. If damage occurs the Contractor shall stop work immediately within the general vicinity and contact the utility owner to report damage to the utility.

**GRAPHIC SCALE**

0 20 40 80

1 inch = 40 feet


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Ganton Parkway, New Albany, OH

Final Development Plan

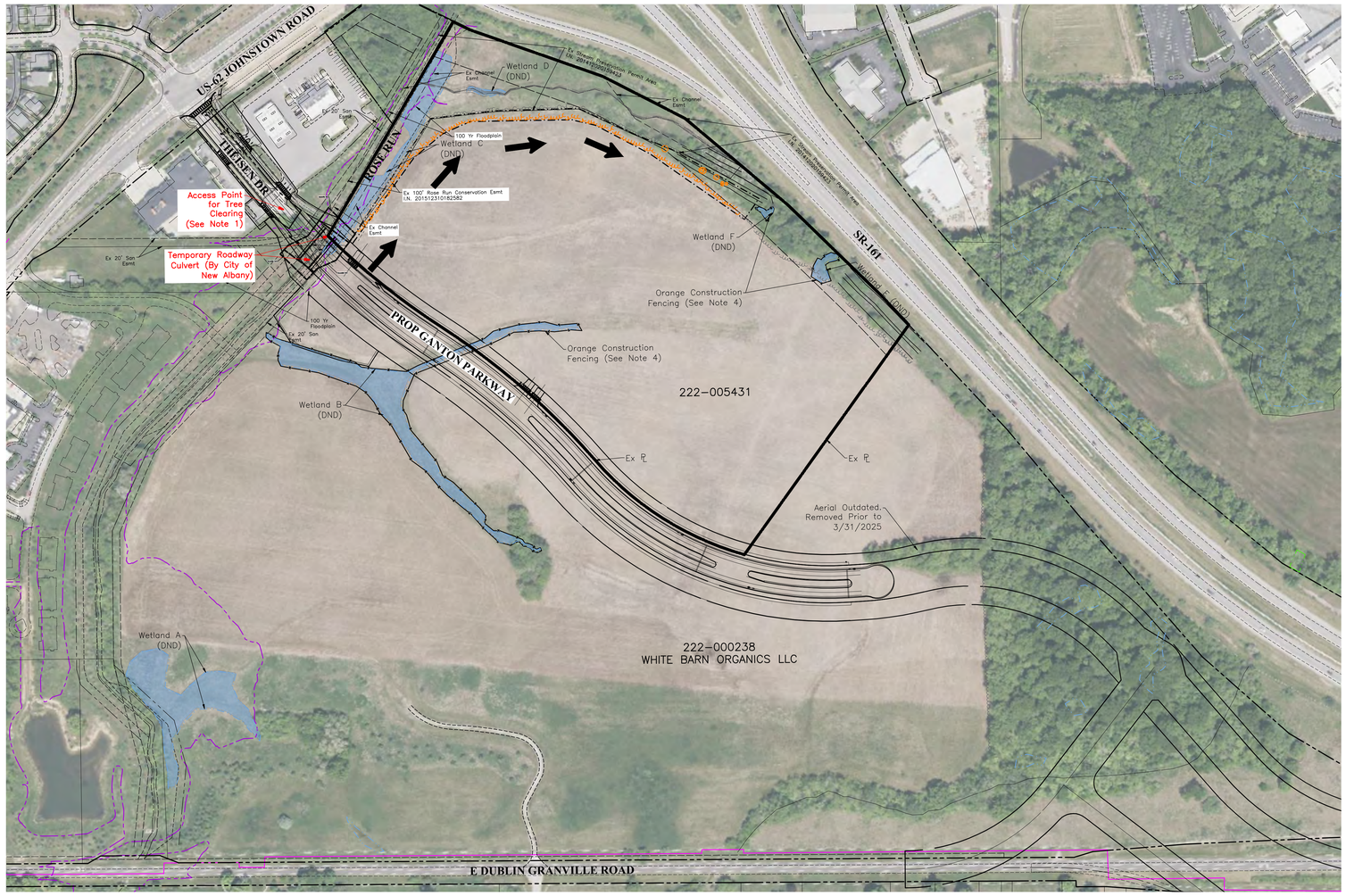
July 11, 2025

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EXISTING CONDITIONS & DEMOLITION PLAN

D00




## LEGEND

- Existing Wetland
- Site Access Route
- Limit of Work
- (DND) Do Not Disturb
- (TBR) To Be Removed

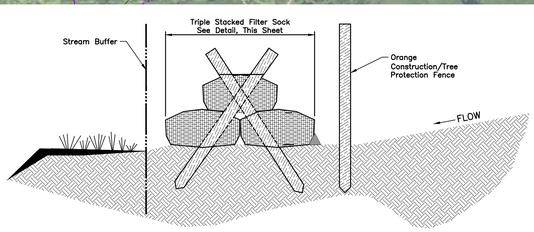
## NOTES

1. While performing tree clearing work the Contractor shall not cross any of the denoted wetlands or Rose Run with any equipment and/or vehicles. All Work on the northern side of NCH Site shall be completed from Theisen Drive.
2. It is the Contractor's responsibility to immediately remove any mud/debris that is tracked offsite onto Theisen Drive. The Contractor shall be responsible for any costs associated with street cleaning.
3. It is the Contractor's responsibility to temporarily stabilize any disturbed areas resulting from tree/brush clearing removal activities Per Item 659. The Contractor shall be responsible for any costs associated with temporary stabilization.
4. It is the Contractor's responsibility to install an orange construction fence around the perimeter of all on-site wetlands and avoid all off-site wetlands during clearing work. Upon Approval to start earthwork operations, wetland B on NCH property can be filled. Reference approved permit for wetlands to be filled per approvals with ACEO.
5. In the event that there is a tree larger than 3 inches DBH within a wetland, the Contractor shall hand-clear the tree with a chainsaw and either leave the downed tree and limbs in the wetland or carefully remove it by hand. Cleared trees shall be left with a 1' stump and roots in place.

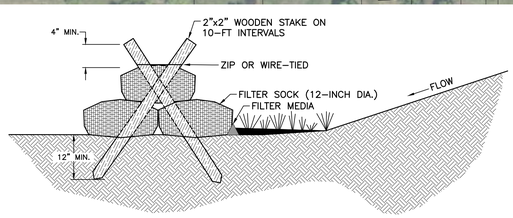
## TREE CLEARING SEQUENCE

TREE CLEARING ACTIVITIES ALONG NORTH SIDE OF NCH SITE:
1. Access tree removal area off of Theisen drive.
2. Cut down trees to 1' stump and remove fallen tree from the stream.
3. install compost filter sock along stream.
4. temporarily stabilize resulting disturbed area.
5. remove mud/debris tracked offsite.

NOI #:4GC10491*AG




STREAM BUFFER SEDIMENT CONTROL DETAIL — Not to Scale




TRIPLE-STACKED COMPOST FILTER SOCK — Not to Scale

1. Materials – compost used for filter socks shall be weed, pathogen and insect free and free of any refuse, contaminants or other materials toxic to plant growth. They shall be derived from a well-decomposed source of organic matter and consist of a particles ranging from 3/8" to 2".
2. Filter socks shall be 3 or 5 mil continuous, tubular, hdpe 3/8" knitted mesh netting material, filled with compost passing the above specifications for compost products.

Installation:

3. Filter socks will be placed on a level line across slopes, generally parallel to the base of the slope or other affected area. On slopes approaching 2:1, additional socks shall be provided at the top and as needed midslope.
4. Upon installation of the filter sock, additional filter media (matching the media inside of the sock) shall be placed on the upland side of the filter sock. Filter media shall extend halfway up the sock and slope at a maximum of 45 degrees to existing ground elevation.
5. Filter socks intended to be left as a permanent filter or part of the natural landscape, shall be seeded at the time of installation for establishment of permanent vegetation.
6. Filter socks are not to be used in concentrated flow situations or in runoff channels.

Maintenance:

7. Routinely inspect filter socks after each significant rain, maintaining filter socks in a functional condition at all times.
8. Remove sediments collected at the base of the filter socks when they reach 1/3 of the exposed height of the practice.
9. Where the filter sock deteriorates or fails, it will be repaired or replaced with a more effective alternative.
10. Removal – filter socks will be dispersed on site when no longer required in such as way as to facilitate and not obstruct seedings.

GRAPHIC SCALE
0 75 150 300
1 inch =150 feet


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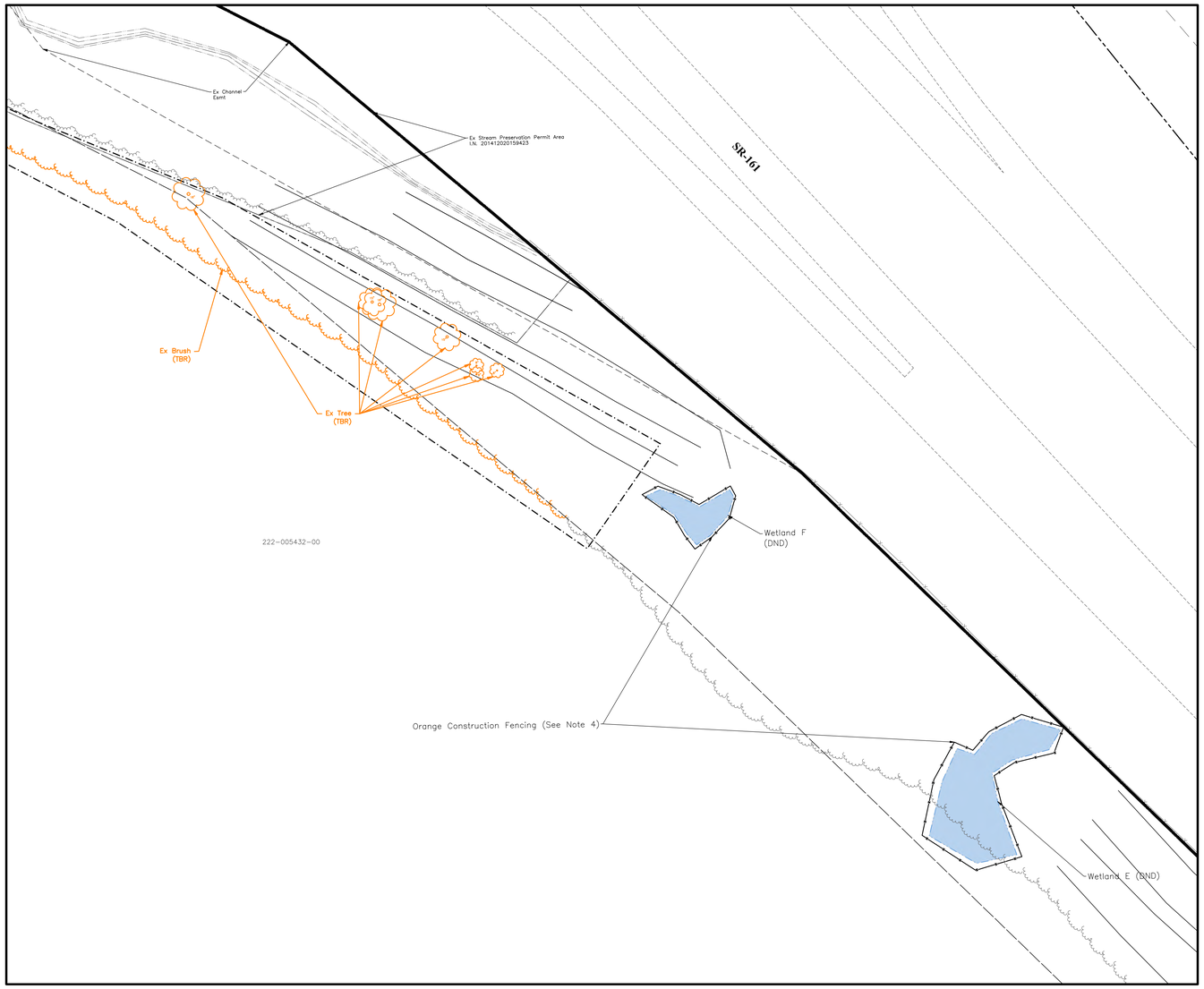
New Albany Close To Home
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Ganton Parkway, New Albany, OH

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TREE CLEARING PLAN GANTON PARKWAY

D01




## LEGEND

- Existing Wetland
- Site Access Route
- Limit of Work
- (DND) Do Not Disturb
- (TBR) To Be Removed

## NOTES

1. While performing tree clearing work the Contractor shall not cross any of the denoted wetlands or Rose Run with any equipment and/or vehicles. All Work on the northern side of NCH Site shall be completed from Theisen Drive.
2. It is the Contractor's responsibility to immediately remove any mud/debris that is tracked offsite onto Theisen Drive. The Contractor shall be responsible for any costs associated with street cleaning.
3. It is the Contractor's responsibility to temporarily stabilize any disturbed areas resulting from tree/brush clearing removal activities Per Item 659. The Contractor shall be responsible for any costs associated with temporary stabilization.
4. It is the Contractor's responsibility to install an orange construction fence around the perimeter of all on-site wetlands and avoid all off-site wetlands during clearing work. Upon Approval to start earthwork operations, wetland B on NCH property can be filled. Reference approved permit for wetlands to be filled per approvals with ACEO.
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## TREE CLEARING SEQUENCE

TREE CLEARING ACTIVITIES ALONG NORTH SIDE OF NCH SITE:
1. Access tree removal area off of Theisen drive.
2. Cut down trees to 1' stump and remove fallen tree from the stream.
3. Install compost filter sock along stream.
4. temporarily stabilize resulting disturbed area.
5. remove mud/debris tracked offsite.

NOI #:4GC10491*AG

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet


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# New Albany Close To Home

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Ganton Parkway, New Albany, OH

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TREE CLEARING PLAN WORK AREA

D02

## LEGEND

- Item 608 – 4" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – 8" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – Detectable Warning, Type E
- Proposed Asphalt Pavement (See Typical Section A, Sheet G51)
- Proposed Concrete Pavement (See Typical Section C, Sheet G51)

## NOTES:

1. Items To Be Abandoned/Removed have NOT been shown for clarity purposes. See Existing Conditions & Demolition Plan On Sheet D00 for additional information.
2. All dimensions within pavement are given from face of curb or edge of pavement. All other dimensions are given from back of curb or edge of sidewalk/pavement.
3. Proposed pavement markings shall be per Item 642 unless otherwise noted.

**GRAPHIC SCALE**

0 20 40 80

1 inch = 40 feet

**ITEM 642 LINE SPECIFICATIONS**
(Except Where Noted)

| | |
|---|---|
| XW | Crosswalk Line, 10" White |
| A | Lane Arrow |
| PL | Parking Line, 4" White |
| PS | Parking Line (Reference Landscape Architect Plans) |
| CH | Channelizing Line, 10" White |
| R | Removal of Pavement Marking |
| SL | Stop Line, 20" White |
| WP | Word on Pavement, 72" |
| WE | Edge Line, 5" White |
| YE | Yellow Edge Line, 5" |
| YT | Transverse Line, 20" Yellow |
| DY | Center Line, 5" Solid Double Yellow |
| CSD | Center Line, 5" Solid & Dashed Yellow |

STATE OF OHIO
PARCEL 65-WL
18.77 Ac.

S.R. 161 (On Ramp)

Ex Channel Esmt

LA R/W

NATIONWIDE CHILDREN'S HOSPITAL
222-005432
3.50 Ac.

100' Pavement & Building Setback

Ex Stream Preservation Permit Area
I.N. 201412020159423

Wetland D
(DND)

Ex Channel Esmt

100 Yr Floodplain

Wetland C
(DND)

Ex 20' San Esmt

ROSE RUN

Ex 100' Rose Run Conservation Esmt
I.N. 201512310182582

Ex Channel Esmt

Prop Wall

NCH
27.0 Ac
NATIONWIDE CHILDREN'S HOSPITAL
222-005431
23.50 Ac.

Wetland F
(DND)

Wetland E
(DND)

Wetland B
(To Be Filled On Site)

30' Streetscape & Utility Easement

Prop R/W

PROP GANTON PARKWAY

50' Streetscape & Utility Easement

WHITEBARN ORGANICS, LLC
I.N. 201209250143281
192.50 Ac.

WHITEBARN ORGANICS, LLC
I.N. 201209250143281
192.50 Ac.


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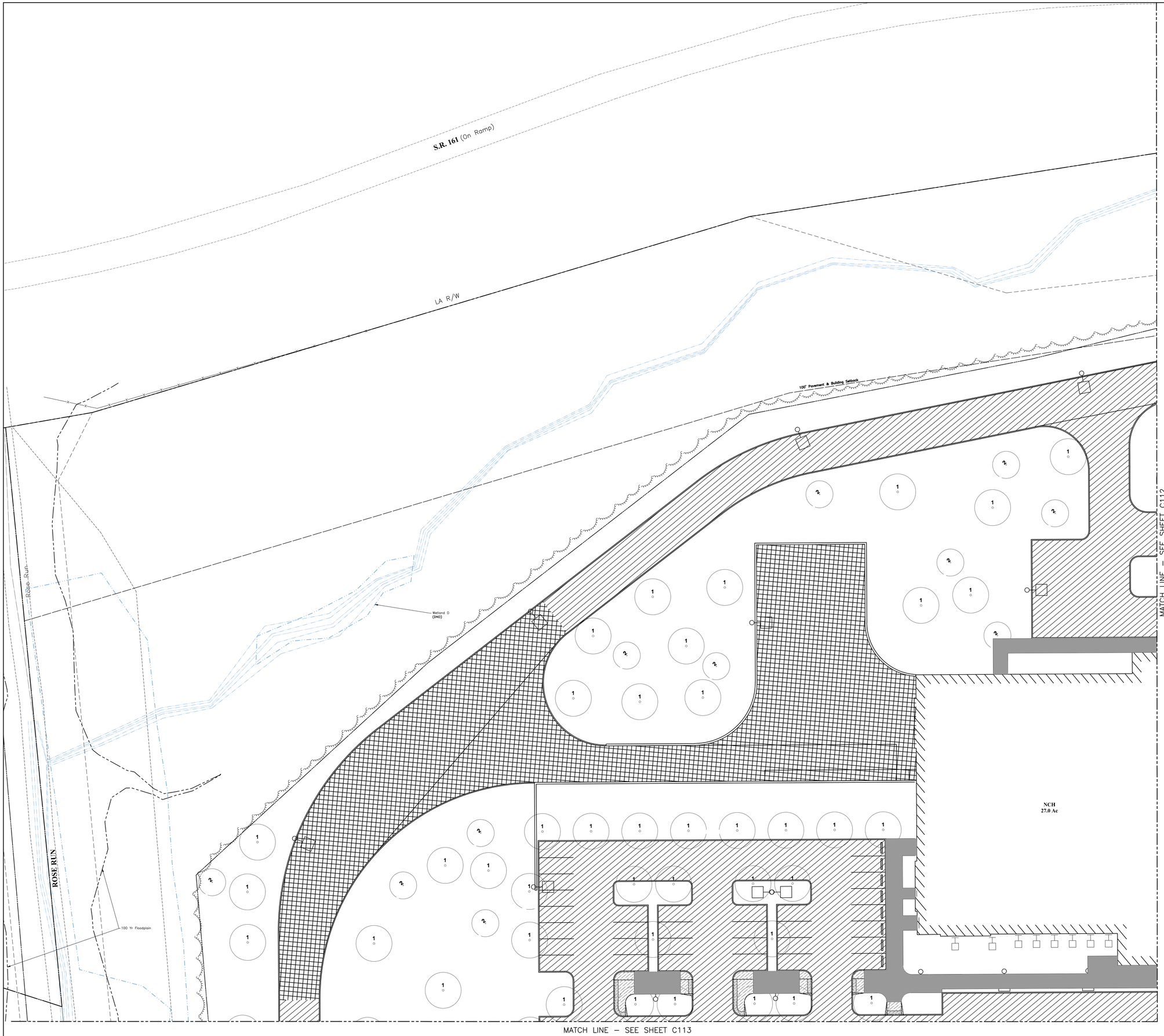
July 11, 2025

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A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

SITE DIMENSION PLAN

C110




## LEGEND

- Item 608 – 4" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – 8" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – Detectable Warning, Type E
- Proposed Asphalt Pavement (See Typical Section A, Sheet G51)
- Proposed Concrete Pavement (See Typical Section C, Sheet G51)

## NOTES:

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**ITEM 642 LINE SPECIFICATIONS**
(Except Where Noted)

| | |
|---|---|
| XW | Crosswalk Line, 10" White |
| A | Lane Arrow |
| PL | Parking Line, 4" White |
| PS | Parking Line (Reference Landscape Architect Plans) |
| CH | Channelizing Line, 10" White |
| R | Removal of Pavement Marking |
| SL | Stop Line, 20" White |
| WP | Word on Pavement, 72" |
| WE | Edge Line, 5" White |
| YE | Yellow Edge Line, 5" |
| YT | Transverse Line, 20" Yellow |
| DY | Center Line, 5" Solid Double Yellow |
| CSD | Center Line, 5" Solid & Dashed Yellow |

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet


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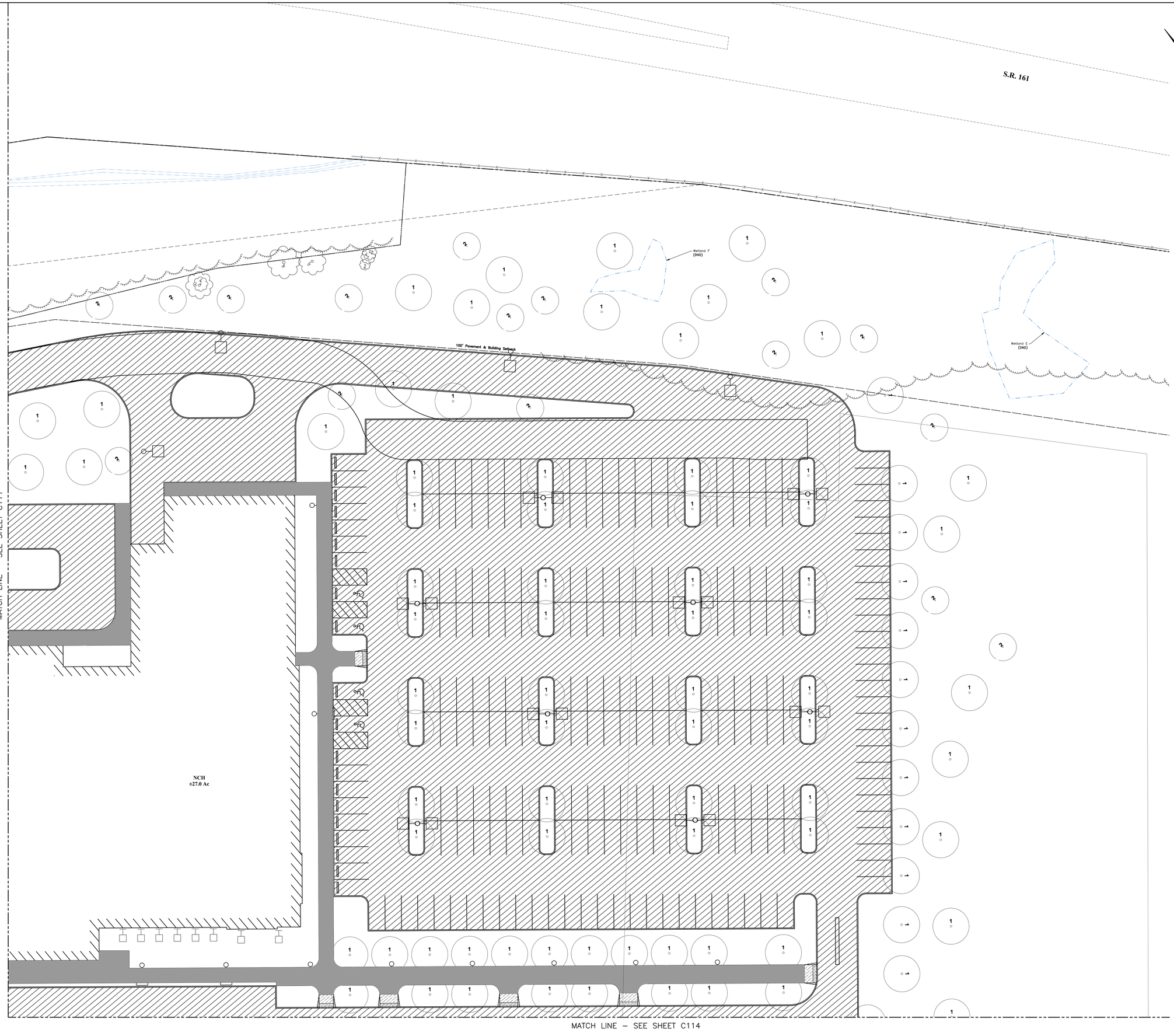
Ganton Parkway, New Albany, OH

Final Development Plan
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REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

NW SITE DIMENSION PLAN

C111




## LEGEND

- Item 608 – 4" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – 8" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – Detectable Warning, Type E
- Proposed Asphalt Pavement (See Typical Section A, Sheet G51)
- Proposed Concrete Pavement (See Typical Section C, Sheet G51)

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| YT | Transverse Line, 20" Yellow |
| DY | Center Line, 5" Solid Double Yellow |
| CSD | Center Line, 5" Solid & Dashed Yellow |

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet


**CLIENT:**
Nationwide Children's Hospital
Engineering Services
700 Children's Drive
Ross Hall, R4000
Columbus, OH 43205
Kevin Noble, RA
(614) 355-1553
Eddie Weeks, MHA
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**EXTERIOR DESIGN ARCHITECT:**
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**CIVIL ENGINEER:**
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**LANDSCAPE ARCHITECT:**
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**CONSTRUCTION MANAGER:**
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Jay Jacobs
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*Design Reg. for Architects & Engineers 2023 v13*

- NOT FOR CONSTRUCTION -

# New Albany Close To Home

Nationwide Children's Hospital

Gaston Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

NE SITE DIMENSION PLAN

C112

MATCH LINE – SEE SHEET C111

ROSE RUN

Wetland C (DND)

Prop R/W

PROP GANTON RD

30' Streetscape & Utility Easement

MATCH LINE – SEE SHEET C114

Prop R/W

## LEGEND

- Item 608 – 4" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – 8" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – Detectable Warning, Type E
- Proposed Asphalt Pavement (See Typical Section A, Sheet G51)
- Proposed Concrete Pavement (See Typical Section C, Sheet G51)

## NOTES:

1. Items To Be Abandoned/Removed have NOT been shown for clarity purposes. See Existing Conditions & Demolition Plan On Sheet D00 for additional information.
2. All dimensions within pavement are given from face of curb or edge of pavement. All other dimensions are given from back of curb or edge of sidewalk/pavement.
3. Proposed pavement markings shall be per Item 642 unless otherwise noted.

**ITEM 642 LINE SPECIFICATIONS**
(Except Where Noted)

| | |
|---|---|
| XW | Crosswalk Line, 10" White |
| A | Lane Arrow |
| PL | Parking Line, 4" White |
| PS | Parking Line (Reference Landscape Architect Plans) |
| CH | Channelizing Line, 10" White |
| R | Removal of Pavement Marking |
| SL | Stop Line, 20" White |
| WP | Word on Pavement, 72" |
| WE | Edge Line, 5" White |
| YE | Yellow Edge Line, 5" |
| YT | Transverse Line, 20" Yellow |
| DY | Center Line, 5" Solid Double Yellow |
| CSD | Center Line, 5" Solid & Dashed Yellow |

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet


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# New Albany Close To Home

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Ganton Parkway, New Albany, OH

Final Development Plan
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SW SITE DIMENSION PLAN

C113

MATCH LINE – SEE SHEET C112

MATCH LINE – SEE SHEET C113

30' Streetscape & Utility Easement

50' Streetscape & Utility Easement

PROP GANTON RD

13 14 15 16 17 18 19

## LEGEND

- Item 608 – 4" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – 8" Concrete Walk (See Typical Section D, Sheet G51)
- Item 608 – Detectable Warning, Type E
- Proposed Asphalt Pavement (See Typical Section A, Sheet G51)
- Proposed Concrete Pavement (See Typical Section C, Sheet G51)

## NOTES:

1. Items To Be Abandoned/Removed have NOT been shown for clarity purposes. See Existing Conditions & Demolition Plan On Sheet D00 for additional information.
2. All dimensions within pavement are given from face of curb or edge of pavement. All other dimensions are given from back of curb or edge of sidewalk/pavement.
3. Proposed pavement markings shall be per Item 642 unless otherwise noted.

**ITEM 642 LINE SPECIFICATIONS**
(Except Where Noted)

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|---|---|
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| A | Lane Arrow |
| PL | Parking Line, 4" White |
| PS | Parking Line (Reference Landscape Architect Plans) |
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| WE | Edge Line, 5" White |
| YE | Yellow Edge Line, 5" |
| YT | Transverse Line, 20" Yellow |
| DY | Center Line, 5" Solid Double Yellow (3" / 5") |
| CSD | Center Line, 5" Solid & Dashed Yellow (3" / 5") |

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet


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# New Albany Close To Home

Nationwide Children's Hospital

Ganton Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

SE SITE DIMENSION PLAN

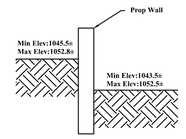
C114

## LEGEND

- Existing Contours
- Proposed Contours
- Limits Of Disturbance
- Existing Catch Basin
- Existing Manhole
- Existing Curb & Gutter Inlet
- Proposed Catch Basin
- Proposed Curb & Gutter Inlet
- Proposed Manhole
- Proposed Cleanout
- Major Flood Routing

## NOTES:

1. Stream/Wetland Buffer–Grading, direct discharge of sediment laden water from earthwork and/or trenches or tree removal are prohibited. tree protection, sediment fence, and sediment sock shall be installed per sediment and erosion control plan prior to the start of construction activities. the contractor will be liable for any impacts within the buffers.
2. See Architectural & Structural plans (BO) for wall designs.




WALL DETAIL
SCALE: NTS

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

STATE OF OHIO
PARCEL 65–WL
18.77 Ac.

S.R. 161 (On Ramp)

LA R/W

See Wall Detail, This Sheet

100' Pavement & Building Setback

NATIONWIDE CHILDREN'S HOSPITAL
222–005432
3.50 Ac.

Wetland D
(DND)

Wetland F
(DND)

Wetland E
(DND)

Wetland C
(DND)

Prop Wall

LEVEL 1 FFE:1056.00
BASEMENT FFE:1041
Projected 100 Year
Floodplain:1038.28
NCH
27.0 Ac
NATIONWIDE CHILDREN'S HOSPITAL
222–005431
23.50 Ac.

100 Yr Floodplain

ROSE RUN

Wetland B
(To Be Filled On Site)

30' Streetscape & Utility Easement

PROP GANTON PARKWAY

50' Streetscape & Utility Easement

WHITEBARN ORGANICS, LLC
I.N. 201209250143281
192.50 Ac.

WHITEBARN ORGANICS, LLC
I.N. 201209250143281
012.50 Ac.


**CLIENT:**
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- NOT FOR CONSTRUCTION -

# New Albany Close To Home

Nationwide Children's Hospital

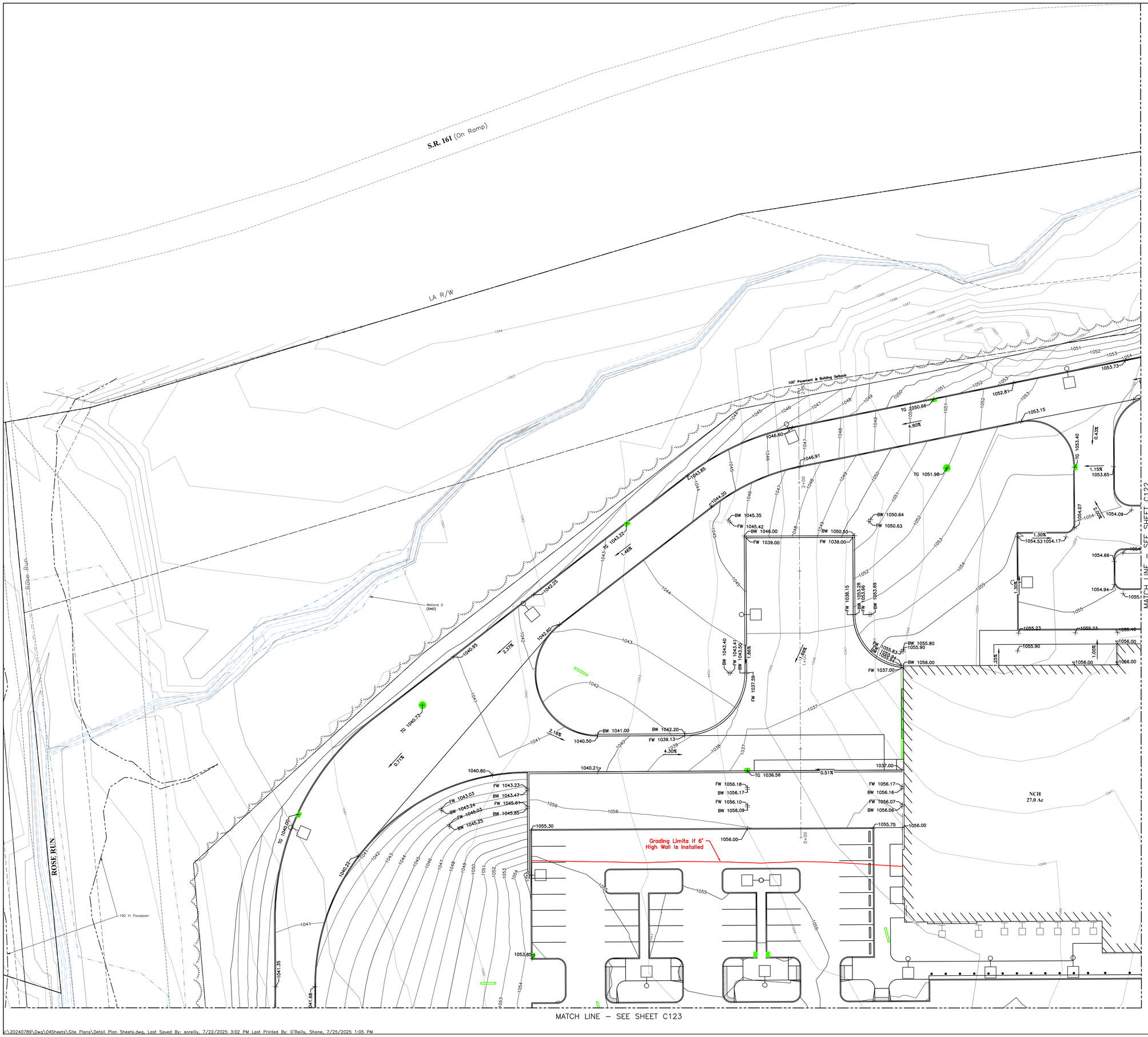
Ganton Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

SITE GRADING PLAN

C120




## LEGEND

- Existing Contours
- Proposed Contours
- Limits Of Disturbance
- Existing Catch Basin
- Existing Manhole
- Existing Curb & Gutter Inlet
- Proposed Catch Basin
- Proposed Curb & Gutter Inlet
- Proposed Manhole
- Proposed Cleanout
- Major Flood Routing

## NOTES:

1. Stream/Wetland Buffer–Grading, direct discharge of sediment laden water from earthwork and/or trenches or tree removal are prohibited. tree protection, sediment fence, and sediment sock shall be installed per sediment and erosion control plan prior to the start of construction activities. the contractor will be liable for any impacts within the buffers.
2. See Architectural & Structural plans (BD) for wall designs.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet


**CLIENT:**
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# New Albany Close To Home

Nationwide Children's Hospital

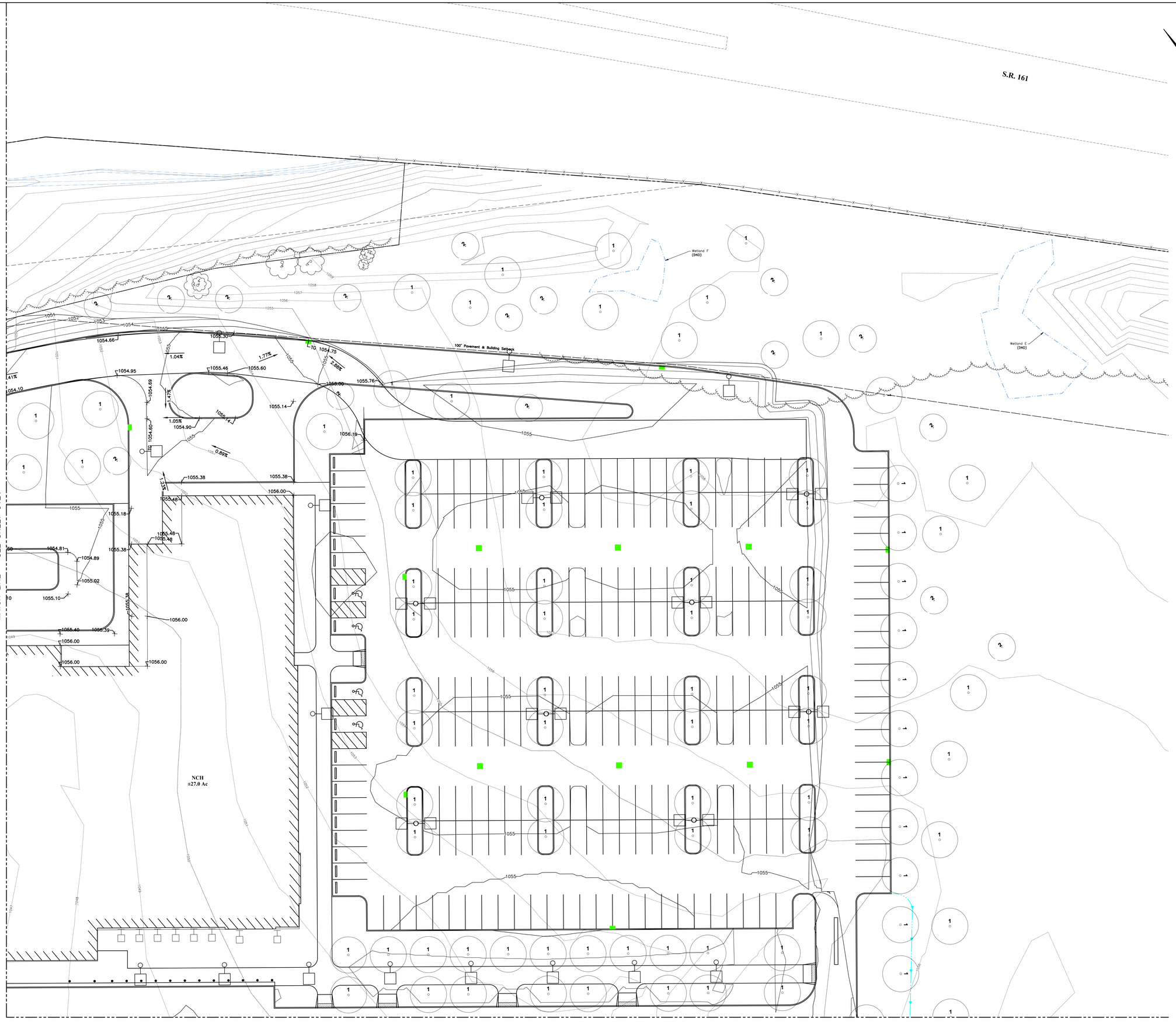
Gaston Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

NW SITE GRADING PLAN

C121




## LEGEND

- Existing Contours
- Proposed Contours
- Limits Of Disturbance
- Existing Catch Basin
- Existing Manhole
- Existing Curb & Gutter Inlet
- Proposed Catch Basin
- Proposed Curb & Gutter Inlet
- Proposed Manhole
- Proposed Cleanout
- Major Flood Routing

## NOTES:

1. Stream/Wetland Buffer--Grading, direct discharge of sediment laden water from earthwork and/or trenches or tree removal are prohibited. tree protection, sediment fence, and sediment sock shall be installed per sediment and erosion control plan prior to the start of construction activities. the contractor will be liable for any impacts within the buffers.
2. See Architectural & Structural plans (BD) for wall designs.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet


**CLIENT:**
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# New Albany Close To Home

Nationwide Children's Hospital

Gaston Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

NE SITE GRADING PLAN

C122

MATCH LINE – SEE SHEET C121

ROSE RUN

Wetland C (GND)

PROP GANTON RD

Prop R/W

Prop R/W

30' Streetscape & Utility Easement

Wetland B (To Be Filled On Site)

9.48%

25.03%

4.17%

1.43%

12" Storm

15" Storm

24" Storm

21" Storm

Basin by Ganton Parkway

MATCH LINE – SEE SHEET C124

## LEGEND

- Existing Contours
- Proposed Contours
- Limits Of Disturbance
- Existing Catch Basin
- Existing Manhole
- Existing Curb & Gutter Inlet
- Proposed Catch Basin
- Proposed Curb & Gutter Inlet
- Proposed Manhole
- Proposed Cleanout
- Major Flood Routing

## NOTES:

1. Stream/Wetland Buffer–Grading, direct discharge of sediment laden water from earthwork and/or trenches or tree removal are prohibited. tree protection, sediment fence, and sediment sock shall be installed per sediment and erosion control plan prior to the start of construction activities. the contractor will be liable for any impacts within the buffers.
2. See Architectural & Structural plans (BO) for wall designs.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet


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SW SITE GRADING PLAN

C123

MATCH LINE – SEE SHEET C122

MATCH LINE – SEE SHEET C123

PROP GANTON RD

30' Streetscape & Utility Easement

50' Streetscape & Utility Easement

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

## LEGEND

- Existing Contours
- Proposed Contours
- Limits Of Disturbance
- Existing Catch Basin
- Existing Manhole
- Existing Curb & Gutter Inlet
- Proposed Catch Basin
- Proposed Curb & Gutter Inlet
- Proposed Manhole
- Proposed Cleanout
- Major Flood Routing

## NOTES:

1. Stream/Wetland Buffer--Grading, direct discharge of sediment laden water from earthwork and/or trenches or tree removal are prohibited. tree protection, sediment fence, and sediment sock shall be installed per sediment and erosion control plan prior to the start of construction activities. the contractor will be liable for any impacts within the buffers.
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Nationwide Children's Hospital

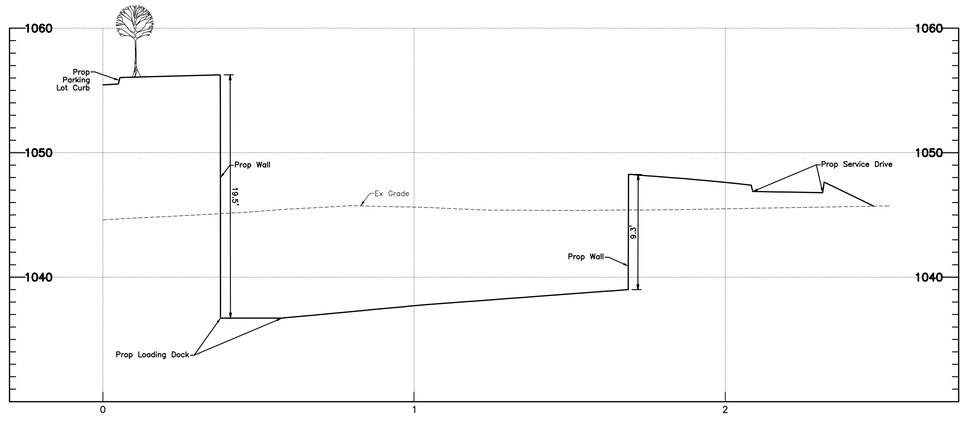
Ganton Parkway, New Albany, OH

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SE SITE GRADING PLAN

C124




**CLIENT:**
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Ganton Parkway, New Albany, OH

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A/E / NCH PROJ. NO.:
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LOADING DOCK SECTION

HORIZ 1 inch = 20 Feet: 0, 10, 20, 40
VERT 1 inch = 5 Feet: 0, 2.5, 5, 10

C125

**LEGEND**

- Sanitary Sewer
- Water Main
- Preservation Buffer
- 100 Year Floodplain
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Fire Pressure Main
- Proposed Fire Water Service
- Proposed Domestic Water Service
- Proposed Electric Ductbank
- Proposed Communication Ductbank
- Proposed Gas Service
- Proposed Sanitary Sewer By Ganton
- Proposed Storm Sewer By Ganton
- Proposed Water Main By Ganton
- Reference Ganton Parkway Phase 4 Plans

**NOTES:**

1. Items To Be Abandoned/Removed have NOT been shown for clarity purposes. See Existing Conditions & Demolition Plan On Sheet D00 for additional information.
2. CAUTION: The existing utilities on this plan are shown in their approximate location. The Contractor shall be responsible for contacting OUPS and to field locate existing utilities prior to construction.
3. Any existing storm inlets impacted by the new construction activities will need the appropriate inlet protection for sediment control.
4. Contractor shall use extreme caution while performing any work around the existing utilities and ensure all regulations and requirements have been met. Contractor shall contact the utility companies to protect/cover their lines as appropriate and ensure that when performing tree removals near the overhead utilities that no damage occurs to the overhead utilities and poles. If damage occurs the Contractor shall stop work immediately within the general vicinity and contact the utility owner to report damage to the utility.

STATE OF OHIO
PARCEL 65-WL
18.77 Ac.

S.R. 161 (On Ramp)

LA R/W

NATIONWIDE CHILDREN'S HOSPITAL
222-005432
3.50 Ac.

100' Pavement & Building Setback

Wetland D
(DND)

Wetland F
(DND)

Wetland E
(DND)

Wetland C
(DND)

100 Yr Floodplain

ROSE RUN

18" San

NCH
27.0 Ac
NATIONWIDE CHILDREN'S HOSPITAL
222-005431
23.50 Ac.

Prop Wall

Prop Underground Detention

Prop FDC

30' Streetscape & Utility Easement

50' Streetscape & Utility Easement

PROP GANTON PARKWAY

Prop R/W

WHITEBARN ORGANICS, LLC
I.N. 201209250143281
192.50 Ac.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet


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# New Albany Close To Home

Nationwide Children's Hospital

Ganton Parkway; New Albany, OH

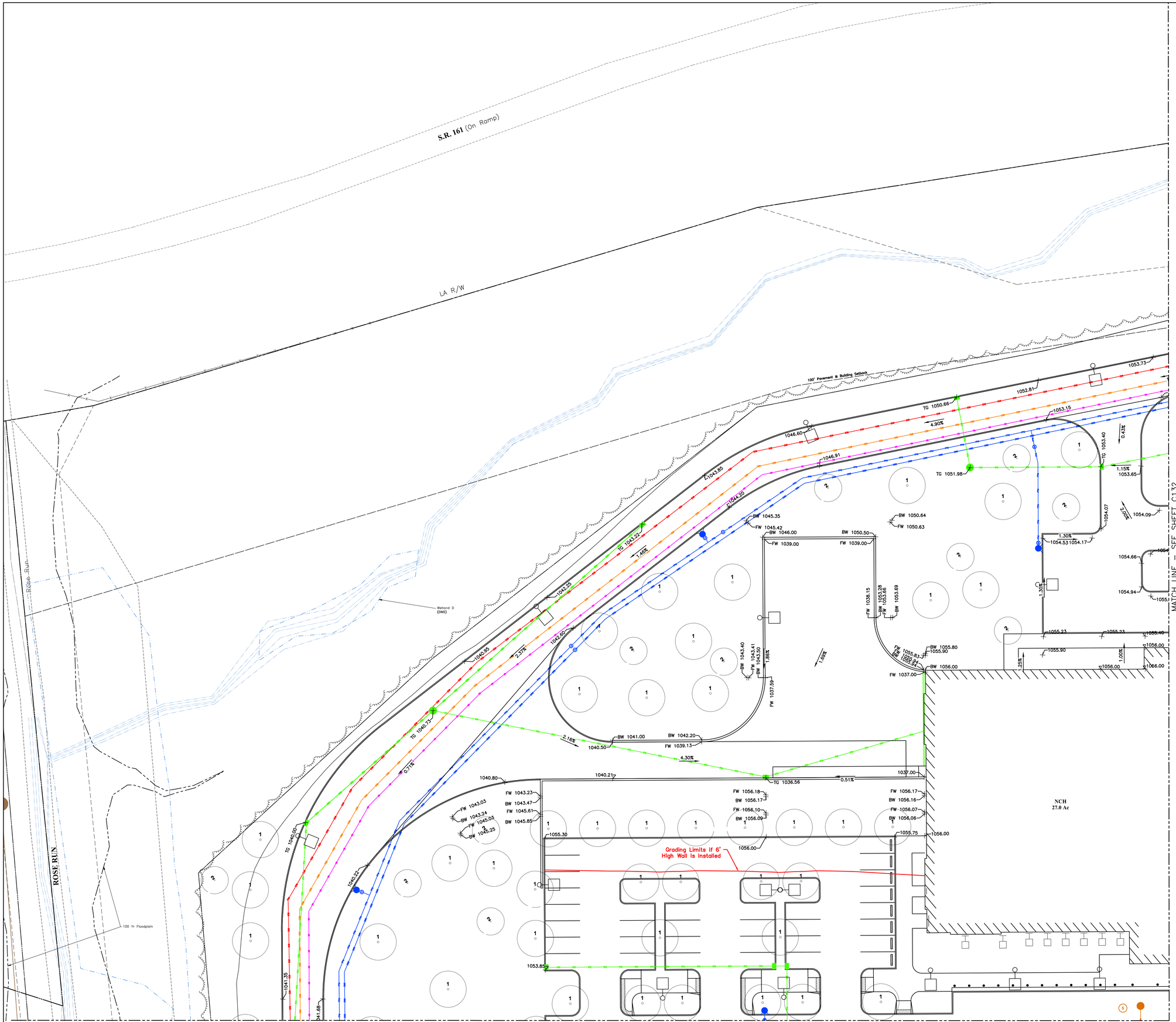
Final Development Plan
July 11, 2025
REVISIONS

A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

SITE UTILITY PLAN

C130


Copyright




**LEGEND**

- Sanitary Sewer
- Water Main
- Preservation Buffer
- 100 Year Floodplain
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Fire Pressure Main
- Proposed Fire Water Service
- Proposed Domestic Water Service
- Proposed Electric Ductbank
- Proposed Communication Ductbank
- Proposed Gas Service
- Proposed Sanitary Sewer By Ganton
- Proposed Storm Sewer By Ganton
- Proposed Water Main By Ganton
- Reference Ganton Parkway Phase 4 Plans

**NOTES:**

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**GRAPHIC SCALE**

0 10 20 40

1 inch = 20 feet


**CLIENT:**
Nationwide Children's Hospital
Engineering Services
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Columbus, OH 43205
Kevin Noble, RA
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# New Albany Close To Home

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Ganton Parkway, New Albany, OH

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NW SITE UTILITY PLAN

C131

S.R. 161

Wetland F
(DND)

Wetland E
(DND)

100' Pavement & Building Setback

NCH
±27.0 Ac

MATCH LINE – SEE SHEET C131

MATCH LINE – SEE SHEET C134

**LEGEND**

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NE SITE UTILITY PLAN

C132

MATCH LINE – SEE SHEET C131

MATCH LINE – SEE SHEET C134

ROSE RUN

Wetland C
(DNO)

Prop Fire Water Line

Prop Underground Detention

Prop Underground Detention

30' Streetscape & Utility Easement

Prop Storm

350' – 18" San

Prop R/W

12" Wtr

PROP GANTON RD

Prop R/W

150' – 18" San

12" Storm

12" Storm

12" Storm

12" Storm

12" Storm

12" Storm

12" Storm

12" Storm

24" Storm

24" Storm

24" Storm

21" Storm

15" Storm

15" Storm

30" San

Basin by Ganton Parkway

Wetland B
(To Be Filled On Site)

590' – 12" San

590' – 12" San

**LEGEND**

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- Water Main
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SW SITE UTILITY PLAN

C133

MATCH LINE – SEE SHEET C132

MATCH LINE – SEE SHEET C133

30' Streetscape & Utility Easement

50' Streetscape & Utility Easement

330' – 15" San

150' – 8" San

151' – 8" San

330' – 8" San

12" Wtrmn

18" Strm

15" Strm

12" Strm

PROP GANTON RD

13 14 15 16 17 18 19

**LEGEND**

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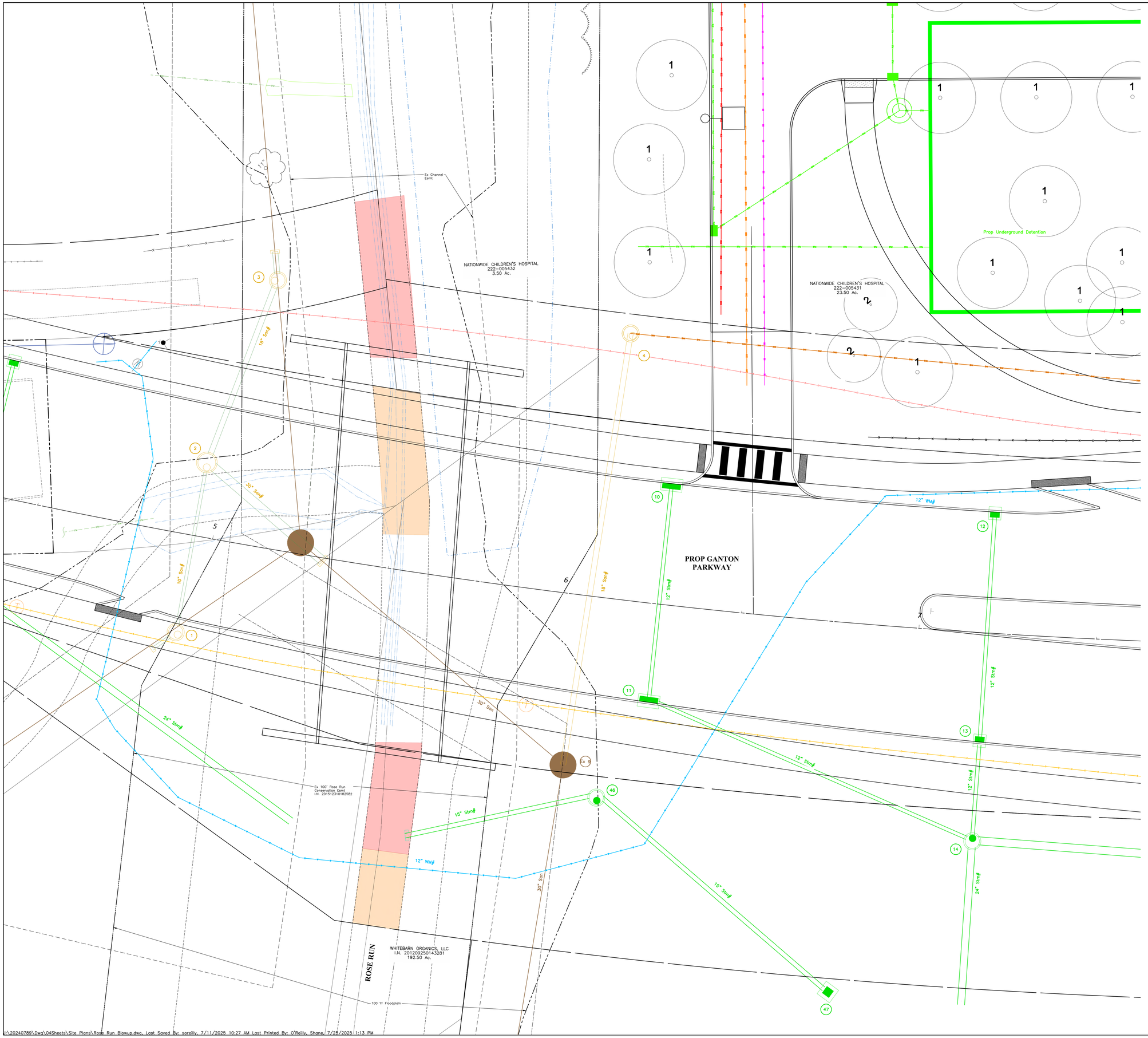
July 11, 2025

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SE SITE UTILITY PLAN

C134




**LEGEND**

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- Proposed Water Main By Ganton
- # Reference Ganton Parkway Phase 4 Plans
- Permanent Stream Impact Limits
- Temporary Stream Impact Limits

**GRAPHIC SCALE**

0 5 10 20

1 inch = 10 feet


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ROSE RUN DETAIL

C135


P:\20240789\Dwg\04Sheets\Site Plans\Rose Run Blowup.dwg, Last Saved By: soreilly, 7/11/2025 10:27 AM Last Printed By: O'Reilly, Shane, 7/25/2025 1:13 PM

## NOTES:

1. The existing conditions & demolition plan depict site conditions prior to any construction activity being performed within this area. The Contractor shall complete a field visit prior to starting construction to verify site conditions and demolition within the limits of disturbance.
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### EXISTING

- Preservation Buffer
- 100 Year Floodplain
- Contours (1170 / 1171)
- Edge Of Pavement
- Curb
- Sidewalk
- Tree Line
- Storm Sewer
- Roof Drain
- Catch Basin
- Curb Inlet
- Manhole

### PROPOSED

- Contours (1170 / 1171)
- Storm Sewer
- Temp Diversion Swale (See Detail, Sheet C141)
- Construction Fence
- Sediment Fence/Compost Filter Sock (See Detail, Sheet C141)
- Triple Stacked Compost Filter Sock (See Detail, Sheet C141)
- Construction Entrance (See Detail, Sheet C141)
- Limits Of Disturbance
- Flow Routes
- Manhole
- Catch Basin
- Proposed Storm By Ganton Parkway Phase 4 Plans
- Headwall
- Inlet Protection (See Details, Sheet C141)
- CWA — Concrete Washout (See Detail, Sheet C141)
- Permitted Permanent Stream Impact Limits
- Permitted Temporary Stream Impact Limits

S.R. 161 (On Ramp)
LA R/W
Ex Channel Esmt
Ex Stream (DND)
Ex Trees (TBR, TYP)
100' Pavement & Building Setback
Ex Brush (TBR)
PROP HAUL ROAD
Wetland F (DND)
Wetland E (DND)
Ex Stream Preservation Permit Area I.N. 201412020159423
Wetland D (DND)
Ex Brush (TBR)
Ex Channel Esmt
1044.00 Temp Diversion Swale/Berm @ 1% Min (See Detail, Sheet C141)
1043.00
Limits of Disturbance (9.81 Ac)
1038.16
Prop 12" Strm
Prop 18" Strm
Prop 21" Strm
Prop 12" Strm
Prop 12" Strm
Prop 12" Strm
BORROW PIT
Top of Bank: 1044.00
Bottom of Basin: 1039.50
Limits of Disturbance (8.08 Ac)
NCH
27.0 Ac
TEMP STAGING AREA
Limits of Disturbance (9.81 Ac)
100 Yr Floodplain
Wetland C (DND)
ROSE RUN
PROP HAUL ROAD
Ex 100' Rose Run Conservation Esmt I.N. 201512310182582
Limits of Disturbance (8.08 Ac)
Rock Baffle (See Detail, Sheet C141)
Rock Baffle (See Detail, Sheet C141)
TEMP SEDIMENT BASIN 01
Top of Bank: 1041.00
Normal Pool: 1034.00
Bottom of Basin: 1032.00
1040.00
Temp Sed Basin Riser Pipe & Skimmer (See Details, Sheet C141)
Wetland B (To Be Filled On Site) (Permit No. LRH-2025-332-SCR-Rose Run)
TEMP SOIL STOCKPILE(S)
5'x10' RCP Type 'C'
5'x10' RCP Type 'C'
Prop 18" Strm
Prop 12" Strm
Ex Brush (TBR)
Ex Channel Esmt
Critical Seeding Area
1040.68
1040.79
1041.31
1041.57
1042.22
1045.05
Temp Diversion Swale/Berm @ 1% Min (See Detail, Sheet C141)
30' Streetscape & Utility Easement
1047.88
1052.00
PROP GANTON PARKWAY (BY OTHERS)
Prop. Culvert By Others
24" Strm
15" Strm
12" Strm
18" Strm
21" Strm
50' Streetscape & Utility Easement
Basin by Ganton Parkway
GRAPHIC SCALE
0 20 40 80
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EROSION CONTROL PLAN PHASE 1

C140