New Albany Planning Commission Meeting Agenda
Monday, August 18, 2025, at 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comments at New Albany Village Hall at 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: July 21, 2025

IV. Additions or corrections to the agenda
Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "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 FDP
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

Motion of acceptance of staff reports and related documents into the record for FDP-57-2025.

Motion of approval for application FDP-57-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-55-2025 Courtyards at Haines Creek CU
Conditional use request to allow a temporary sales trailer with associated landscaping, parking, and signage for the Courtyards at Haines Creek subdivision on a 0.341-acre site located at 5675 Lourdes Drive (PID: 222-005481).
Applicant: EC New Vision Ohio, LLC

Motion of acceptance of staff reports and related documents into the record for CU-55-2025.

Motion of approval for application CU-55-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-58-2025 Courtyards at Haines Creek FDP Modification
Final development plan modification to provide updated architecture elevations for the Courtyards at Haines Creek subdivision generally located at the northwest corner of Central College Road and Jug Street Road (PID: 222-005158 and 47 others). See page 3 for the full parcel list.
Applicant: EC New Vision Ohio, LLC

Motion of acceptance of staff reports and related documents into the record for FDM-58-2025.

Motion of approval for application FDM-58-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

VAR-59-2025 4 Highgrove Farms Variance
Variance to encroach into the 30-foot rear yard setback on 0.85 acres of land located at 4 Highgrove Farms (PID: 222-004626-00).
Applicant: Ghiloni Custom Builders c/o Vince Ghiloni

Motion of acceptance of staff reports and related documents into the record for VAR-59-2025.

Motion of approval for application VAR-59-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

CU-62-2025 Nottingham Trace Model Home CU Extension
Conditional use extension to allow an existing model home to continue operations in the Nottingham Trace subdivision (PIDs: 222-004904, 222-004905 and 222-004906).
Applicant: Nicki Martin

Motion of acceptance of staff reports and related documents into the record for CU-62-2025.

Motion of approval for application CU-62-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

VII. Other business

1. City Code Amendment: C.O. 1105.02 – Zoning Definitions
2. City Code Amendment: C.O. 1153 General Employment – Architectural Changes
3. City Code Amendment: C.O. 1157 Architectural Review Overlay District
4. City Code Amendment: C.O. 1169.08 – Sign Area and Other Measurement Calculations

VIII. Poll members for comment

IX. Adjournment

THE COURTYARDS AT HAINES CREEK
PARCELS INCLUDED IN DELOPMENT TEXT MODIFICATION APPLICATION

Franklin County Auditor Parcel Numbers:

222-005158	222-005466	222-005468
222-005159	222-005447	222-005467
222-005498	222-005448	
222-005486	222-005449	
222-005487	222-005450	
222-005488	222-005451	
222-005490	222-005452	
222-005491	222-005453	
222-005492	222-005454	
222-005484	222-005455	
222-005485	222-005481	
222-005483	222-005480	
222-005482	222-005479	
222-005456	222-005478	
222-005457	222-005477	
222-005458	222-005476	
222-005459	222-005475	
222-005460	222-005474	
222-005461	222-005473	
222-005462	222-005472	
222-005463	222-005471	
222-005464	222-005470	
222-005465	222-005469	

*Reserves A, B, F, G, H, & I have been omitted as they are not affected by the elevation updates submitted in application (222-05493; 222-005494; 222-0055495; 222- 222-005496; 222-005497; 222-005489).

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
August 18, 2025

NATIONWIDE CHILDREN'S HOSPITAL – NEW ALBANY CLOSE TO HOME
FINAL DEVELOPMENT PLAN

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:	Final Development Plan
ZONING:	Ganton Comprehensive Planned Unit Development (C-PUD)
STRATEGIC PLAN:	Village Center and Employment 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 was scheduled to be heard by the Architectural Review Board during their meeting on August 11, 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

Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
c. *That the proposed development advances the general welfare of the Municipality;*
d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
e. *Various types of land or building proposed in the project;*
f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
j. *Gross commercial building area;*
k. *Area ratios and designation of the land surfaces to which they apply;*
l. *Spaces between buildings and open areas;*
m. *Width of streets in the project;*
n. *Setbacks from streets;*
o. *Off-street parking and loading standards;*
p. *The order in which development will likely proceed in complex, multi-use, multi- phase developments;*
q. *The potential impact of the proposed plan on the student population of the local school district(s);*
r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*

h. Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;
i. Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;
j. Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;
k. Provide an environment of stable character compatible with surrounding areas; and
l. Provide for innovations in land development, especially for affordable housing and infill development.

Engage New Albany Strategic Plan Recommendations
The Engage New Albany Strategic Plan recommends the following development standards for the Employment Center future land use category:

Employment Center District
1. No freeway / pole signs are allowed.
2. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
3. Plan office buildings within context of the area, not just the site, including building heights within development parcels.
4. Sites with multiple buildings should be well organized and clustered if possible.
5. All office developments are encouraged to employ shared parking or be designed to accommodate it.
6. All office developments should plan for regional stormwater management.
7. All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
8. Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
9. Combined curb cuts and cross-access easements are encouraged.
10. The use of materials, colors, and texture to break up large-scale facades is required.

A. Use, Site and Layout
- 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]

B. Access, Loading, Parking
- 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 PC 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).

C. Architectural Standards

- 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.

D. Landscaping

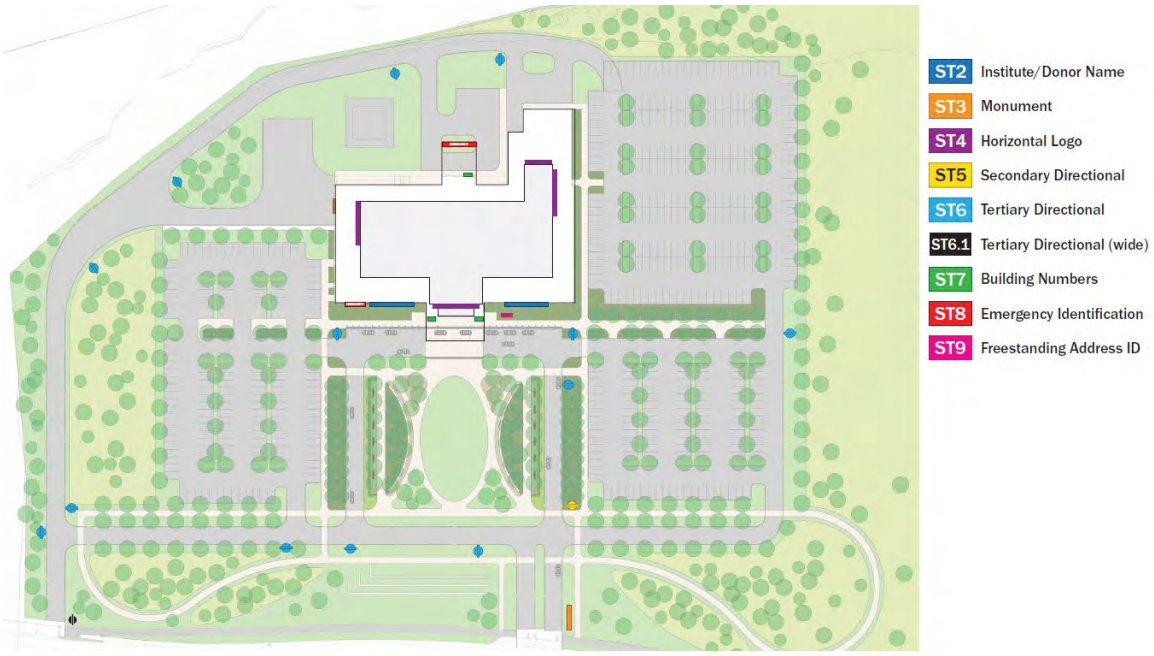
- The zoning text states that existing trees and vegetation located within the required minimum pavement setback from 161 or within areas which are generally designated on a preliminary development plan as being within a "Preservation Zone." The applicant has provided a tree clearing plan and indicated 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 underground water detention is located in the southwest corner of the 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.

E. Lighting and Signage

- 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).
- 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.

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 Planning Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for FDP-57-2025:

Move to approve Final Development Plan 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.

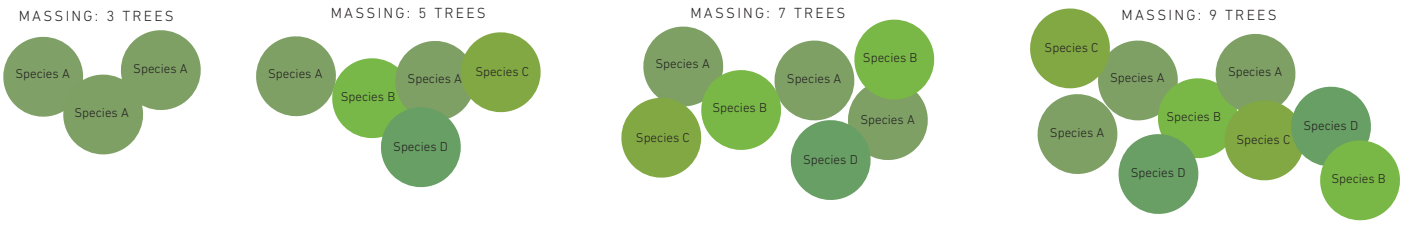
3. Update the proposed site plan to include bicycle parking at a ra cle) hitches to every 100 vehicular parking spaces.

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

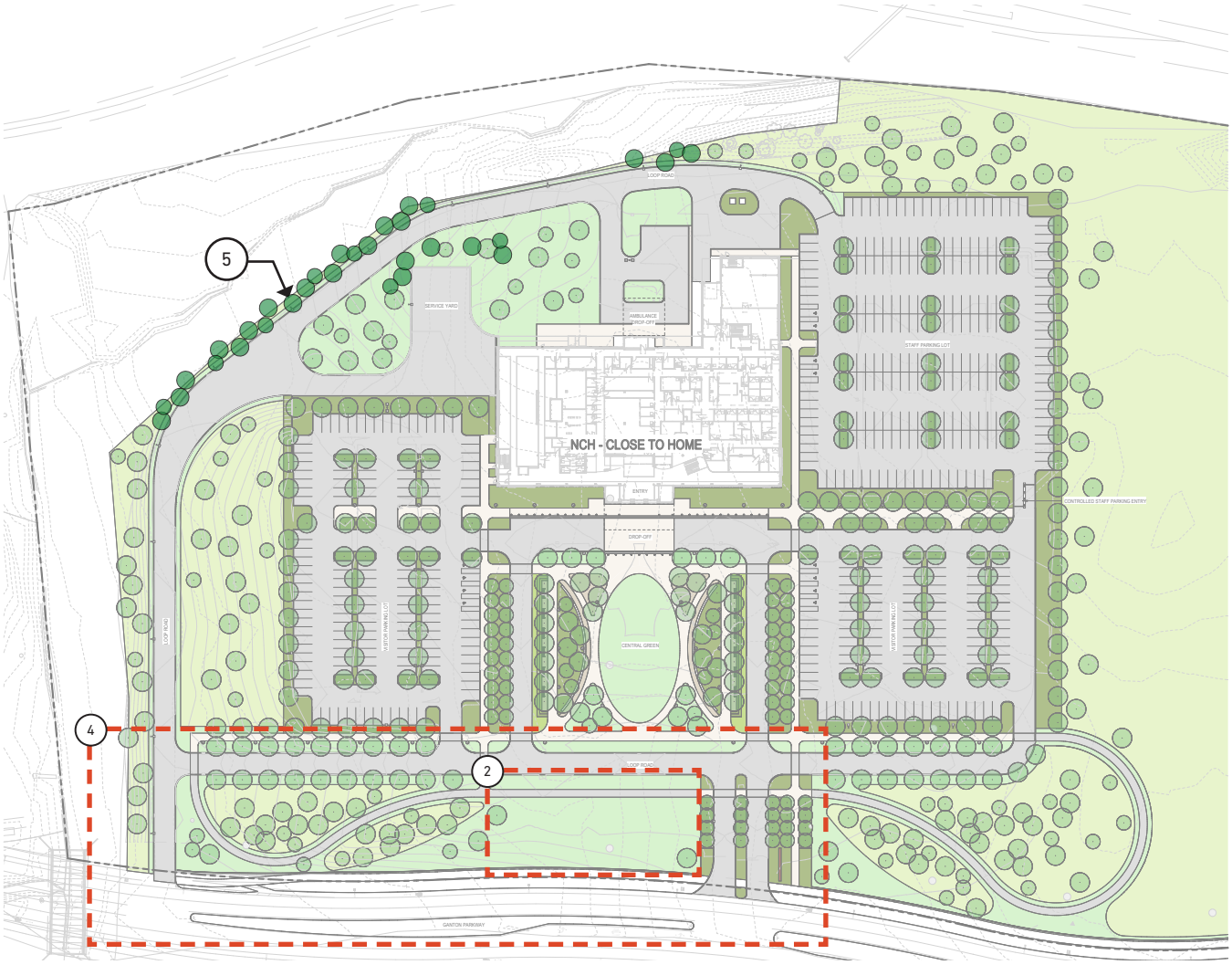


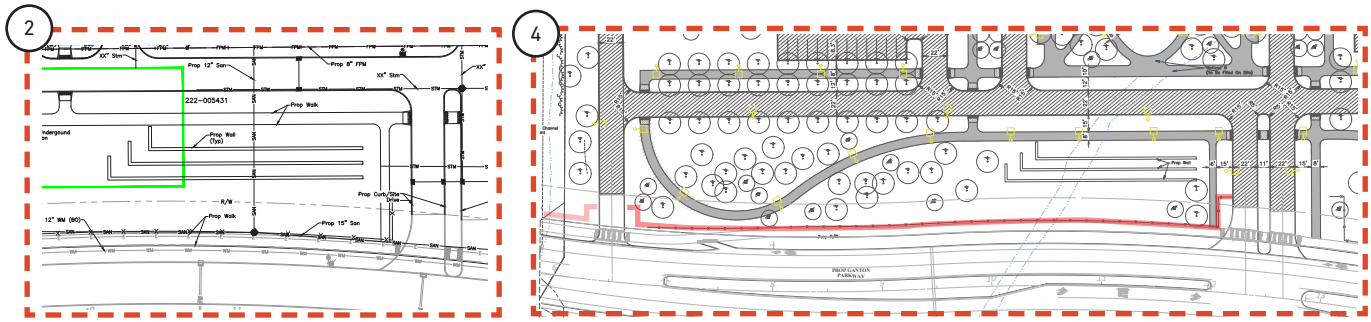
*NOTES:
The provided diagram is f a tent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram 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

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.

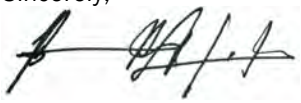
Site access is proposed from two points along the future Ganton Parkway extension. The westernmost access will accommodate service vehicles, deliveries, and emergency vehicles, while the central access point will serve patients, visitors, and staff. Off-street parking will be provided through three asphalt 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

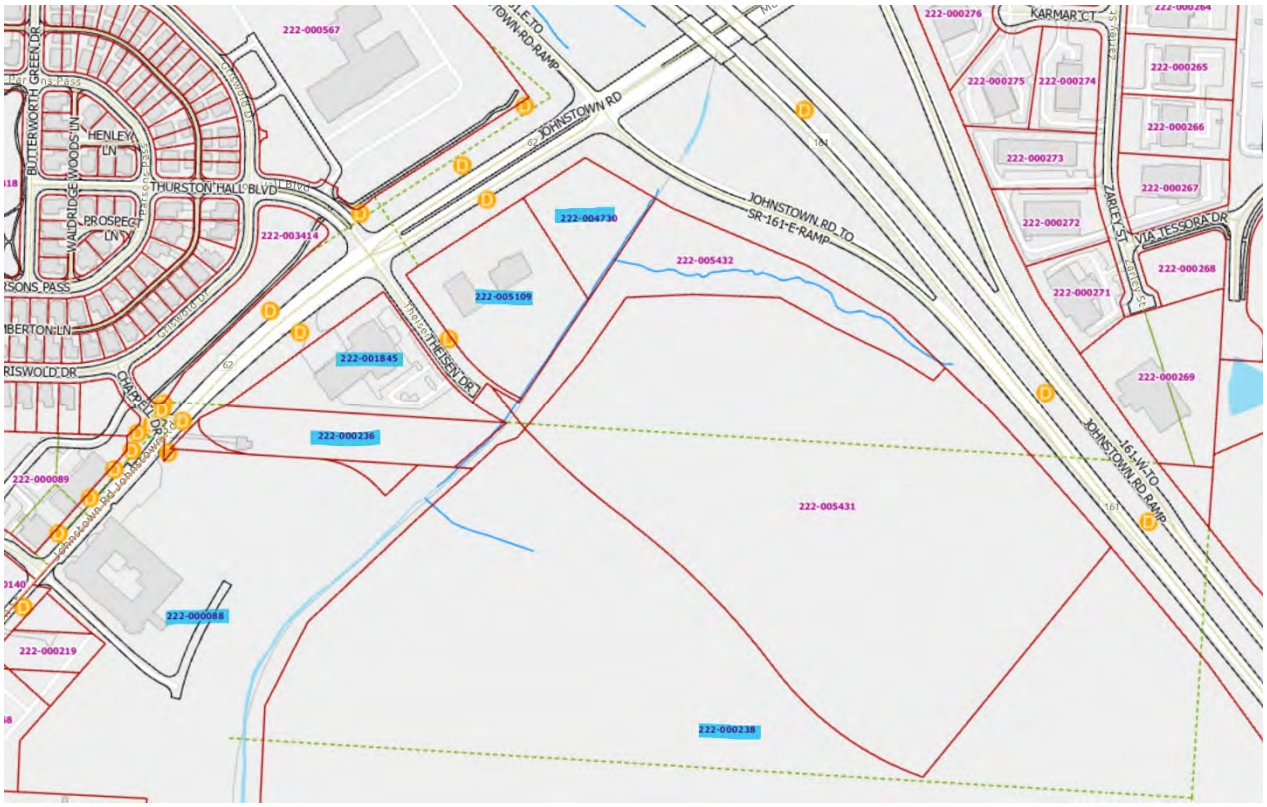
Parcel ID: 222-000088
Owner: LAKE (NEW ALBANY) LLC
Owner Address: 6688 NORTH CENTRAL, STE 1400, DALLAS, TX 75206
Site Address: 245 E MAIN ST, NEW ALBANY, OH 43054

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.

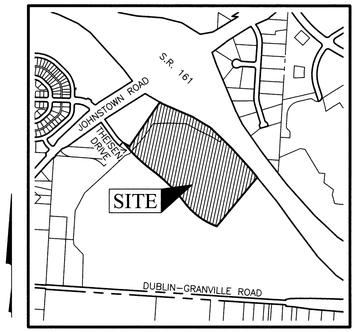
Item 48 Conservation Easement Agreement of record as Instrument No. 201512310182582, Recorder's Office, Franklin County, Ohio. THE CONSERVATION EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

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

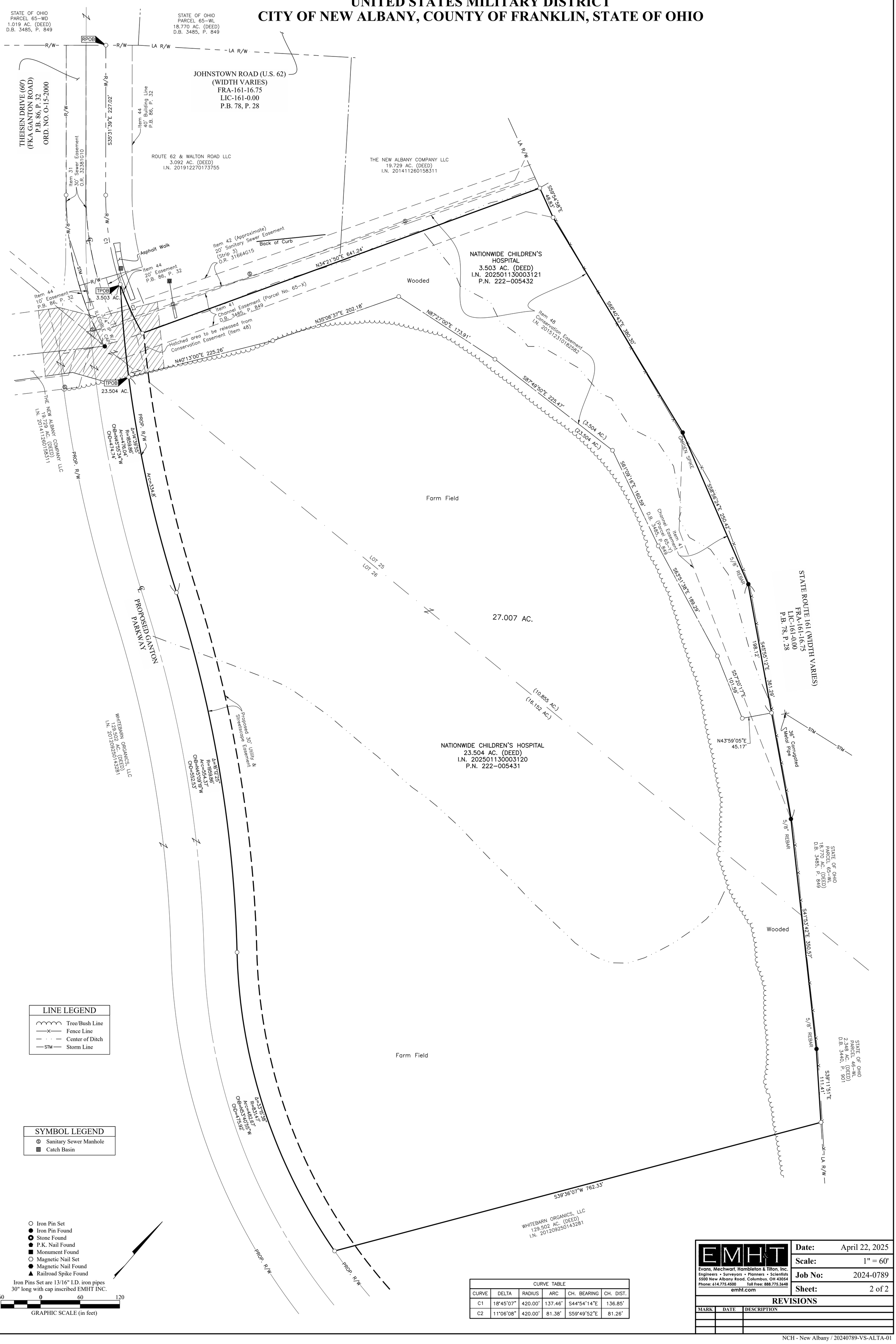
REVISIONS

MARK	DATE	DESCRIPTION

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. A er you have had a chance to review, we can discuss any ques ons 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 u li es. The permi) ng under Rose Run was performed by the City for your reference for Ganton Parkway. It is not noted in the documenta on as attached. I wanted to point that out to you in the event that there was any ques ons 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
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 Na onwide 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 conjunc on with the construc on of the hospital. Attached is a copy of the approved development plan exhibit. You have un l March 14, 2026 to complete the impacts. As long as you start the project before that date, you will have an addi onal 12 months (un l Marh 14, 2027) to complete the authorized impacts to Wetland B.

You have several important special condi ons 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.

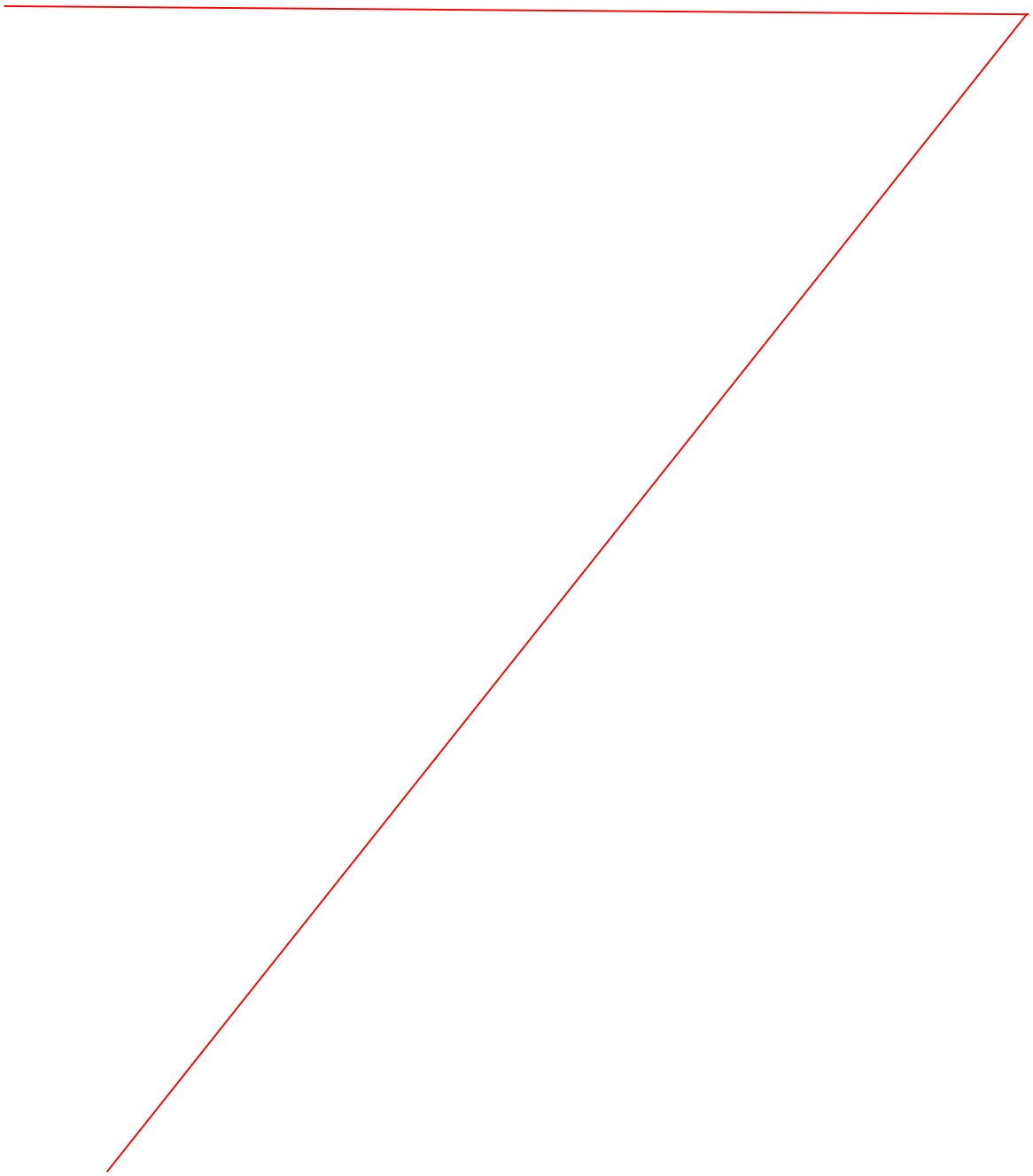
6. Should new information regarding the scope and/or impacts of the project become available that was not submitted to this office during our review of the proposal, the permittee will submit written information concerning proposed modification(s) to this office for review and evaluation, as soon as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

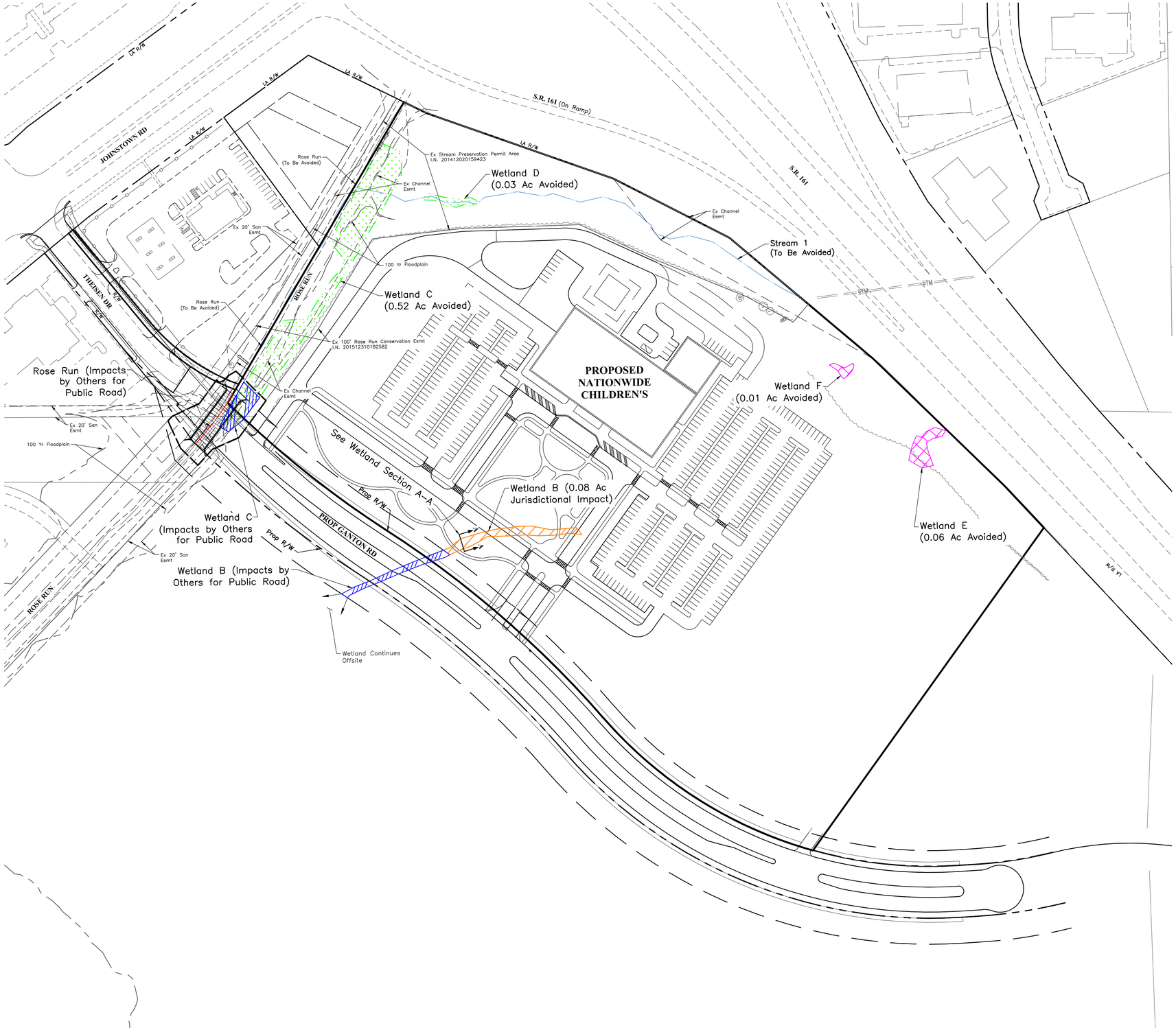
7. In the event any previously unknown historic or archaeological sites or human remains are uncovered while accomplishing the activity authorized by this nationwide permit authorization, the permittee must cease all work in waters of the United States immediately and contact local, state and county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

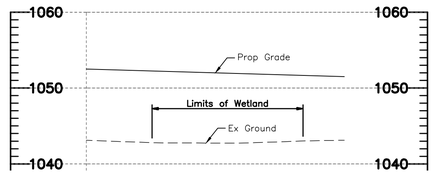
8. Section 7 obligations under Endangered Species Act must be reconsidered if new information reveals impacts of the project that may affect federally listed species or critical habitat in a manner not previously considered, the proposed project is subsequently modified to include activities which were 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

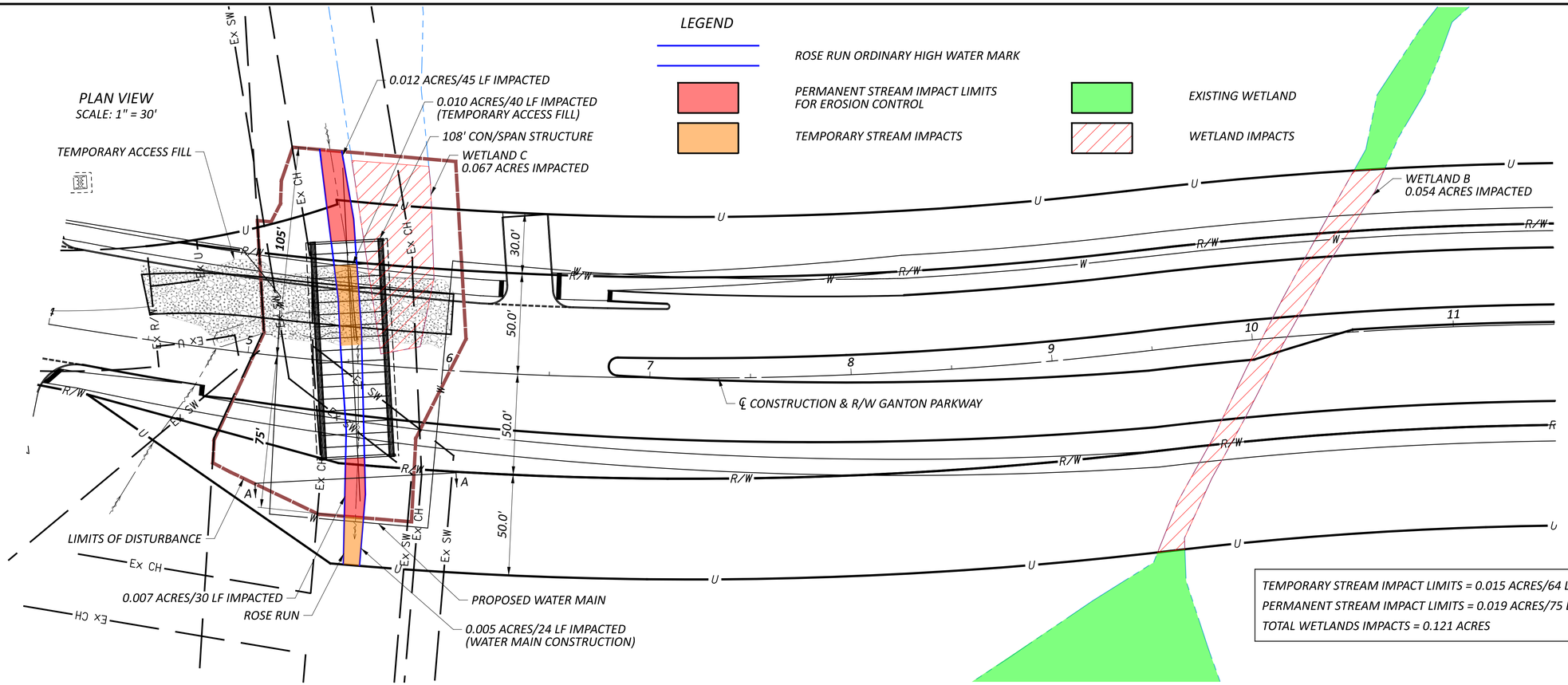
SCALE
1" = 100'

JOB NO.
20240789

SHEET
1/1

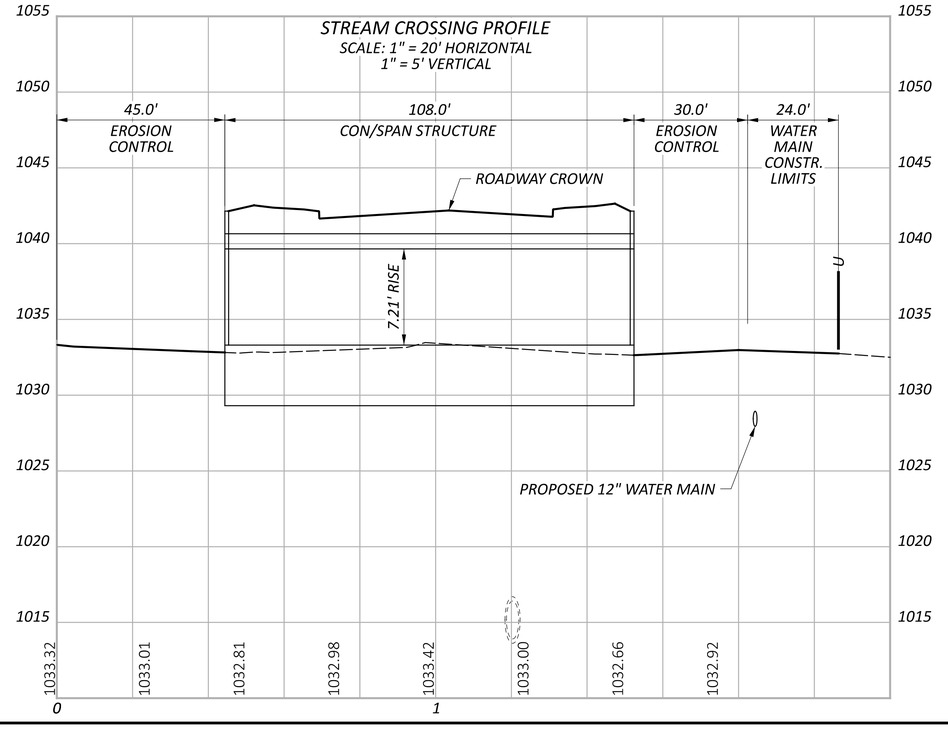
J:\20240789\Dwg\04Sheets\Exhibits\Conceptual Development Plan\Conceptual Development Plan.dwg, Last Saved By: jjett, 3/18/2025 12:17 PM Last Printed By: Jett, James, 3/18/2025 12:30 PM
Xref: ENGI_BASE

PLAN VIEW
SCALE: 1" = 30'

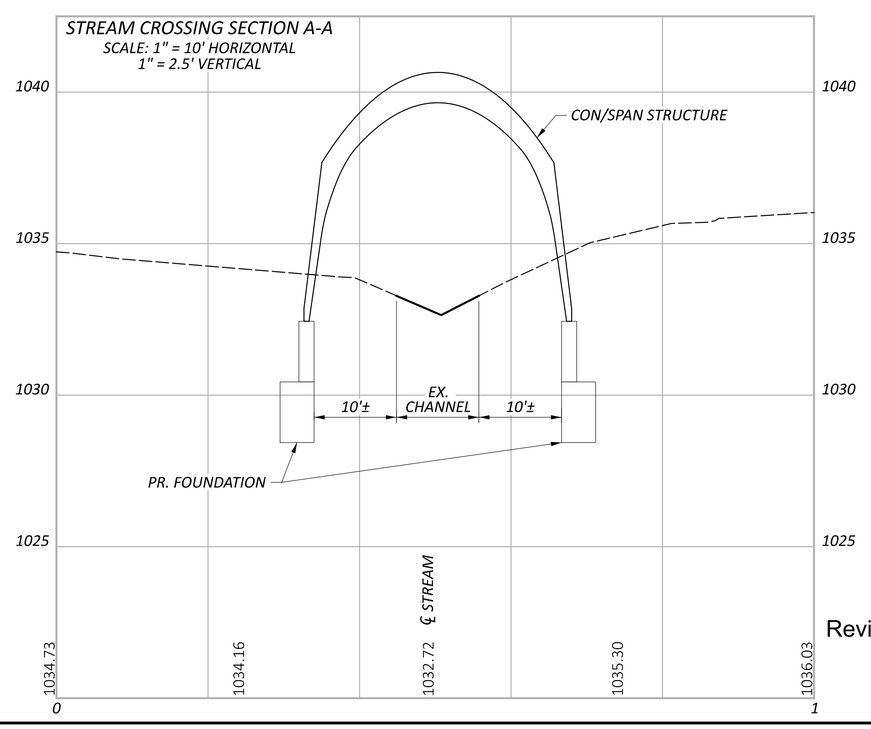


TEMPORARY STREAM IMPACT LIMITS = 0.015 ACRES/64 LINEAR FEET
PERMANENT STREAM IMPACT LIMITS = 0.019 ACRES/75 LINEAR FEET
TOTAL WETLANDS IMPACTS = 0.121 ACRES

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 PHASE 4

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

MODEL: CLP_GANTON PARKWAY - Plan 1 [Sheet] PAPERSIZE: 34x22 (in.) DATE: 4/16/2025 TIME: 11:39:13 AM USER: CMT030
P:\CNA\TR\0001_Ganton\Ganton Pkwy PH4\400-Engineering\Drainage\Sheets\Ganton Pkwy PH4_DC900.dgn

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.

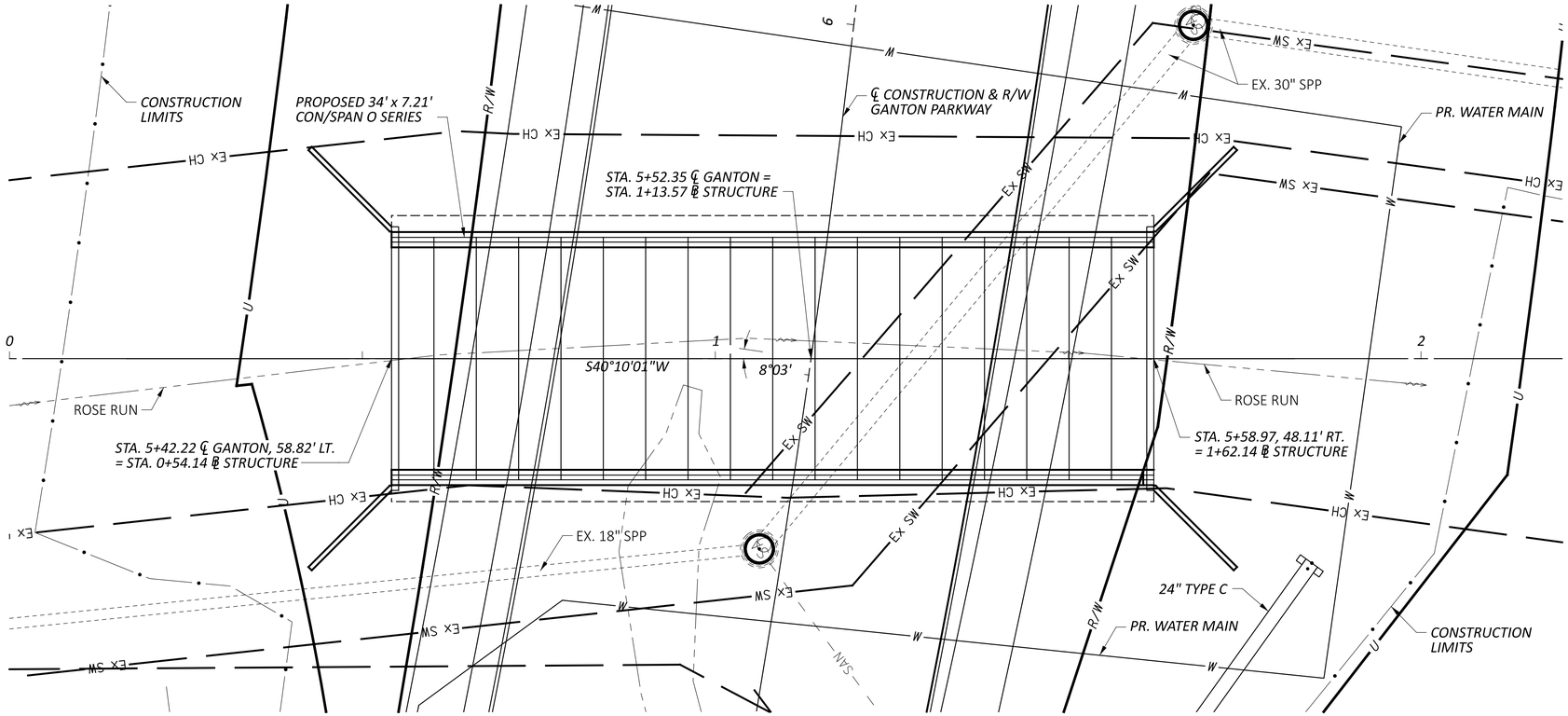
In addition, this information will be utilized for answers to some of the construction insurance related questions.

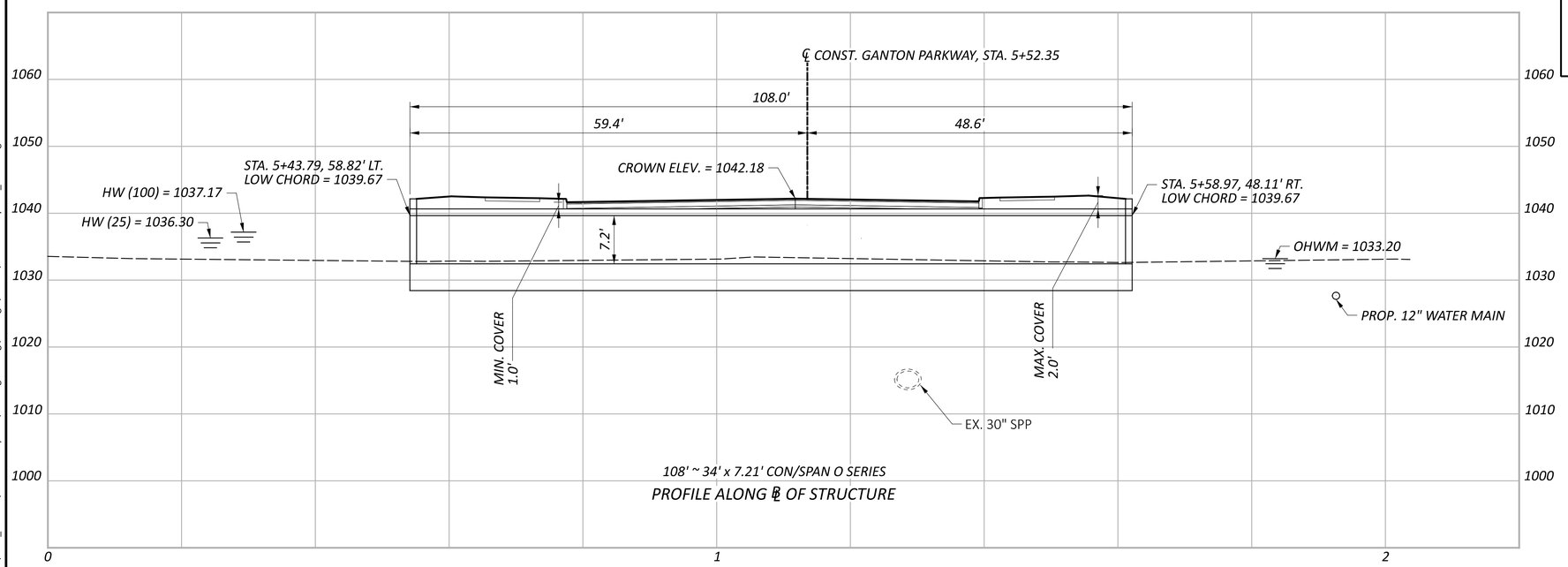
Please review and call me at 614-207-5042 if you have any further questions.

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

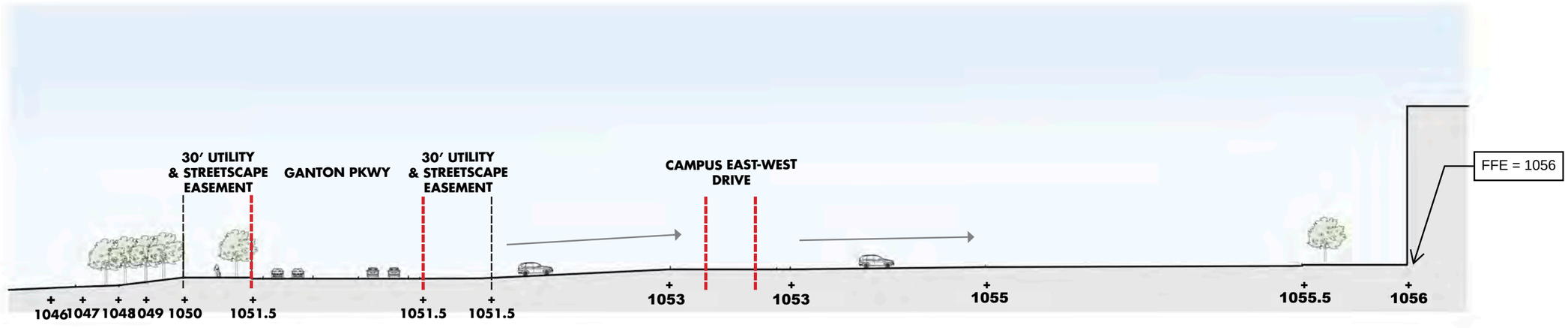
MODEL: Unnamed Plan~1 - Plan 2 PAPERSIZE: 34x22 (in.) DATE: 4/23/2025 TIME: 2:13:04 PM USER: CMT030
P:\CNA\TR\0001_Ganton\Ganton Pkwy PH4\400-Engineering\Drainage\Sheets\Ganton Pkwy PH4_DC001.dgn

DESIGN AGENCY
CARPENTER MARTY transportation

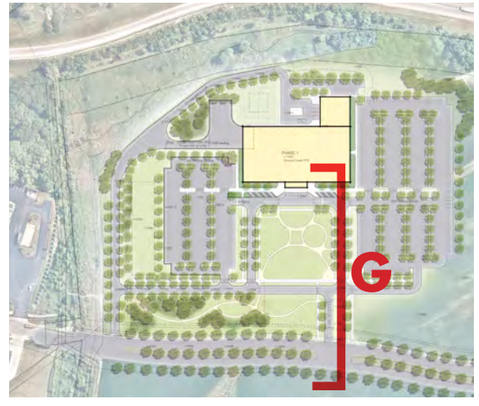
DESIGNER	BAC
REVIEWER	KDW 04/23/25
PROJECT ID	N/A
SHEET	$DC001
TOTAL	$TOT

GANTON PARKWAY AND MAIN ENTRY DRIVE

ATTACHMENT 2



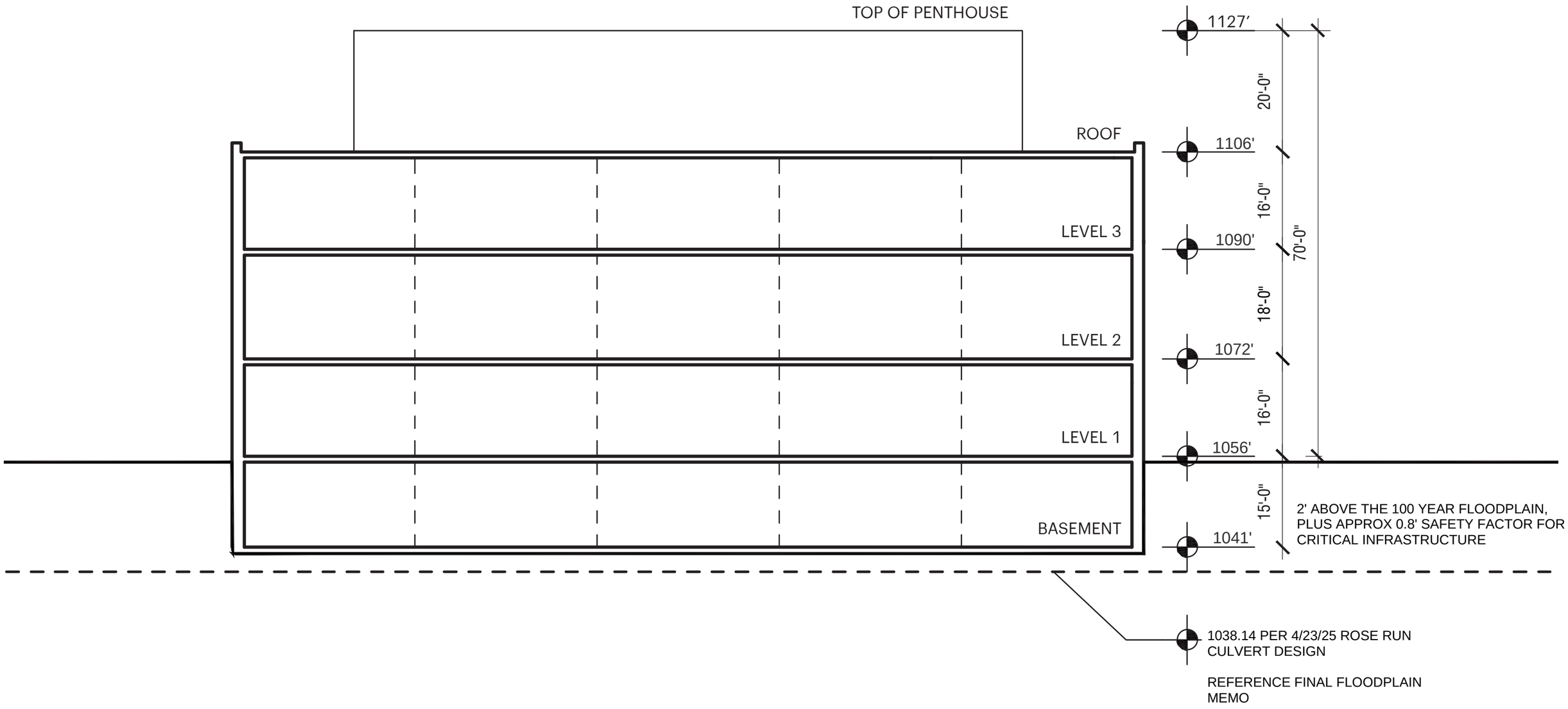
SECTION G : GANTON PARKWAY AND MAIN ENTRY DRIVE



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

New Albany, Ohio

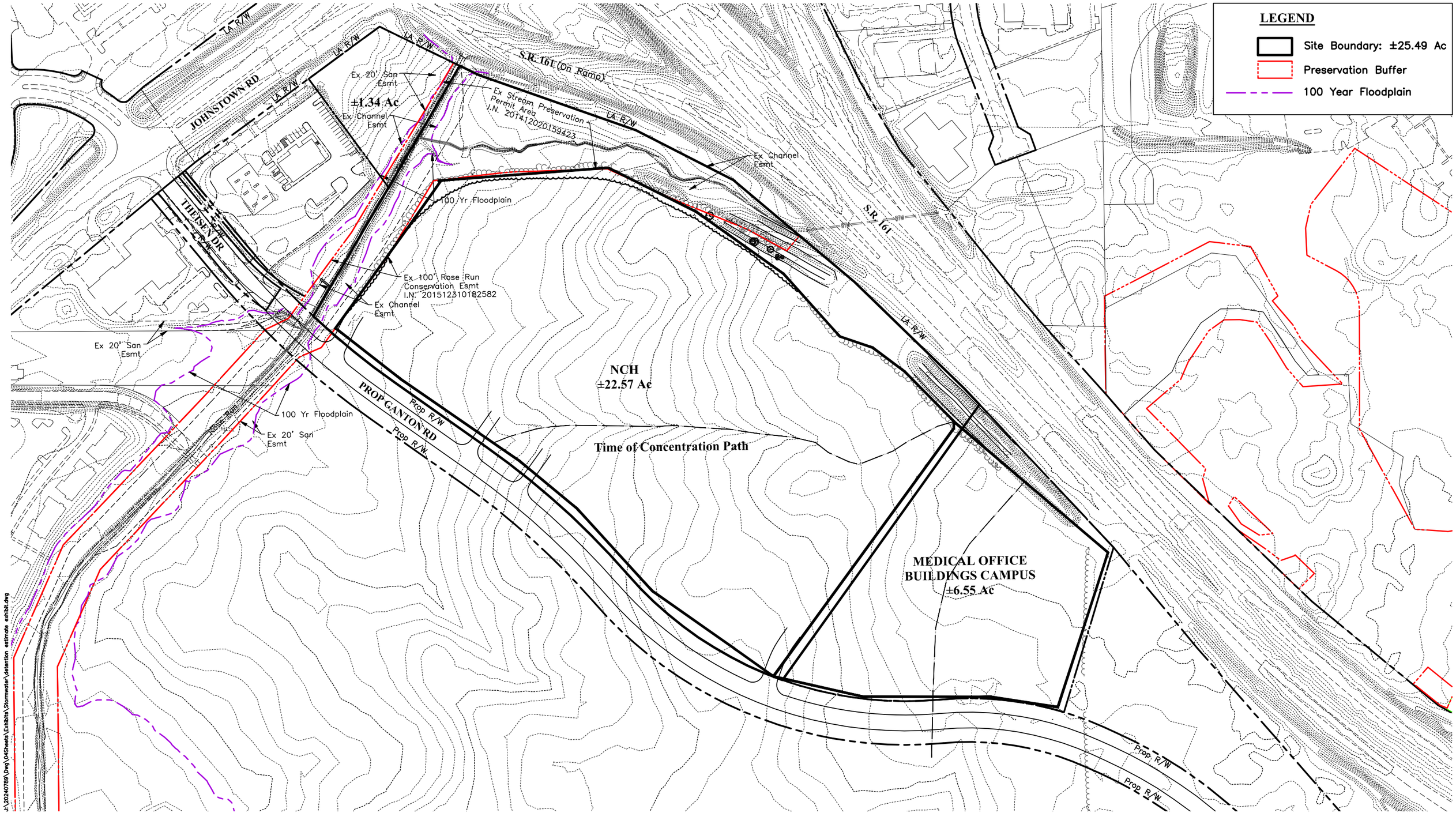
THE NEW ALBANY COMPANY

Date: July 11, 2025

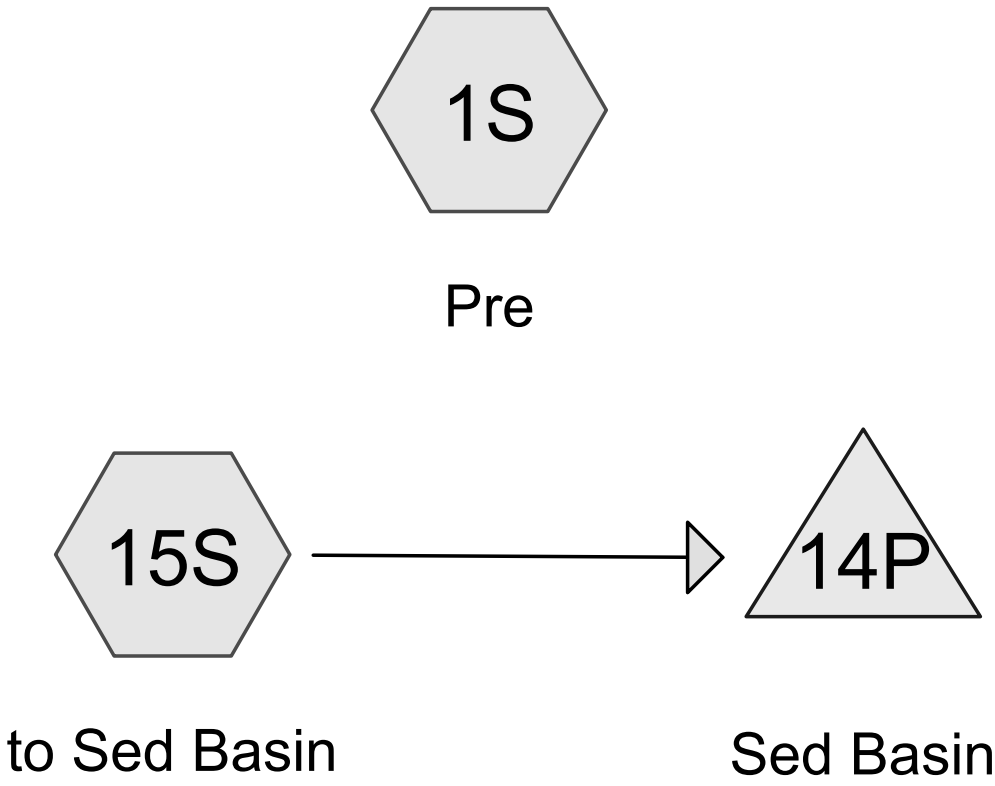
N

GRAPHIC SCALE
50' 0 100' 200'

Predeveloped Exhibit



J:\20240789\Dwg\04Sheets\Exhibits\Stormwater\detention estimate exhibit.dwg



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

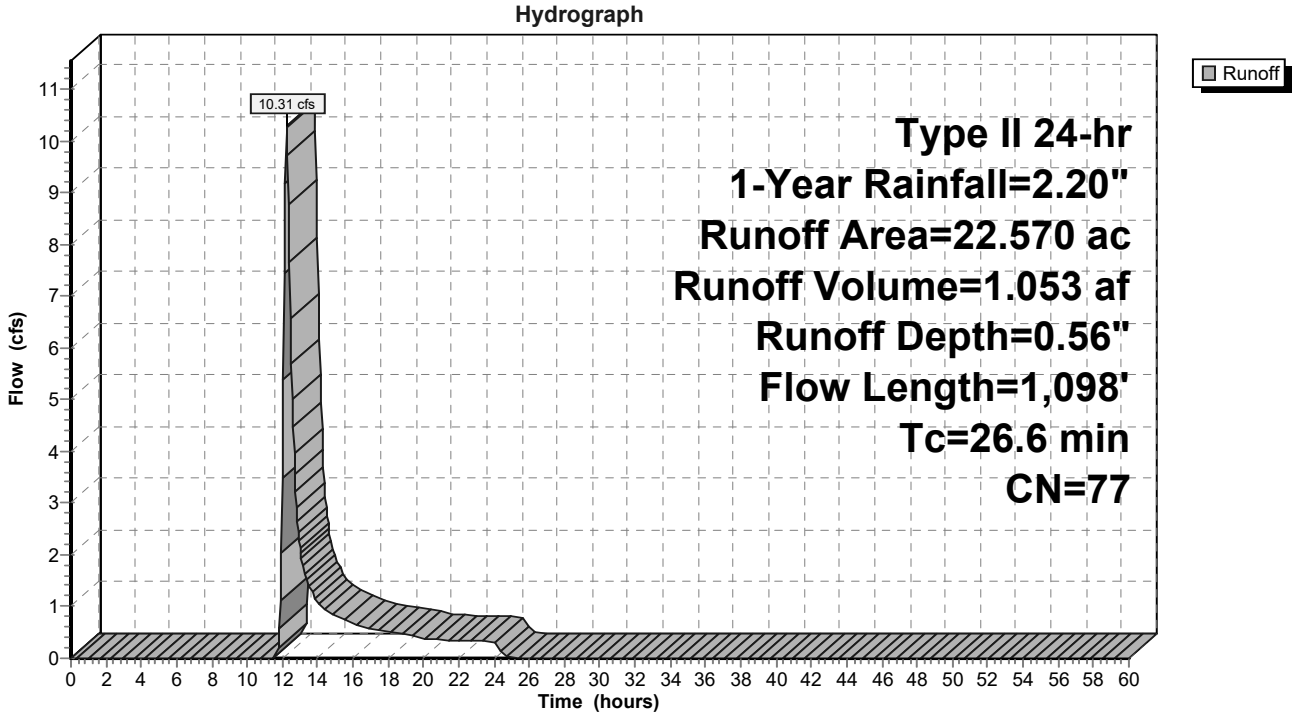
Runoff = 10.31 cfs @ 12.23 hrs, Volume= 1.053 af, Depth= 0.56"

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

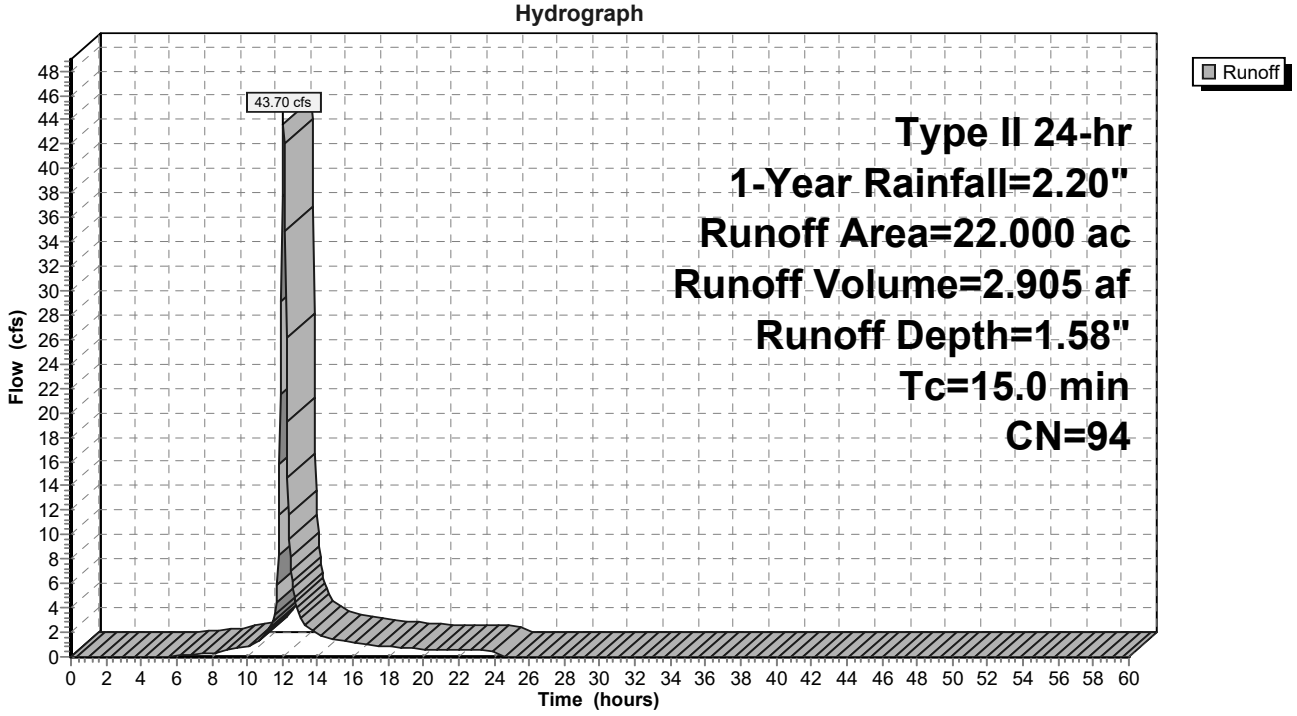
Runoff = 43.70 cfs @ 12.07 hrs, Volume= 2.905 af, Depth= 1.58"
Routed to Pond 14P : Sed Basin

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)

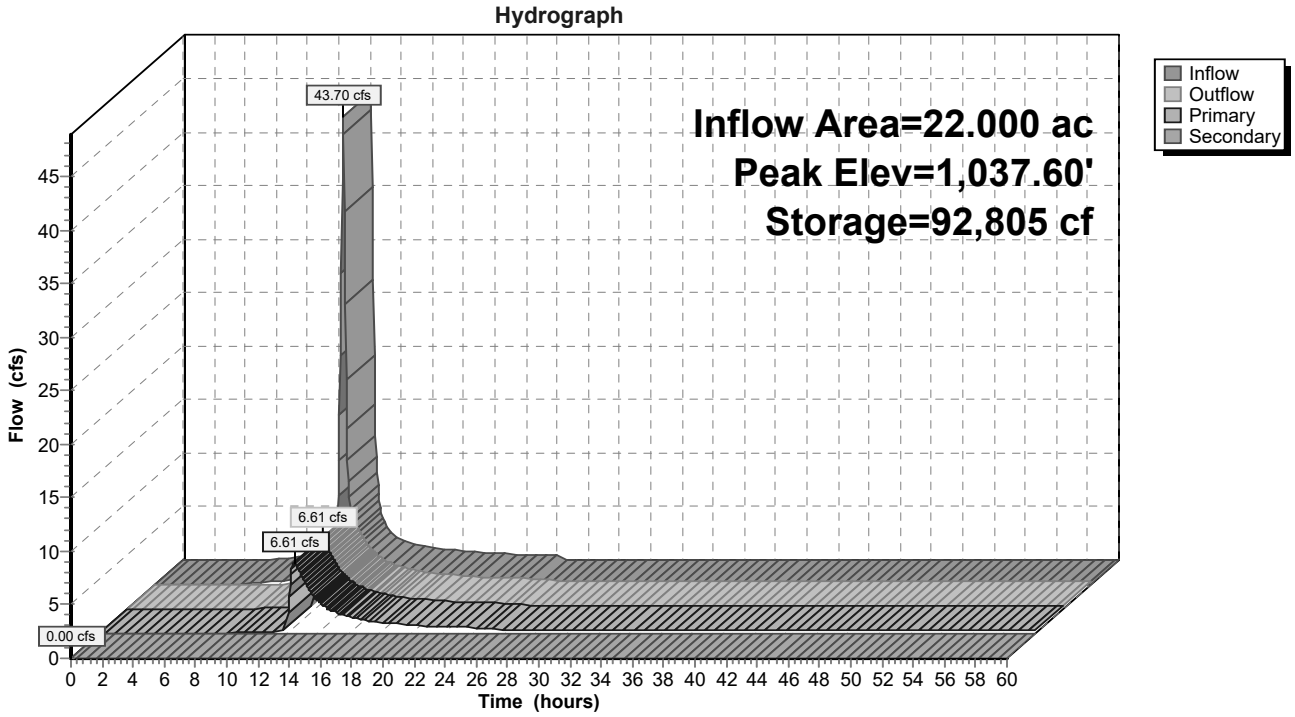
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,032.00	9,544	0	0
1,033.00	11,978	10,761	10,761
1,034.00	14,468	13,223	23,984
1,035.00	17,014	15,741	39,725
1,036.00	19,617	18,316	58,041
1,037.00	22,276	20,947	78,987
1,038.00	25,198	23,737	102,724
1,039.00	27,056	26,127	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** L= 290.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#4	Secondary	1,040.00'	**40.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 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

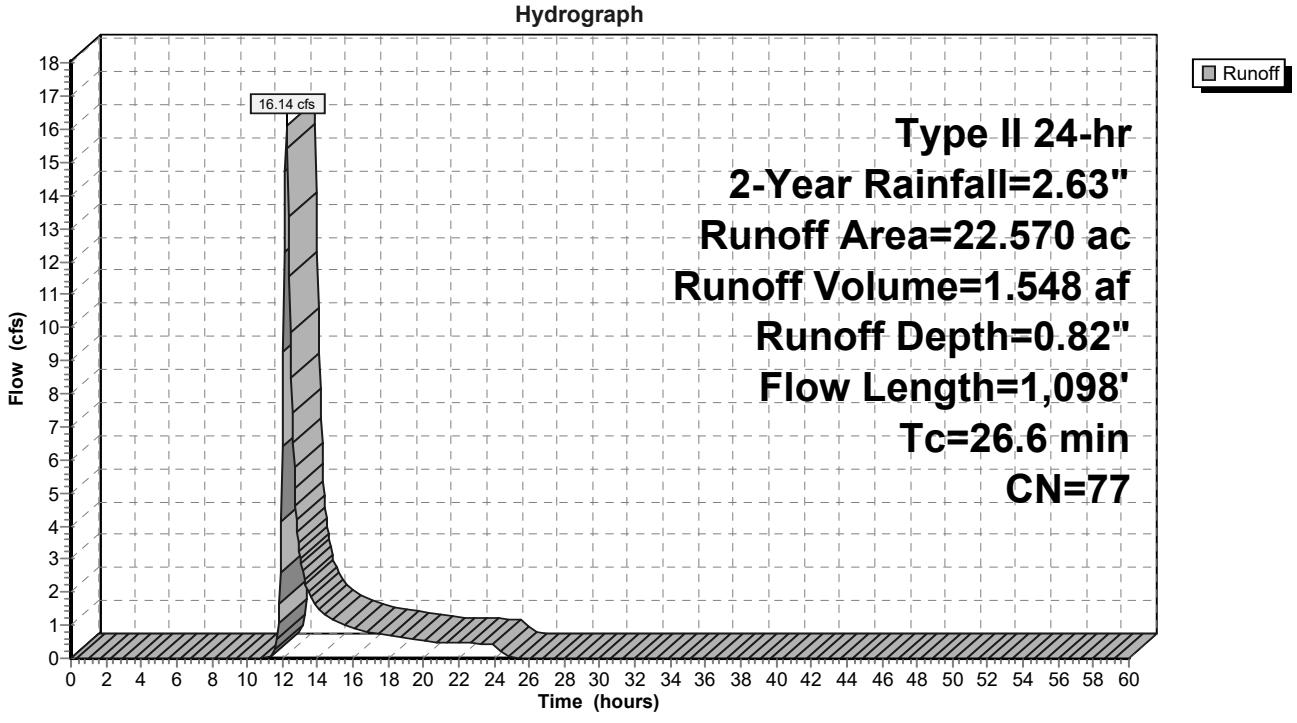
Runoff = 16.14 cfs @ 12.22 hrs, Volume= 1.548 af, Depth= 0.82"

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

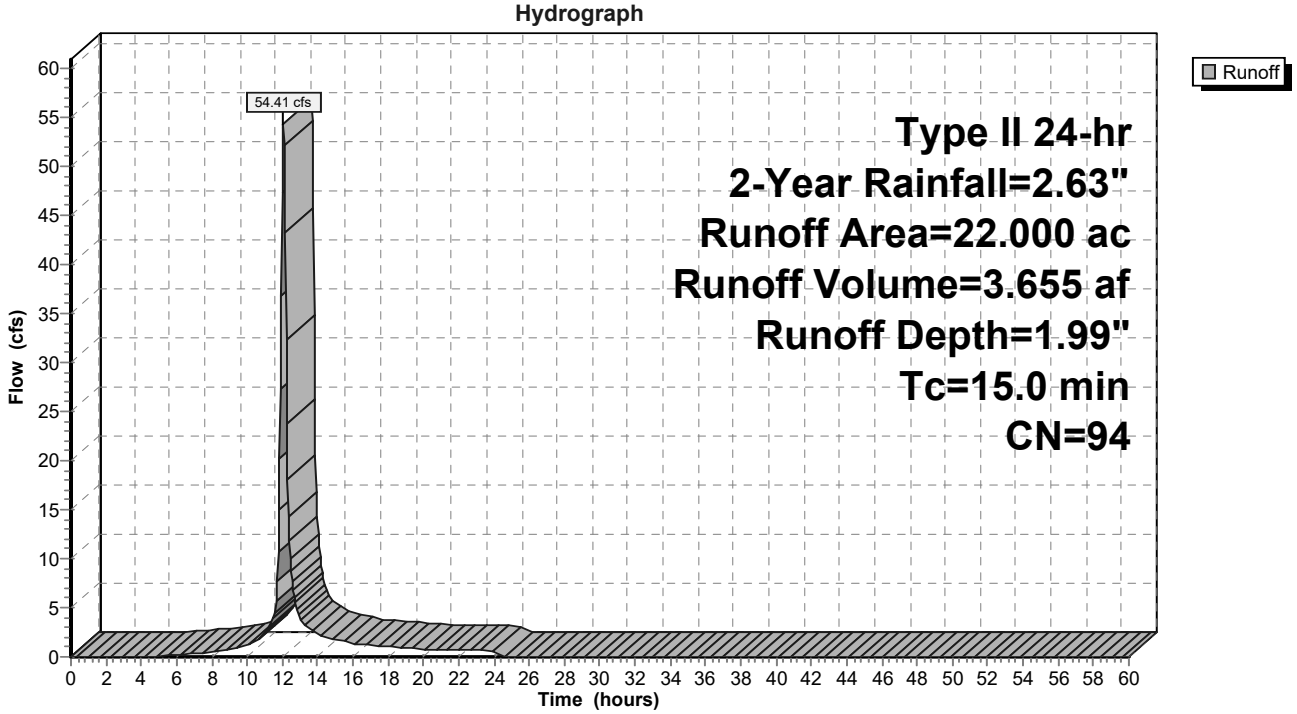
Runoff = 54.41 cfs @ 12.06 hrs, Volume= 3.655 af, Depth= 1.99"
Routed to Pond 14P : Sed Basin

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)

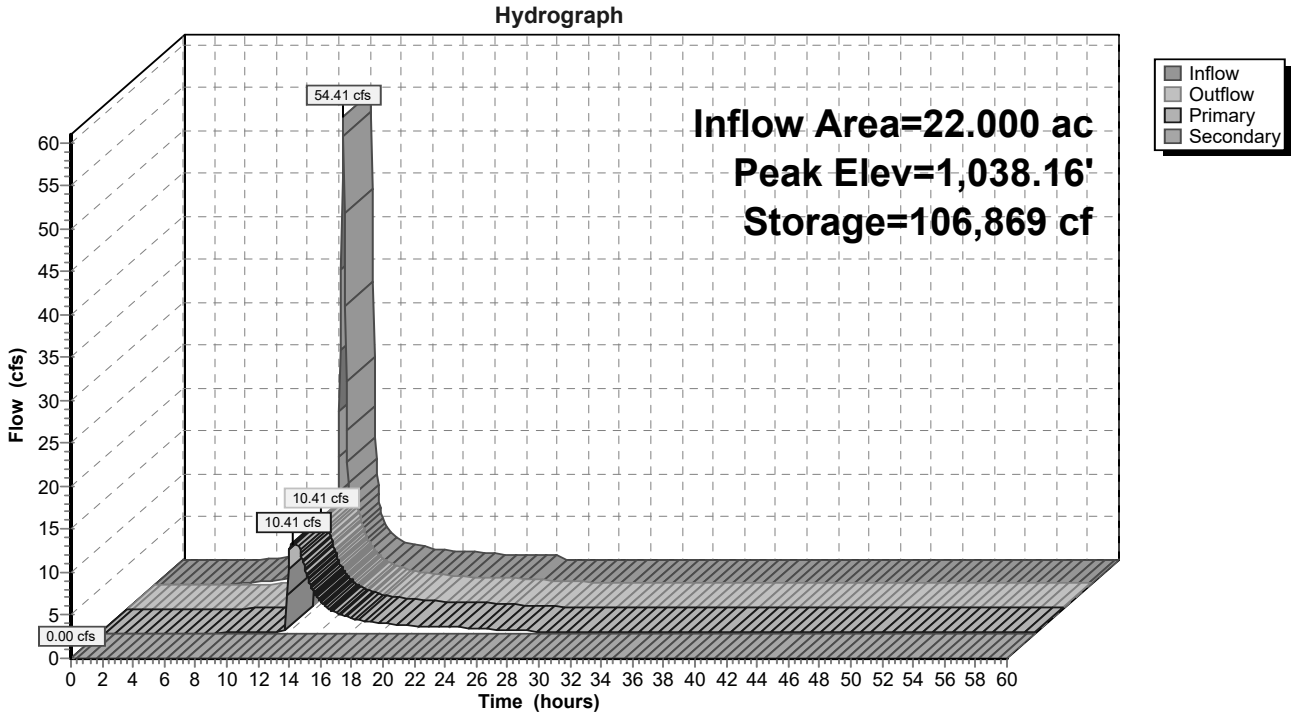
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,032.00	9,544	0	0
1,033.00	11,978	10,761	10,761
1,034.00	14,468	13,223	23,984
1,035.00	17,014	15,741	39,725
1,036.00	19,617	18,316	58,041
1,037.00	22,276	20,947	78,987
1,038.00	25,198	23,737	102,724
1,039.00	27,056	26,127	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** L= 290.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#4	Secondary	1,040.00'	**40.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 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

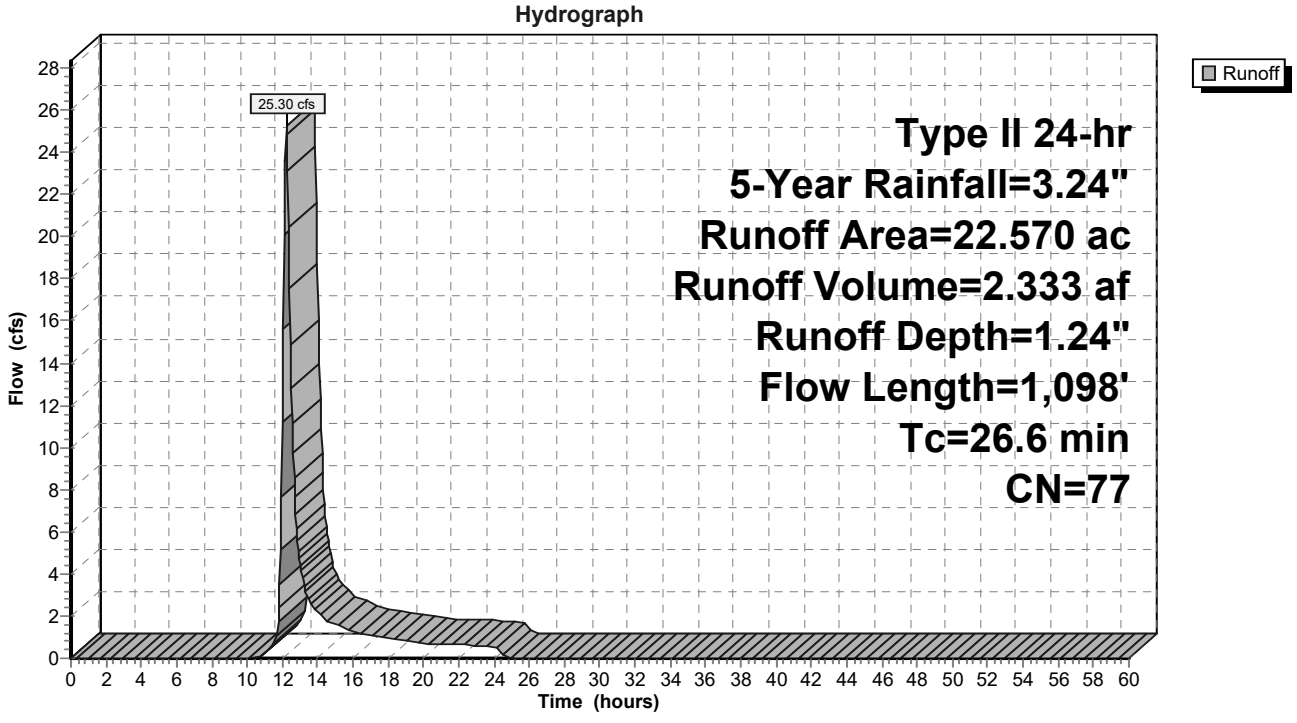
Runoff = 25.30 cfs @ 12.22 hrs, Volume= 2.333 af, Depth= 1.24"

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

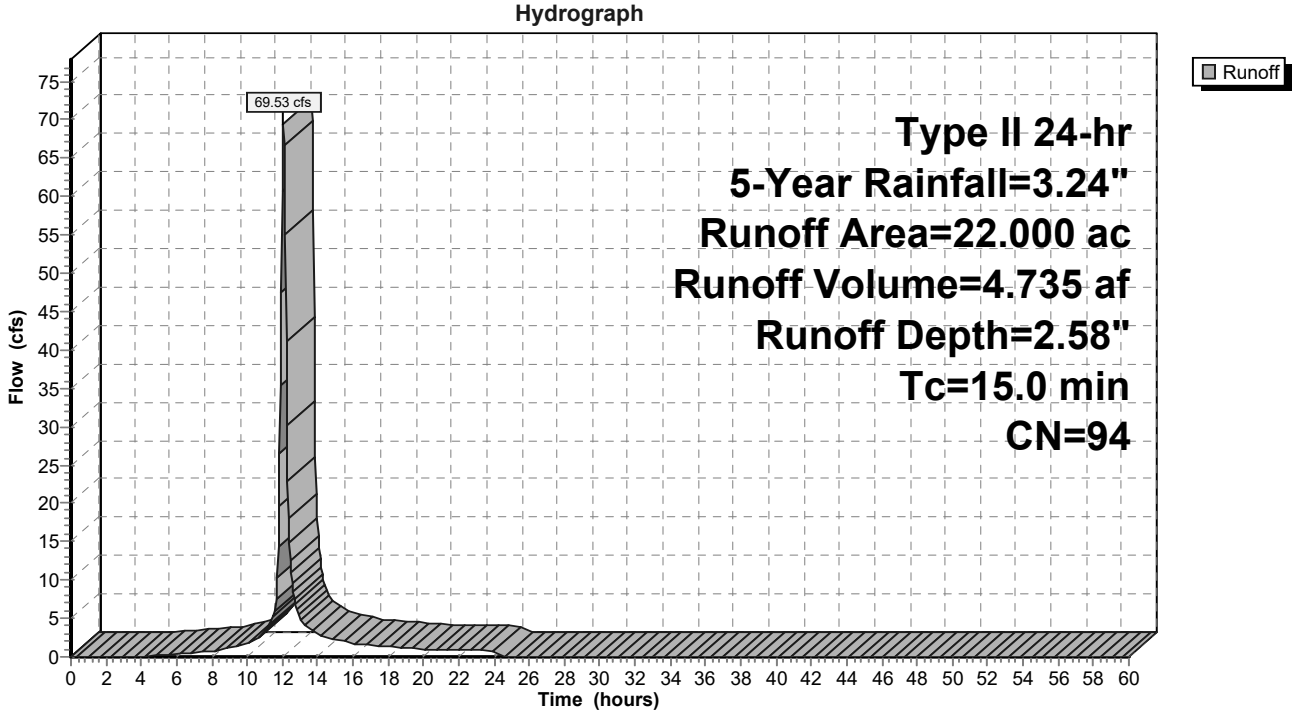
Runoff = 69.53 cfs @ 12.06 hrs, Volume= 4.735 af, Depth= 2.58"
Routed to Pond 14P : Sed Basin

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)

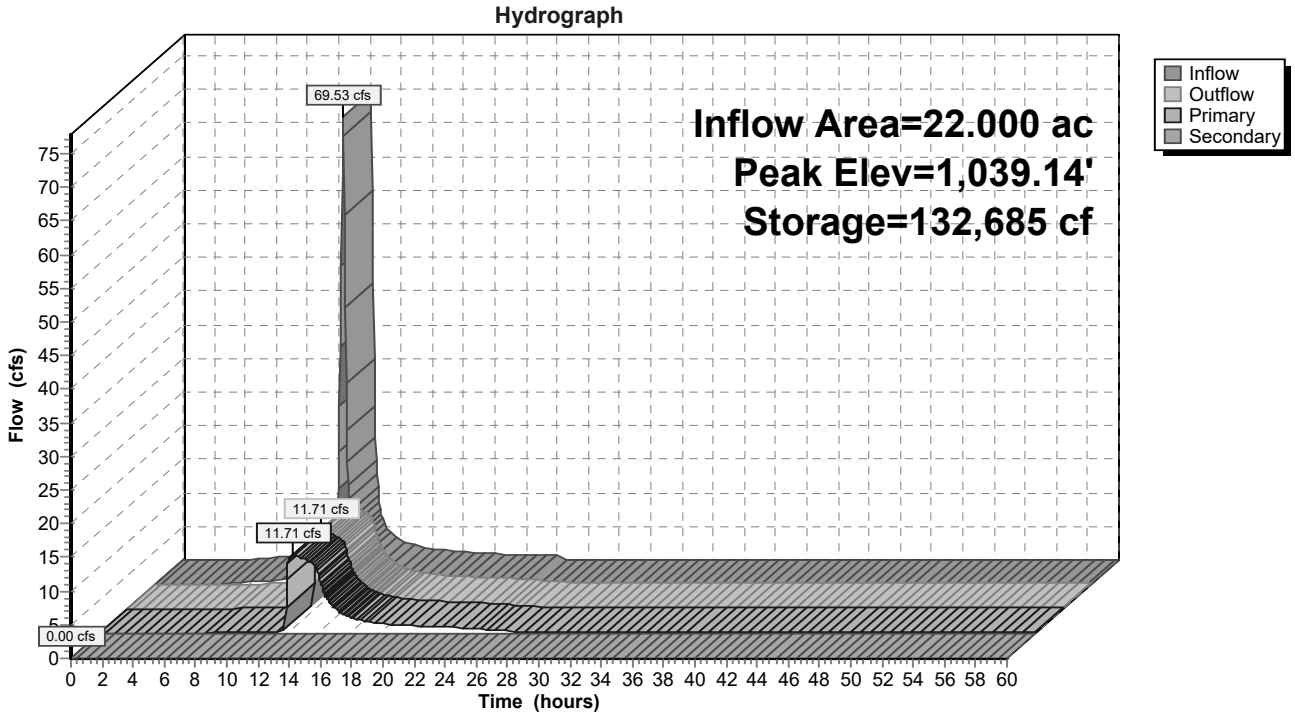
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,032.00	9,544	0	0
1,033.00	11,978	10,761	10,761
1,034.00	14,468	13,223	23,984
1,035.00	17,014	15,741	39,725
1,036.00	19,617	18,316	58,041
1,037.00	22,276	20,947	78,987
1,038.00	25,198	23,737	102,724
1,039.00	27,056	26,127	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** L= 290.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#4	Secondary	1,040.00'	**40.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 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

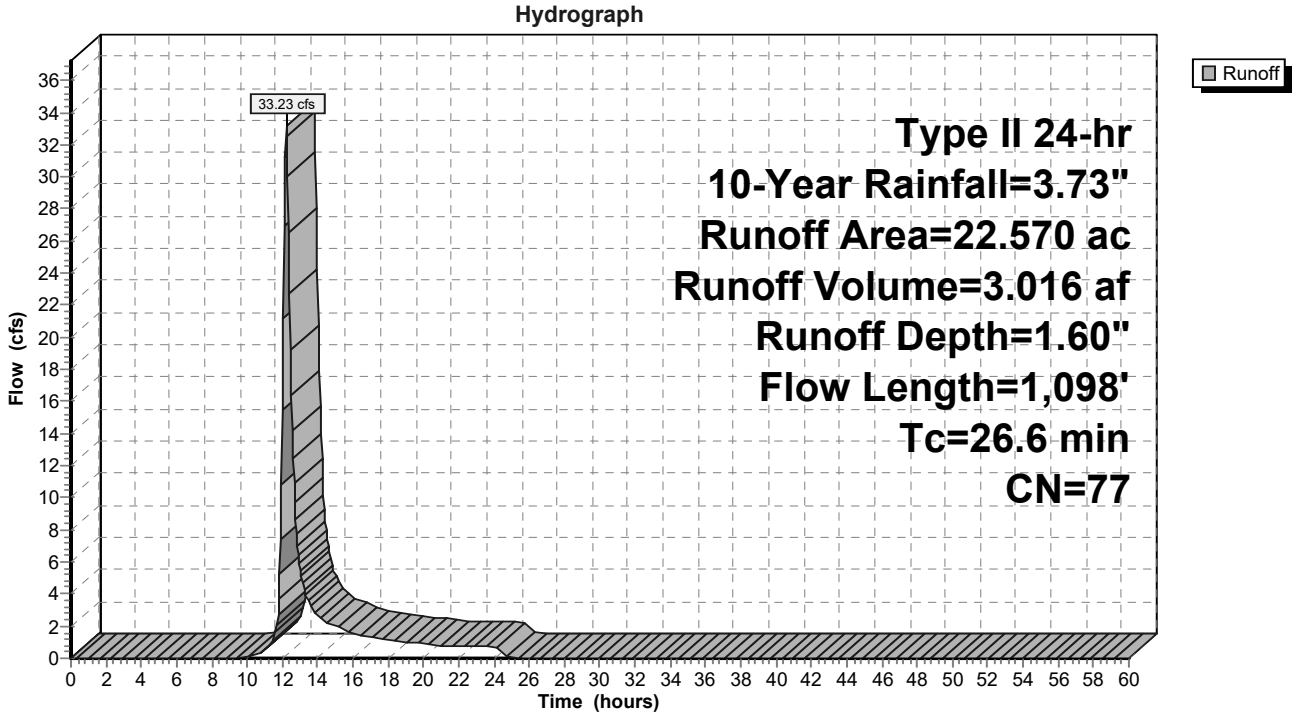
Runoff = 33.23 cfs @ 12.21 hrs, Volume= 3.016 af, Depth= 1.60"

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

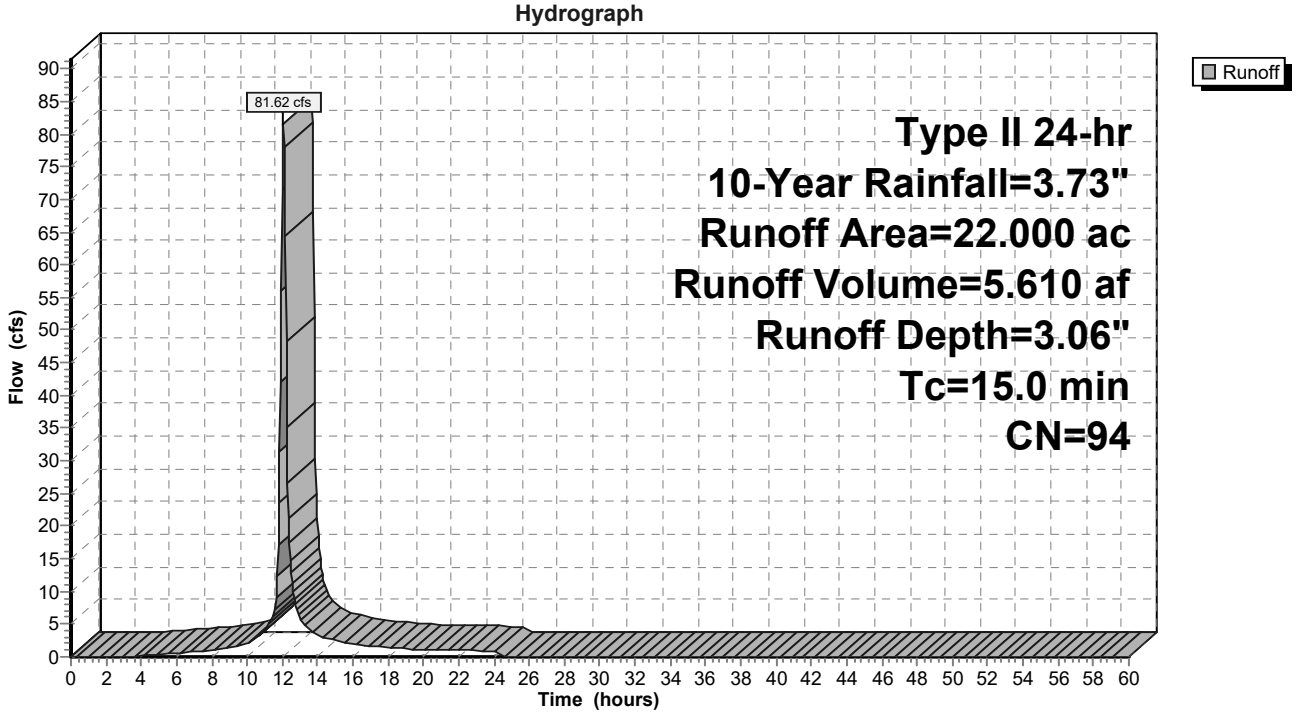
Runoff = 81.62 cfs @ 12.06 hrs, Volume= 5.610 af, Depth= 3.06"
Routed to Pond 14P : Sed Basin

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)

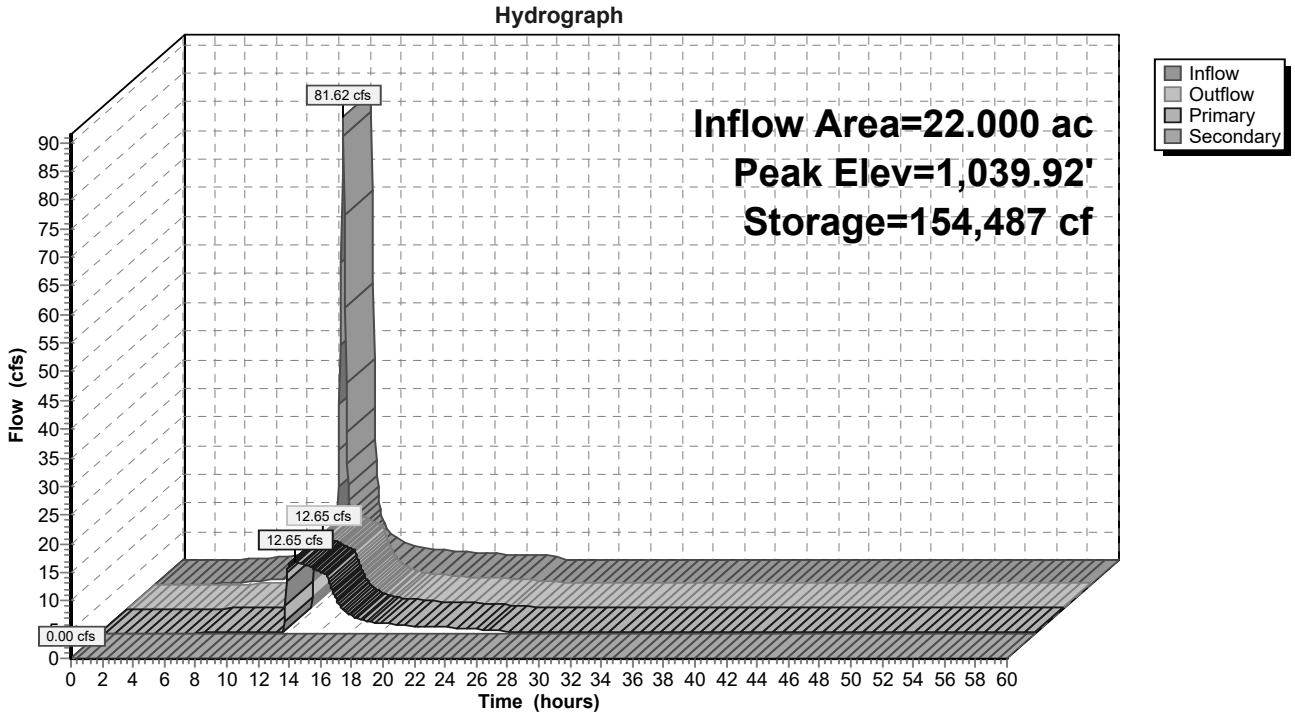
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,032.00	9,544	0	0
1,033.00	11,978	10,761	10,761
1,034.00	14,468	13,223	23,984
1,035.00	17,014	15,741	39,725
1,036.00	19,617	18,316	58,041
1,037.00	22,276	20,947	78,987
1,038.00	25,198	23,737	102,724
1,039.00	27,056	26,127	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** L= 290.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#4	Secondary	1,040.00'	**40.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 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

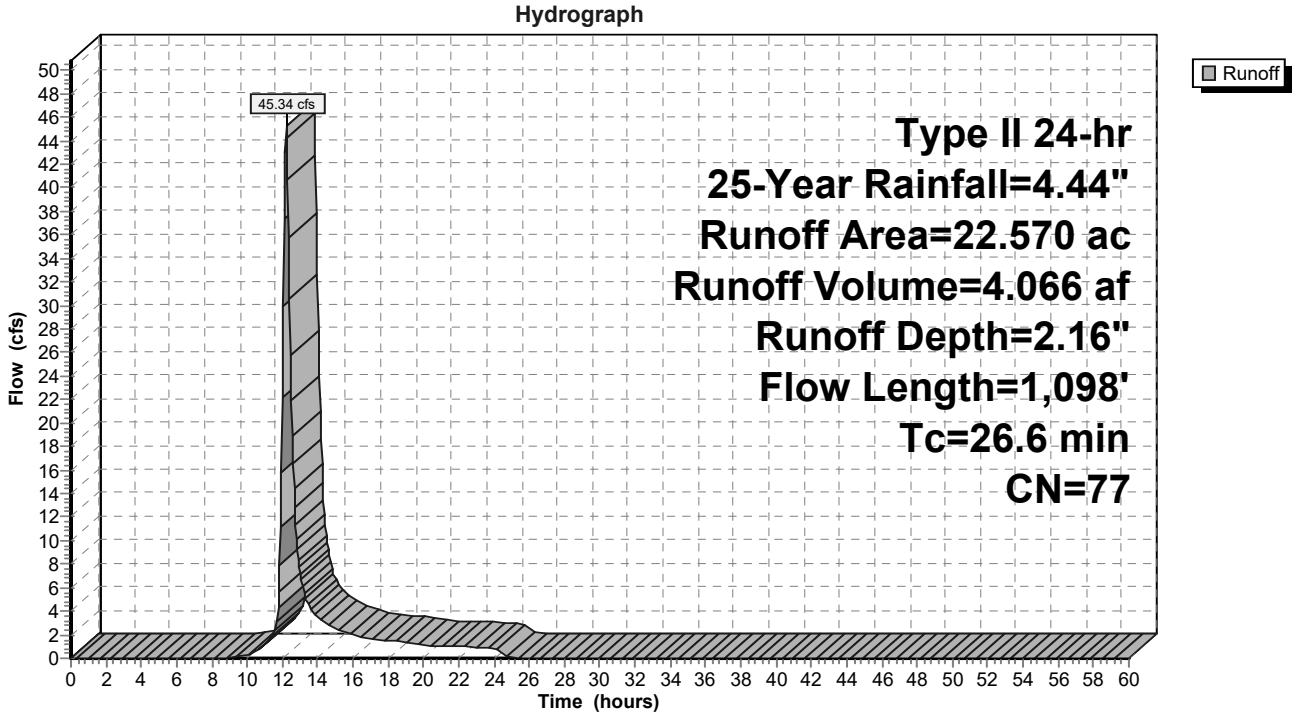
Runoff = 45.34 cfs @ 12.21 hrs, Volume= 4.066 af, Depth= 2.16"

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

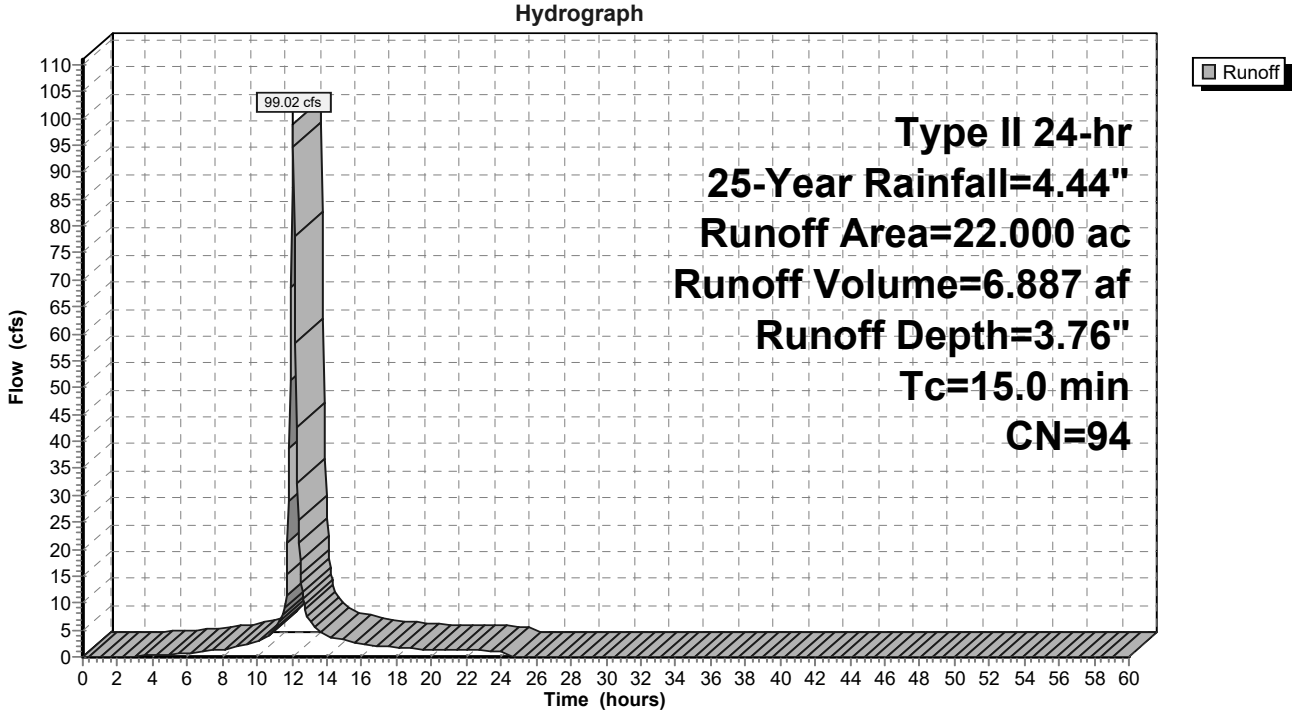
Runoff = 99.02 cfs @ 12.06 hrs, Volume= 6.887 af, Depth= 3.76"
Routed to Pond 14P : Sed Basin

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)

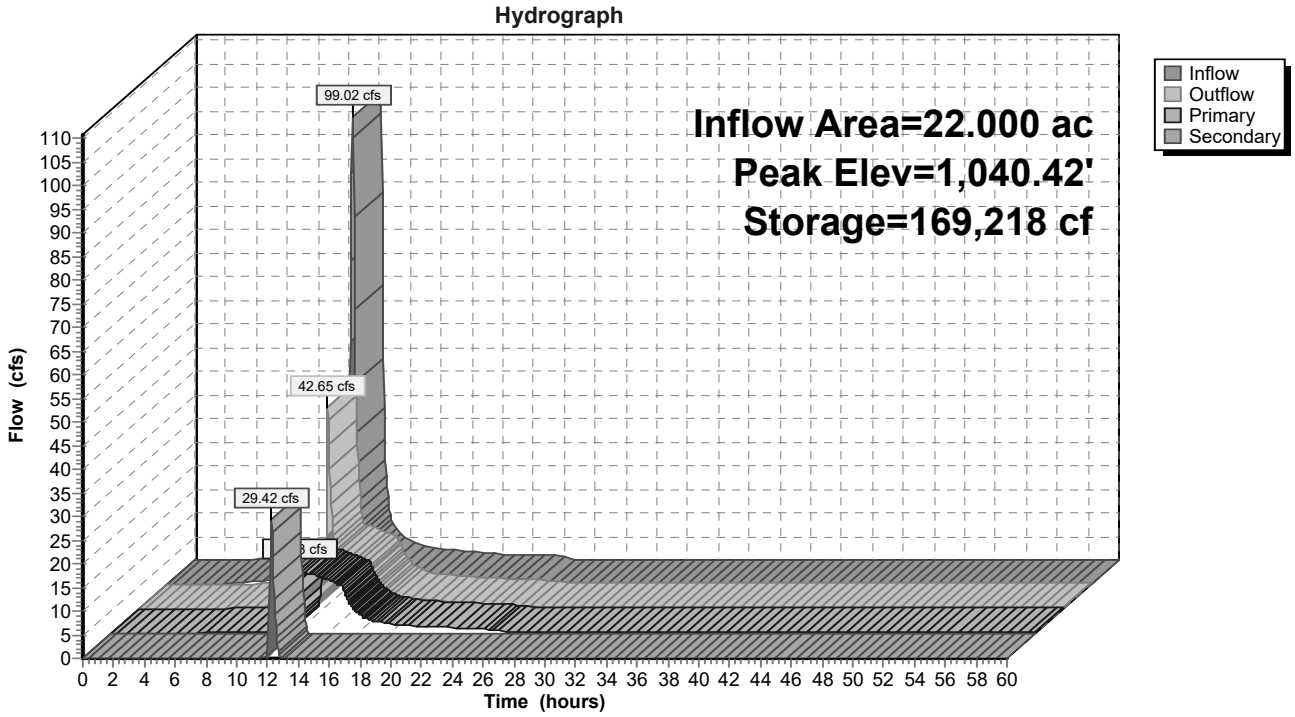
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,032.00	9,544	0	0
1,033.00	11,978	10,761	10,761
1,034.00	14,468	13,223	23,984
1,035.00	17,014	15,741	39,725
1,036.00	19,617	18,316	58,041
1,037.00	22,276	20,947	78,987
1,038.00	25,198	23,737	102,724
1,039.00	27,056	26,127	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** L= 290.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#4	Secondary	1,040.00'	**40.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 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

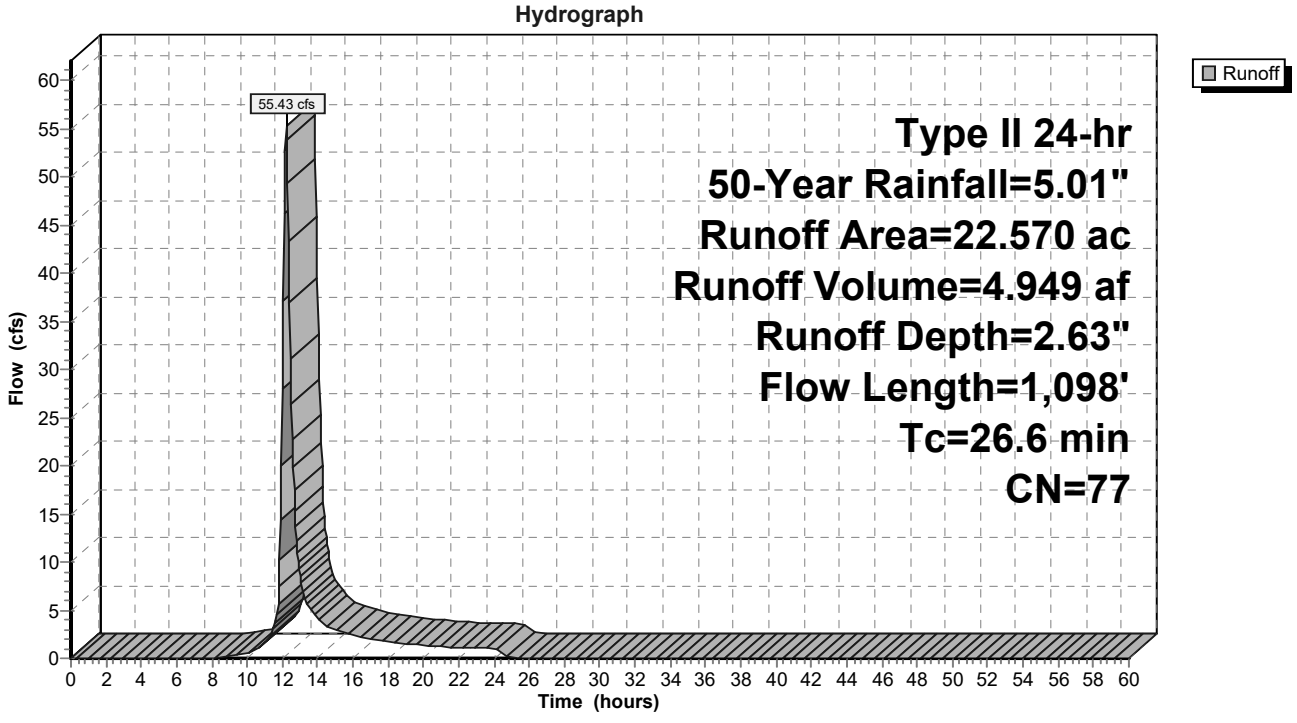
Runoff = 55.43 cfs @ 12.21 hrs, Volume= 4.949 af, Depth= 2.63"

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

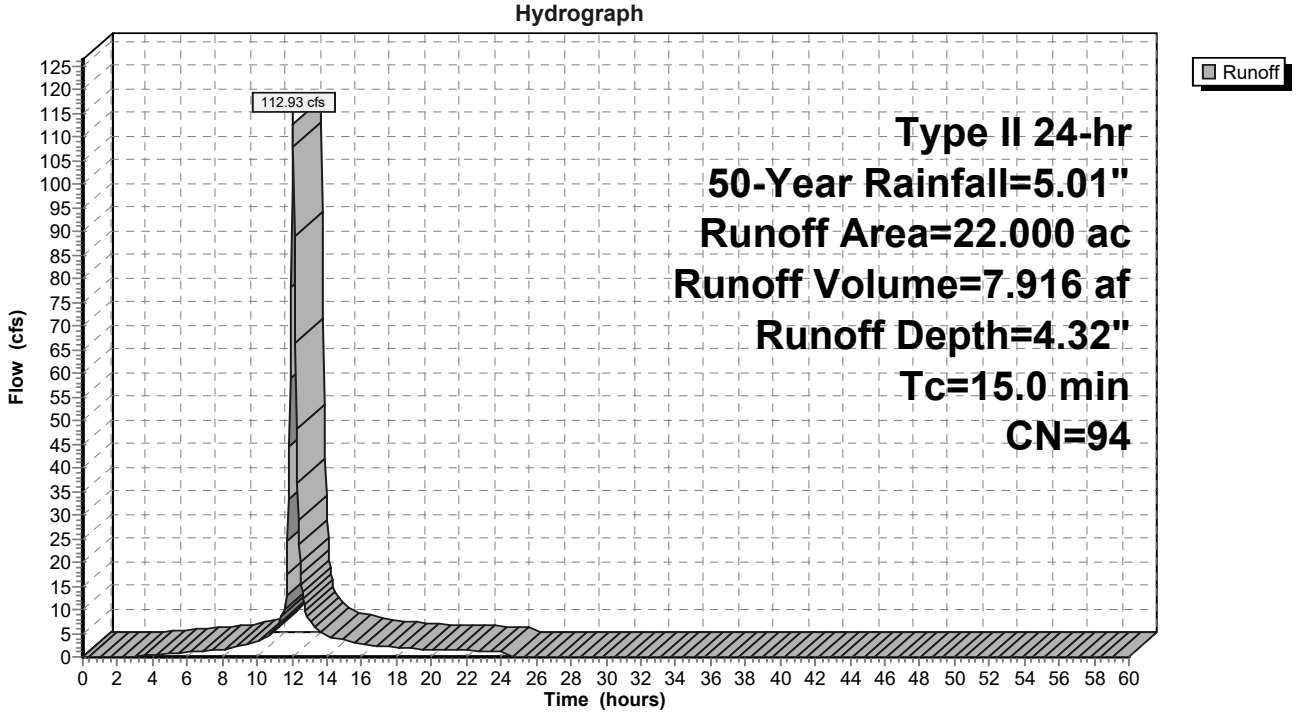
Runoff = 112.93 cfs @ 12.06 hrs, Volume= 7.916 af, Depth= 4.32"
Routed to Pond 14P : Sed Basin

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)

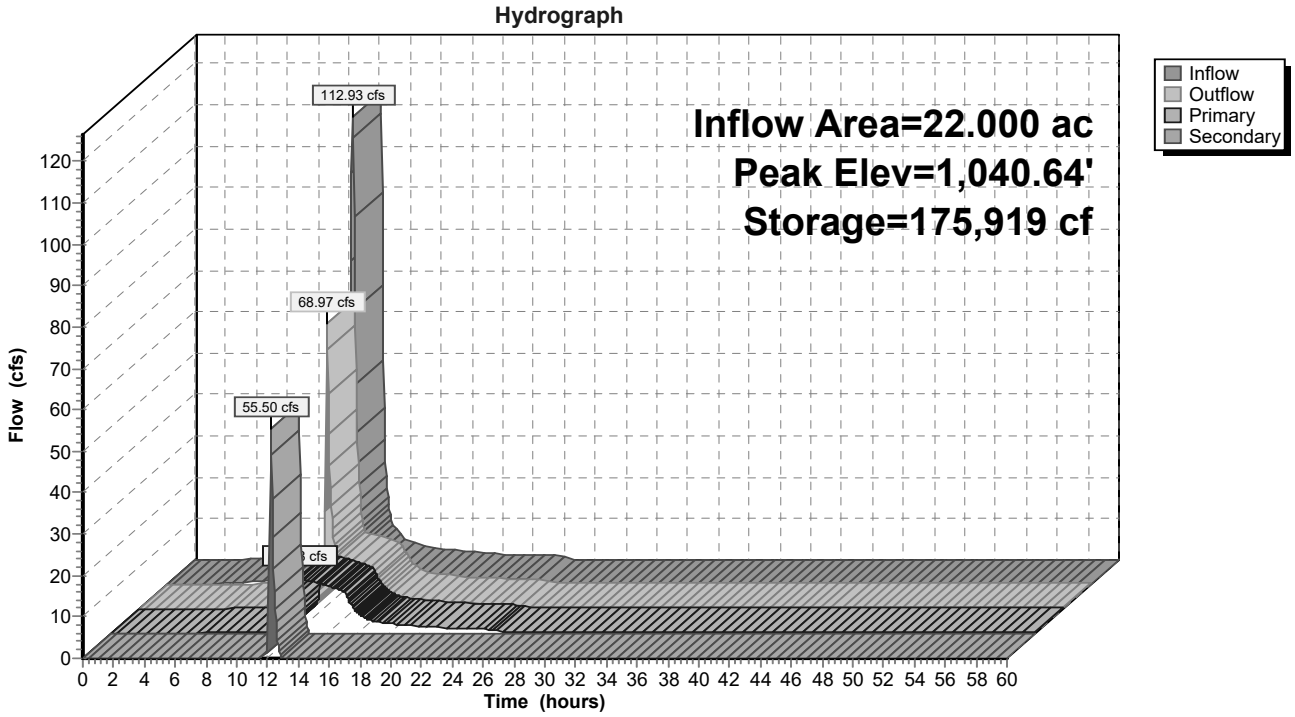
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,032.00	9,544	0	0
1,033.00	11,978	10,761	10,761
1,034.00	14,468	13,223	23,984
1,035.00	17,014	15,741	39,725
1,036.00	19,617	18,316	58,041
1,037.00	22,276	20,947	78,987
1,038.00	25,198	23,737	102,724
1,039.00	27,056	26,127	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** L= 290.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,034.00' / 1,033.00' S= 0.0034 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#4	Secondary	1,040.00'	**40.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 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

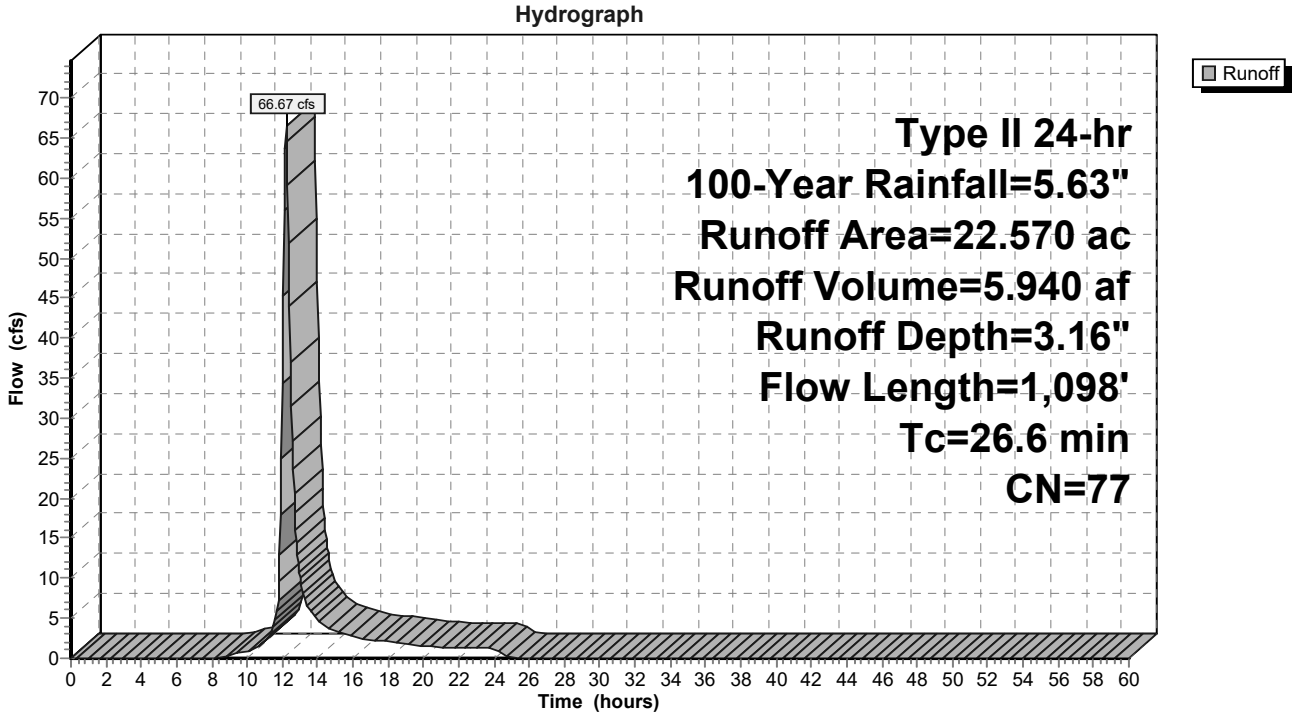
Runoff = 66.67 cfs @ 12.20 hrs, Volume= 5.940 af, Depth= 3.16"

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

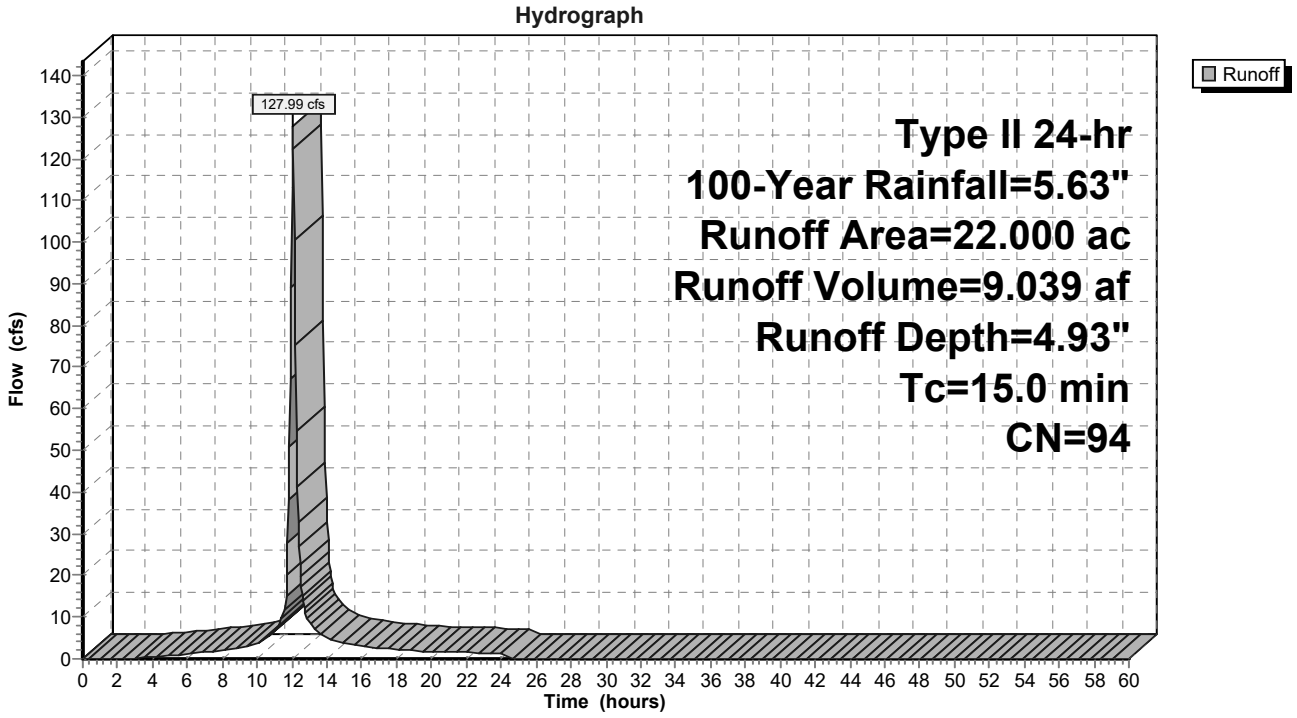
Runoff = 127.99 cfs @ 12.06 hrs, Volume= 9.039 af, Depth= 4.93"
Routed to Pond 14P : Sed Basin

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)

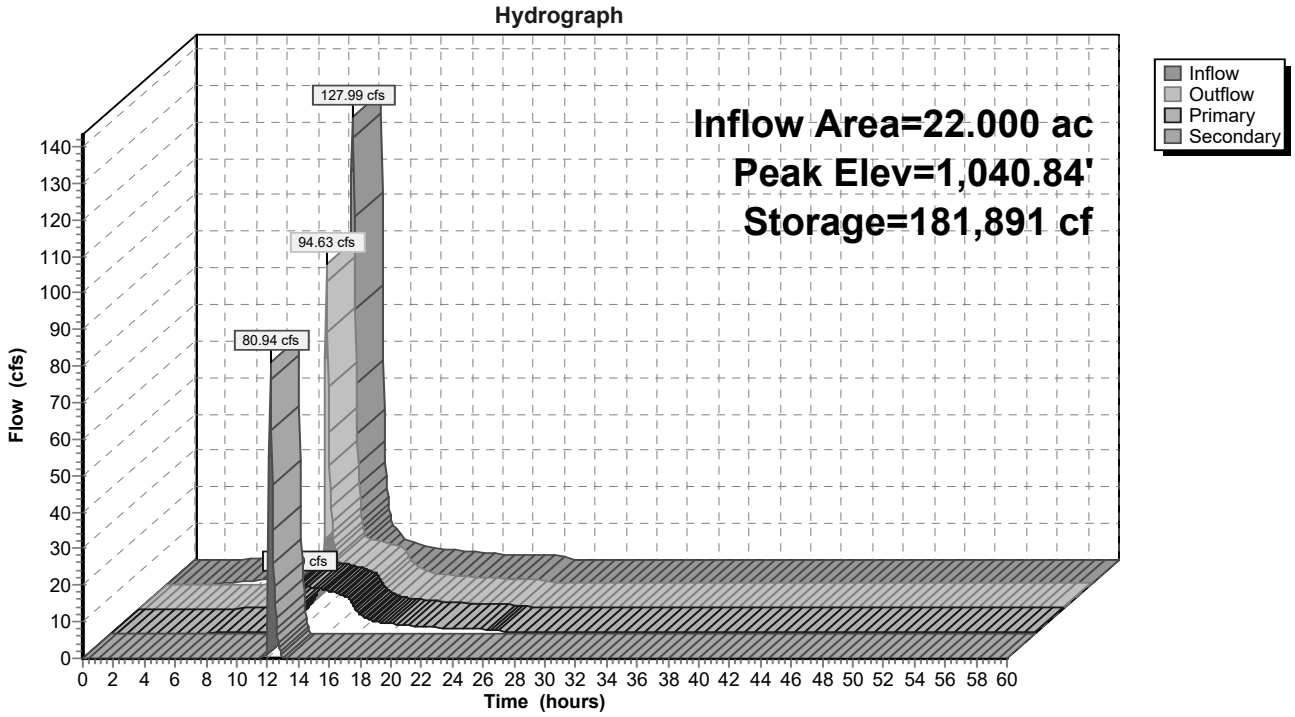
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,032.00	9,544	0	0
1,033.00	11,978	10,761	10,761
1,034.00	14,468	13,223	23,984
1,035.00	17,014	15,741	39,725
1,036.00	19,617	18,316	58,041
1,037.00	22,276	20,947	78,987
1,038.00	25,198	23,737	102,724
1,039.00	27,056	26,127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

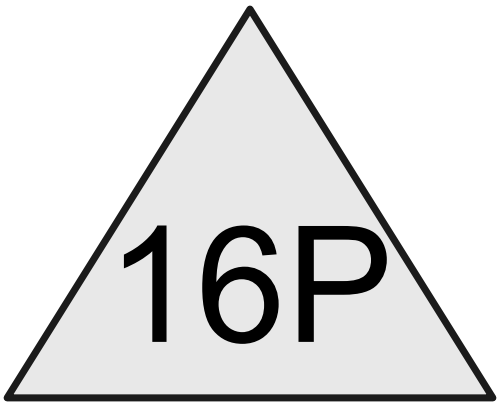
Device	Routing	Invert	Outlet Devices
#1	Device 3	1,034.00'	**Marlee Float 6 in - 4.0 in orifice**
#2	Device 3	1,036.50'	**24.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	1,034.00'	**18.0" Round Culvert** L= 290.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert=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

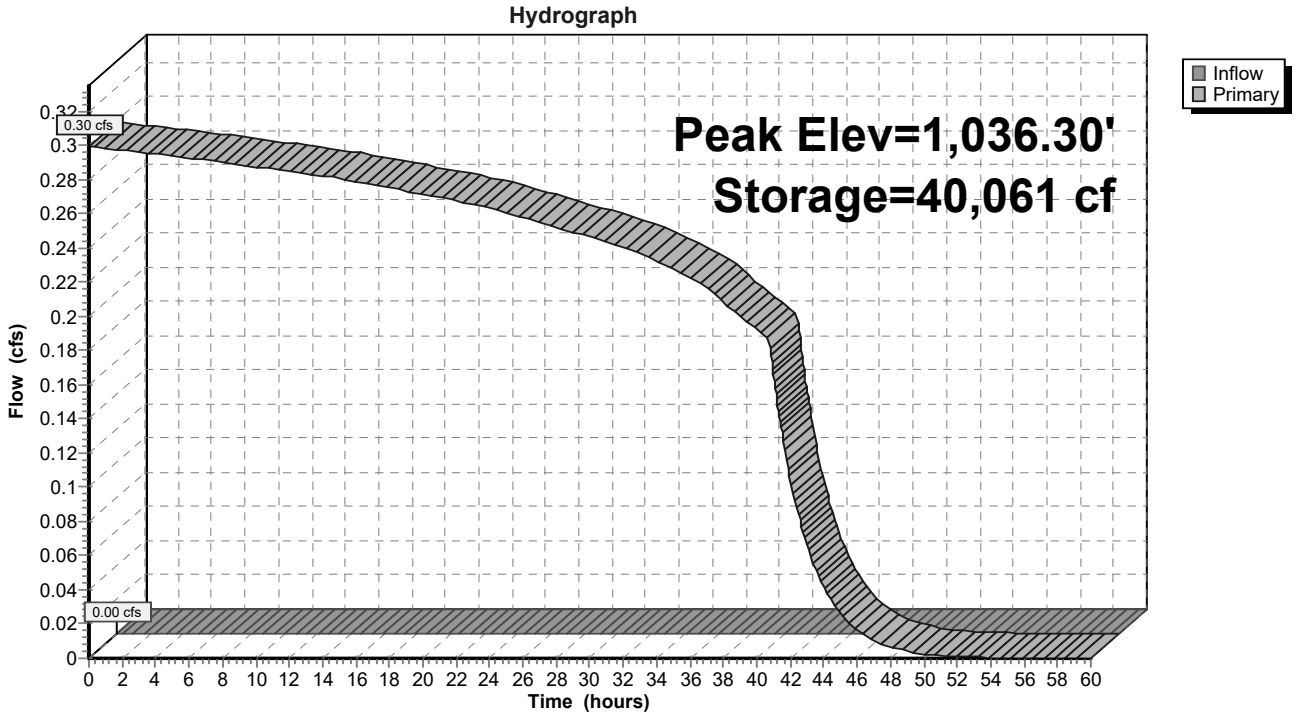
Volume	Invert	Avail.Storage	Storage Description
#1	1,034.00'	132,881 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

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

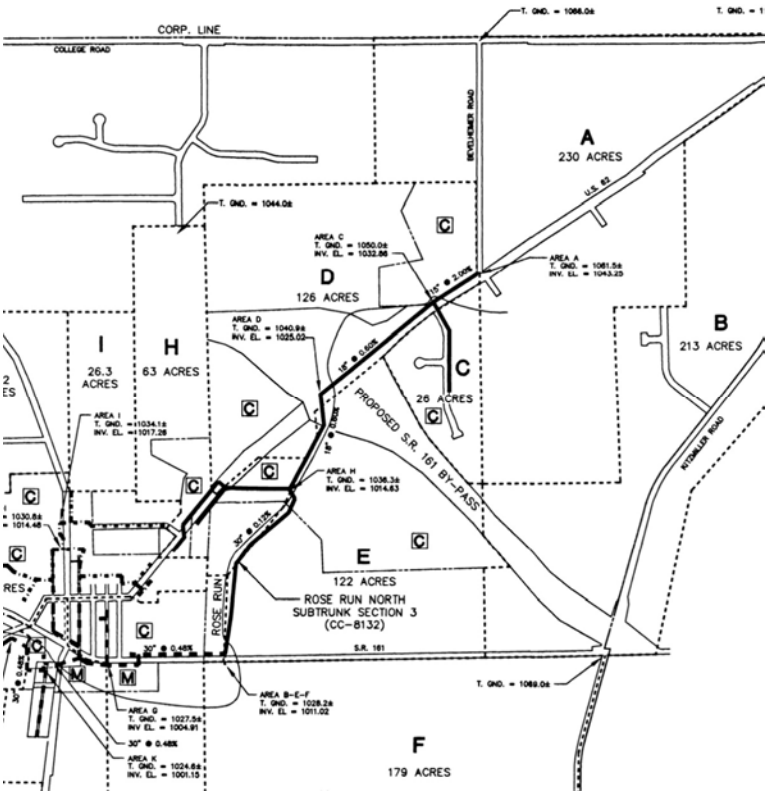
Copies:

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.

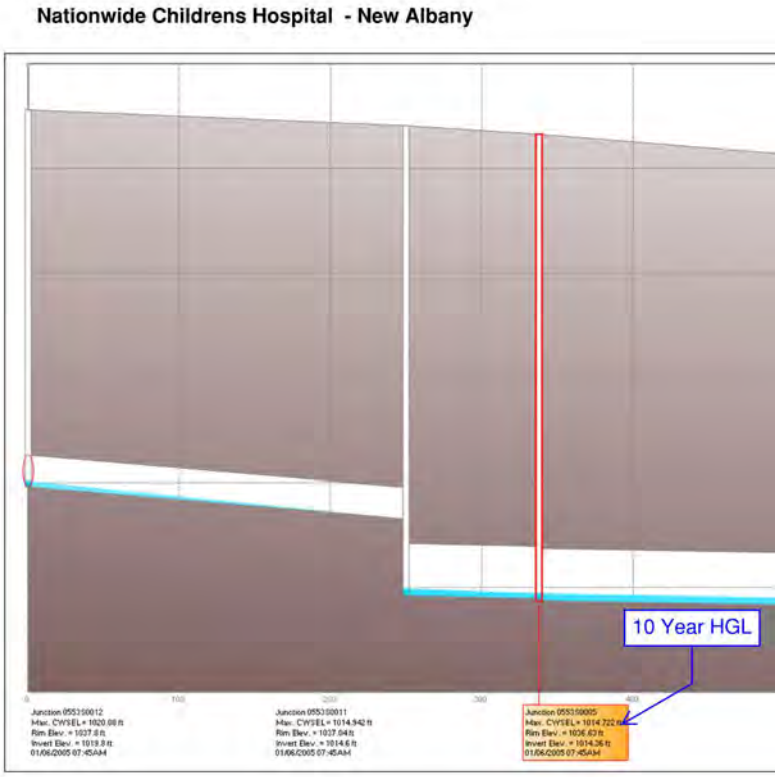


Figure 2: 10 Year Hydraulic Grade Line

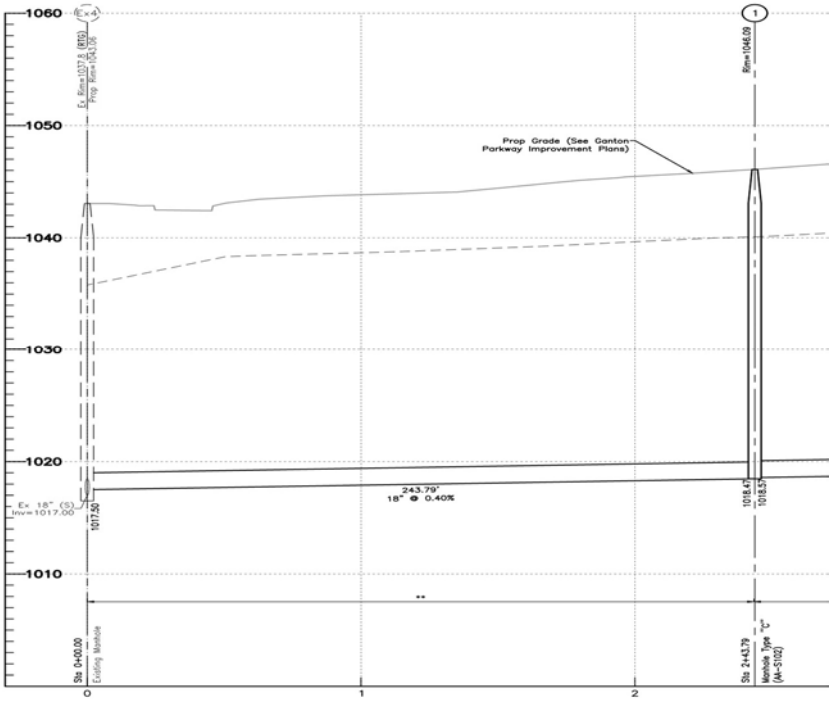


Figure 3: Sanitary Sewer Profile

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.

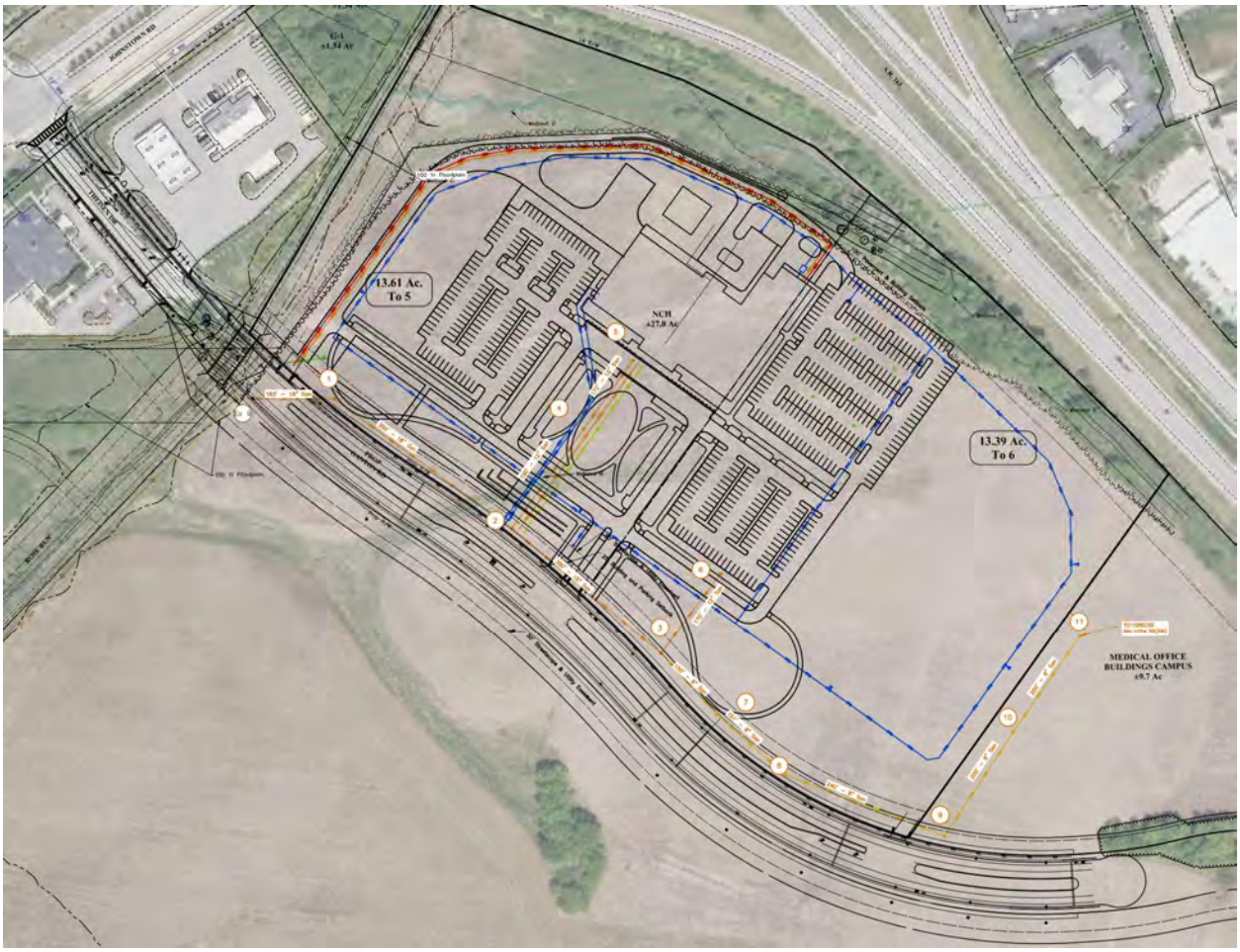
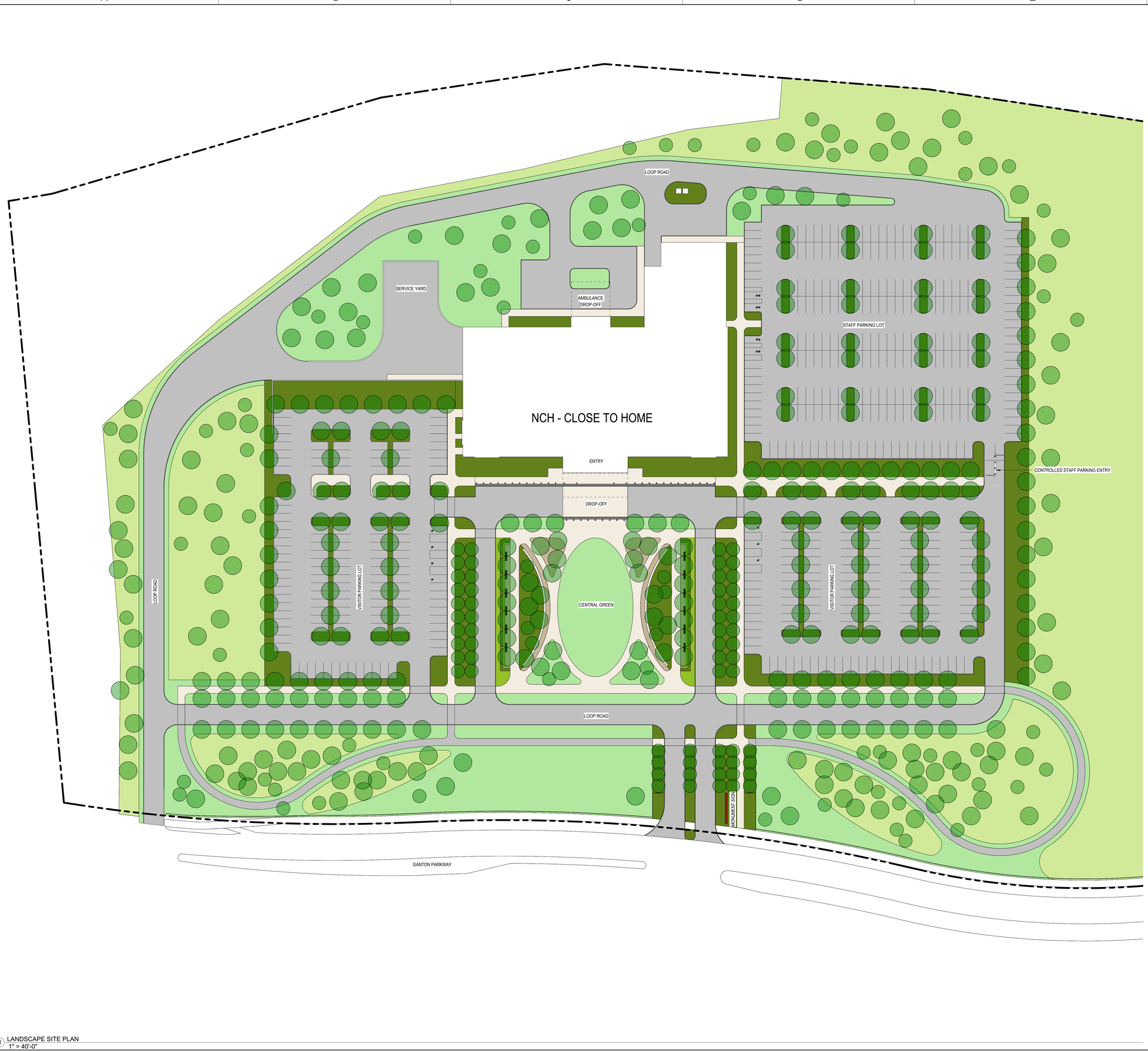


Figure 4: Sanitary Sewer Proposed Exhibit



PROPERTY LINE

LIMIT OF WORK LINE

EXISTING CONTOUR

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

SCALE: 1" = 40'-0"

0' 20' 40' 80'

CLIENT:
Nationwide Children's Hospital
Engineering Services
700 Children's Drive
Ross Hall, R4000
Columbus, OH 43205
Kevin Noble, RA
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Eddie Weeks, MHA
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(614) 775-4615

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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

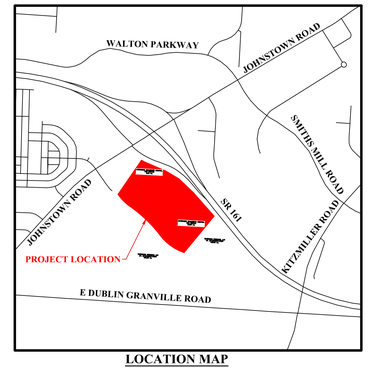
L002

Autodesk Docs://2024-20 NCH New Albany/REALM_LS_NCH_NEWALBANY_R24.rvt
7/25/2025 2:54:35 PM

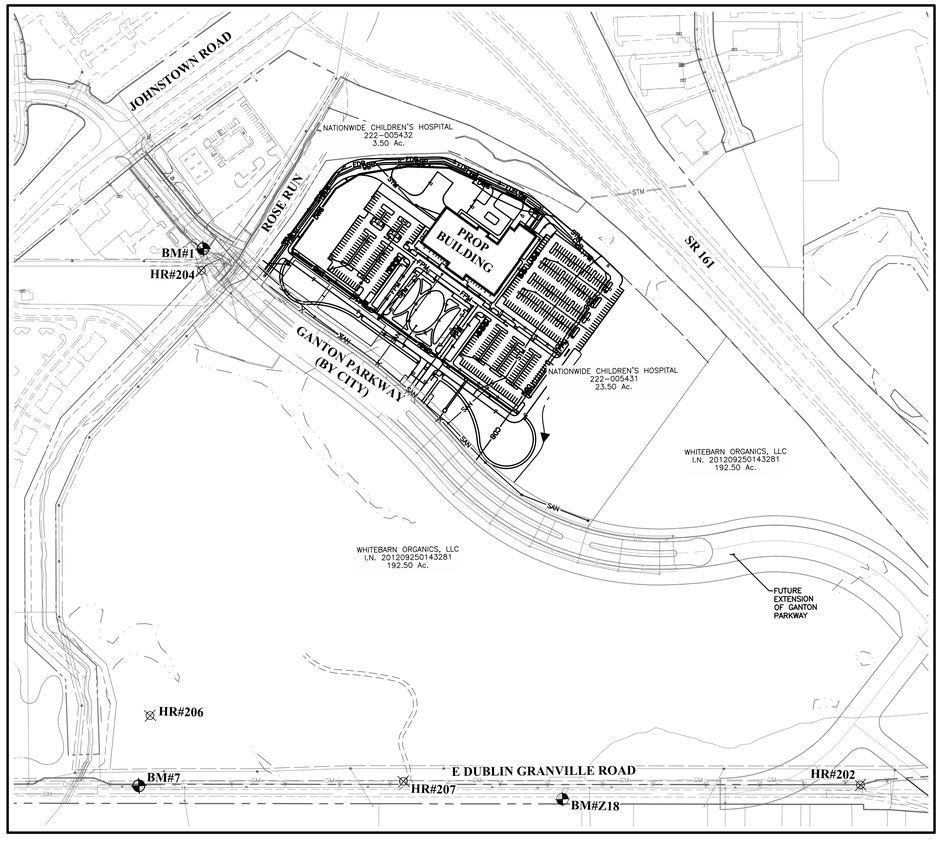
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
NATIONWIDE CHILDREN'S HOSPITAL
2025

SHEET INDEX

TITLE SHEET	G10
GENERAL NOTES	G50
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	

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Kevin.Noble@nationwidechildrens.org

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Westerville, Ohio 43081
Tel: (614) 212–5724
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:
Nationwide Children's Hospital
Engineering Services
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Ross Hall, R4000
Columbus, OH 43205
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Design Req. for Architects & Engineers 2023 v13

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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 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 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 from 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 tank 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 trees, brush or stump 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 AA–S151 for rigid pipe sewer and in accordance with Standard Drawing AA–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 whenever 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 pressure tested, 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 water from around 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 850 Tech Center Drive Gahanna, OH 43230	(614) 277–2177/ (800)–255–6815
Sanitary Sewer, & Storm Sewer, Water & Fiber Optic Cable (FOC)	City of New Albany Service Department 7800 Bevelhymer Road New Albany, OH 43054	(614) 855–0076
Telephone	AT&T 111 North 4th Street, Room 802 Columbus, OH 43215 Contact: Ron Harrison	(614) 223–4362
Cable	Columbus FiberNet 1600 Walcutt Road Columbus, Ohio 43228	(614) 921–8524
	Charter Communications/Spectrum 3760 Interchange Road Columbus, Ohio 43204	(614) 481–5047
Water Facilities	City of Columbus (Division of Power & Water) Water Distribution Center 910 Dublin Road. Columbus, OH 43215	(614) 645–7788
Gas	Columbia Gas of Ohio, Inc. 3550 Johnny Appleseed Court Columbus, OH 43231	(614) 280–7500
	TC Energy 700 Louisiana Street, Suite 1300 Houston, Texas 77002 us_crossings@tcenergy.com	(800) 562–8931

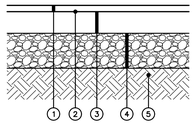
11.0 TREES

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.

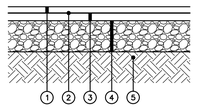
12.2 The Contractor shall reference all iron pins and monuments before excavating at or near said iron pins or monuments. The contractor shall not disturb existing right–of–way or property corner markers that are required to remain after construction. If any pins or monuments are disturbed, destroyed, 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 Engineer and at the contractor's expense as per the City of Columbus Construction and Materials Specifications, Section 107.12. If replacement of pins or monuments is required, the Engineer, Developer, or Contractor shall provide an exhibit during the final punch list



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.

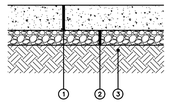
A DETAIL
HEAVY DUTY ASPHALT PAVEMENT
Not to Scale



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.

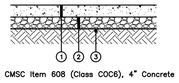
B DETAIL
LIGHT DUTY ASPHALT PAVEMENT
Not to Scale



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.

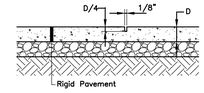
C DETAIL
CONCRETE PAVEMENT SECTION
Not to Scale



1. CMSC Item 608 (Class COC6), 4" Concrete Walk
2. CMSC Item 304, 4" Aggregate Base
3. Subgrade Compaction per CMSC Item 204

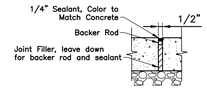
NOTES
1. Maintain maximum cross–slope of 2.00%.
2. Provide isolation joints where new walk abuts existing or new pavement, structure, or other site features per detail F, this sheet.
3. Provide control joints per detail E, this sheet.
4. Reference plan views for widths at various locations.

D DETAIL
CONCRETE SIDEWALK
Not to Scale



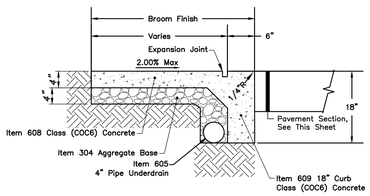
NOTES
1. Where not noted otherwise, provide control joints on concrete walks at equally spaced intervals matching sidewalk width to create square sections.
2. In concrete aprons, dumpster pads or walkways wider than 7'–0" provide control joints at equally spaced intervals to create square sections. Maximum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

E DETAIL
CONTROL JOINT
Not to Scale

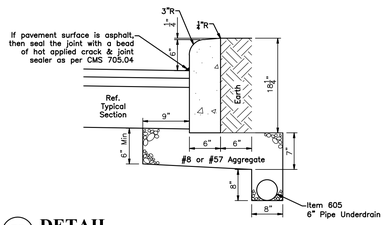


NOTES
1. Place isolation joints where new concrete slab abuts existing and new concrete, buildings, catch basins, curbs or other fixed objects, and as noted on the staking plans.
2. Seal joint with polyurethane sealant. Preformed expansion joint filler, non–impregnated type, closed cell resilient polyethylene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

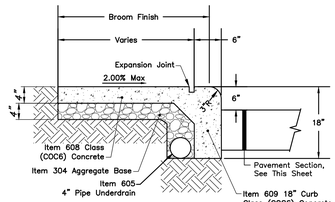
F DETAIL
ISOLATION JOINT
Not to Scale



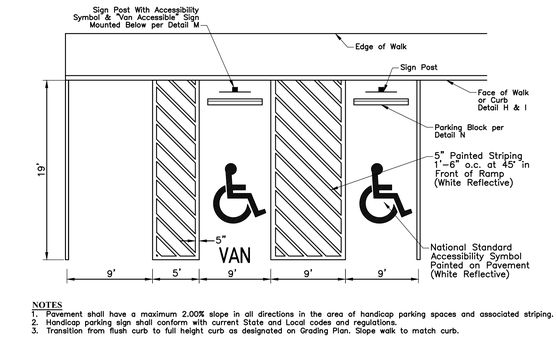
G DETAIL
FLUSH INTEGRAL CURB & SIDEWALK w/UD
Not to Scale



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

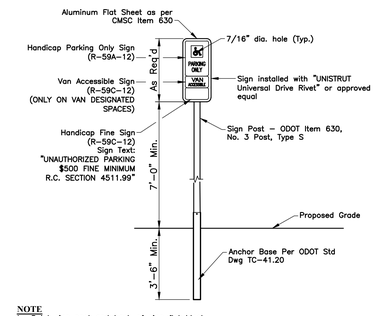


I DETAIL
INTEGRAL CURB & SIDEWALK w/UD
Not to Scale



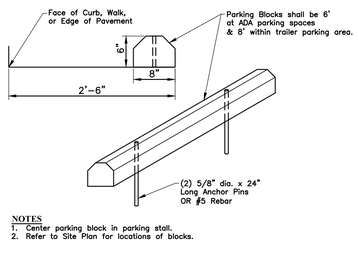
NOTES
1. Pavement shall have a maximum 2.00% slope in all directions in the area of handicap parking spaces and associated striping.
2. Handicap parking sign shall conform with current State and Local codes and regulations.
3. Transition from flush curb to full height curb as designated on Grading Plan.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

J DETAIL
ADA PARKING STRIPING
Not to Scale



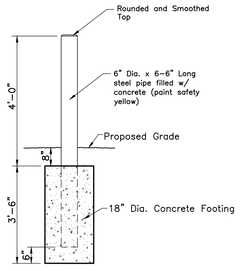
NOTE
1. Paint sign post and back of sign flat block.
2. Handicap signage to be as shown unless otherwise specified by local code.

K DETAIL
ADA PARKING SIGN
Not to Scale



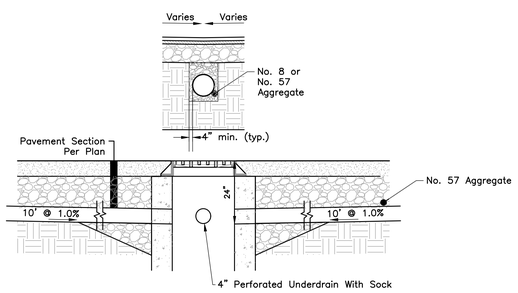
NOTES
1. Center parking block in parking stall.
2. Refer to Site Plan for locations of blocks.

L DETAIL
CONCRETE PARKING BLOCK
Not to Scale



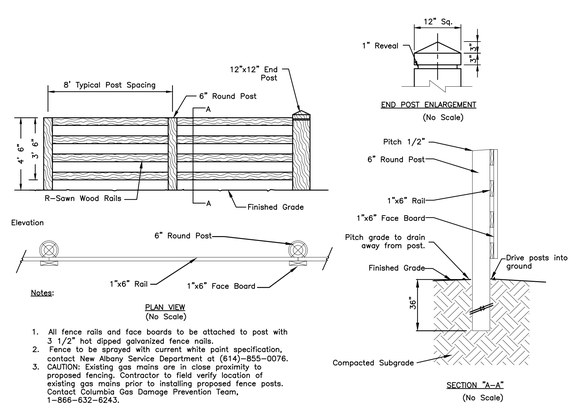
M DETAIL
PROTECTIVE BOLLARD
Not to Scale

NOTE: See Architectural Plan for Locations adjacent to building.



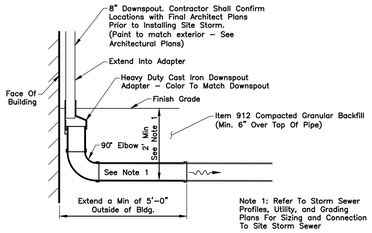
1. The Perforated Pipe shall be Protected from Heavy Traffic After Installation Prior to Placement of Proposed Pavement.
2. Cost of excavation and aggregate to be included with Item 605 – 4" Pipe Underdrain, Storm Structures, As Per Plan

N DETAIL
TYPICAL 4" UNDERDRAIN
Not to Scale

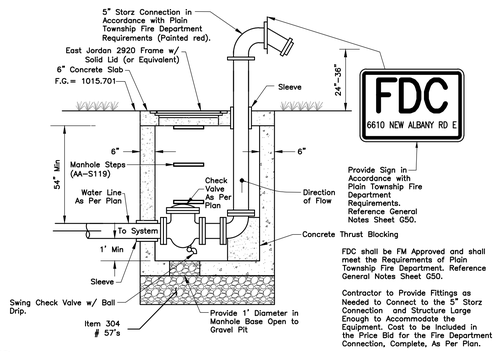


Notes:
1. All fence rails and face boards to be attached to post with 3 1/2" hot dipped galvanized fence nails.
2. Fence to be sprayed with current white paint specification, contact New Albany Service Department at (614)–855–0076.
3. CAUTION: Existing gas mains are in close proximity to proposed fencing. 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.

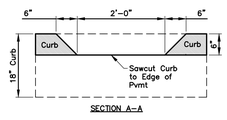
O DETAIL
FOUR RAIL HORSE FENCE
Not to Scale



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

EMHT

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.

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:
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(614) 254-6225

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EXTERIOR DESIGN ARCHITECT:
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CIVIL ENGINEER:
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EMH&T

LANDSCAPE ARCHITECT:
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REALM COLLABORATIVE

CONSTRUCTION MANAGER:
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Jay Jacobs
(614) 212-5724

CK CONSTRUCTION

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

MAINTENANCE OF TRAFFIC NOTES

G52

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.

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

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

Ex Channel Esmt

Ex Trees (TBR, TYP)

Ex Brush (TBR)

100' Pavement & Building Setback

Wetland F (DND)

Wetland E (DND)

NATIONWIDE CHILDREN'S HOSPITAL
222-005432
3.50 Ac.

Ex Stream Preservation Permit Area
I.N. 201412020159423

Wetland D (DND)

Ex Brush (TBR)

Ex Channel Esmt

18" San

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

100 Yr Floodplain

Wetland C (DND)

Ex 20' San Esmt

ROSE RUN

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

Ex Brush (TBR)

Ex Channel Esmt

Wetland B
(To Be Filled On Site)

30' Streetscape & Utility Easement

PROP GANTON PARKWAY

12" WM#

12" Stm#

24" Stm#

21" Stm#

18" Stm#

15" Stm#

50' Streetscape & Utility Easement

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

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I.N. 201209250143281
192.50 Ac.

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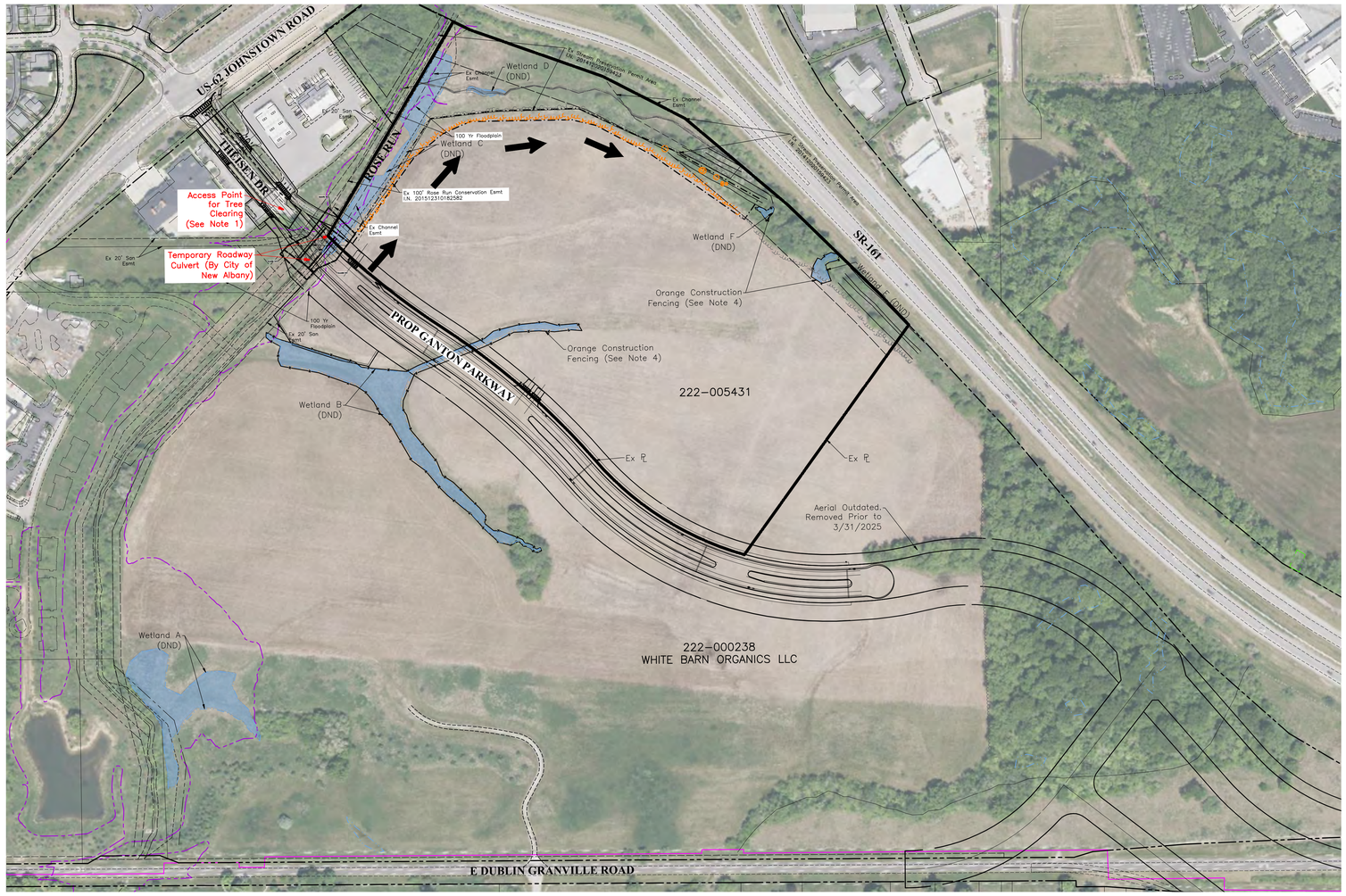
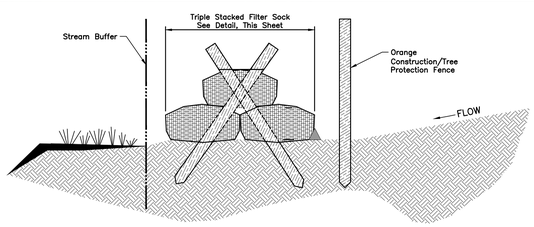
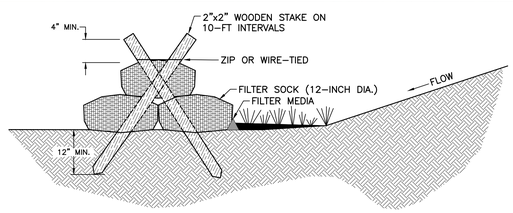
EXISTING CONDITIONS & DEMOLITION PLAN

D00





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.

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

GRAPHIC SCALE
0 75 150 300
1 inch =150 feet

CLIENT:
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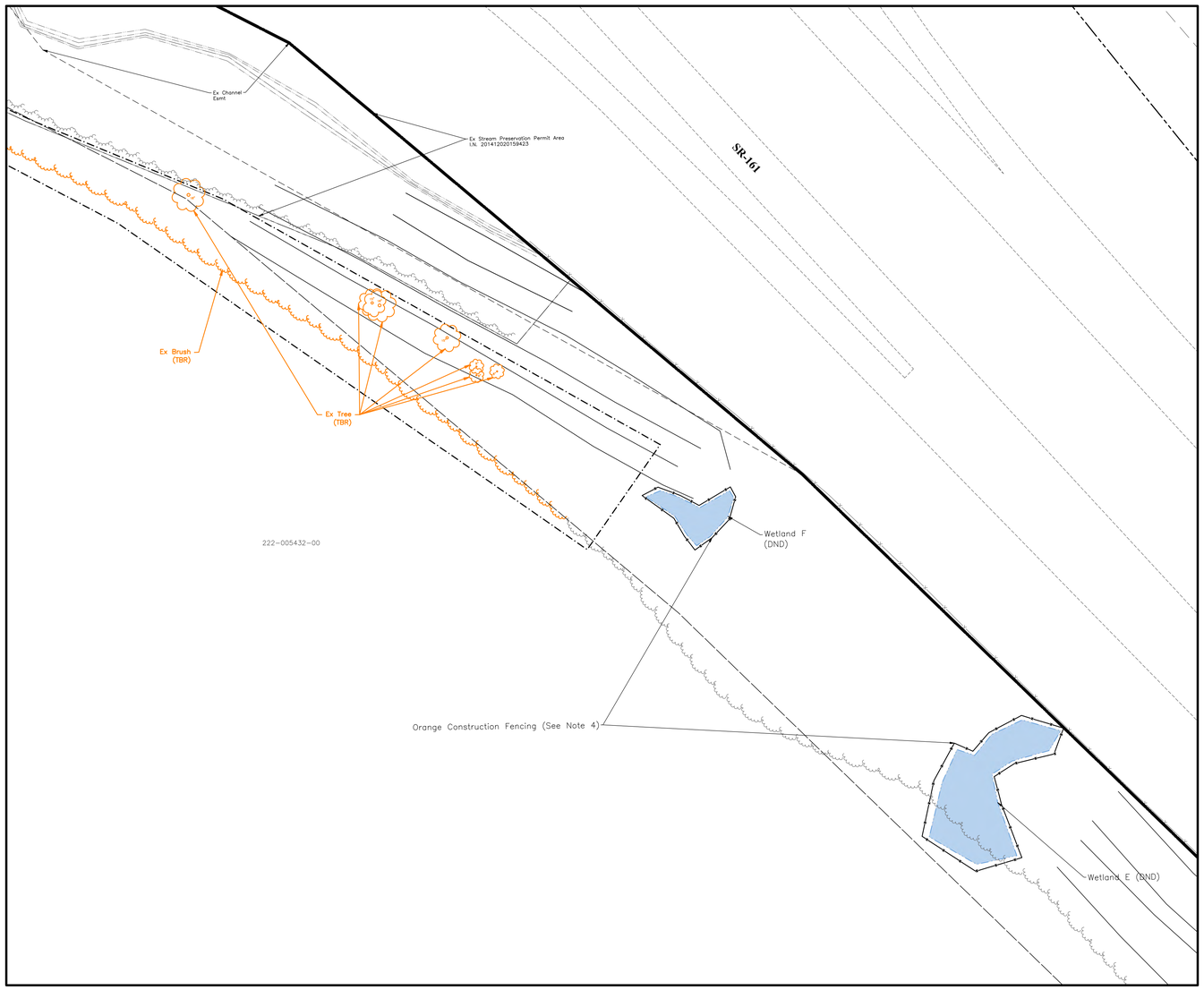
TREE CLEARING PLAN GANTON PARKWAY

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.
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.

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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

CLIENT:
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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

Prop Wall

Prop Wall

Wetland F
(DND)

Wetland E
(DND)

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

Wetland B
(To Be Filled On Site)

30' Streetscape & Utility Easement

Prop R/W

PROP GANTON PARKWAY

Prop R/W

50' Streetscape & Utility Easement

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

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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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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

CLIENT:
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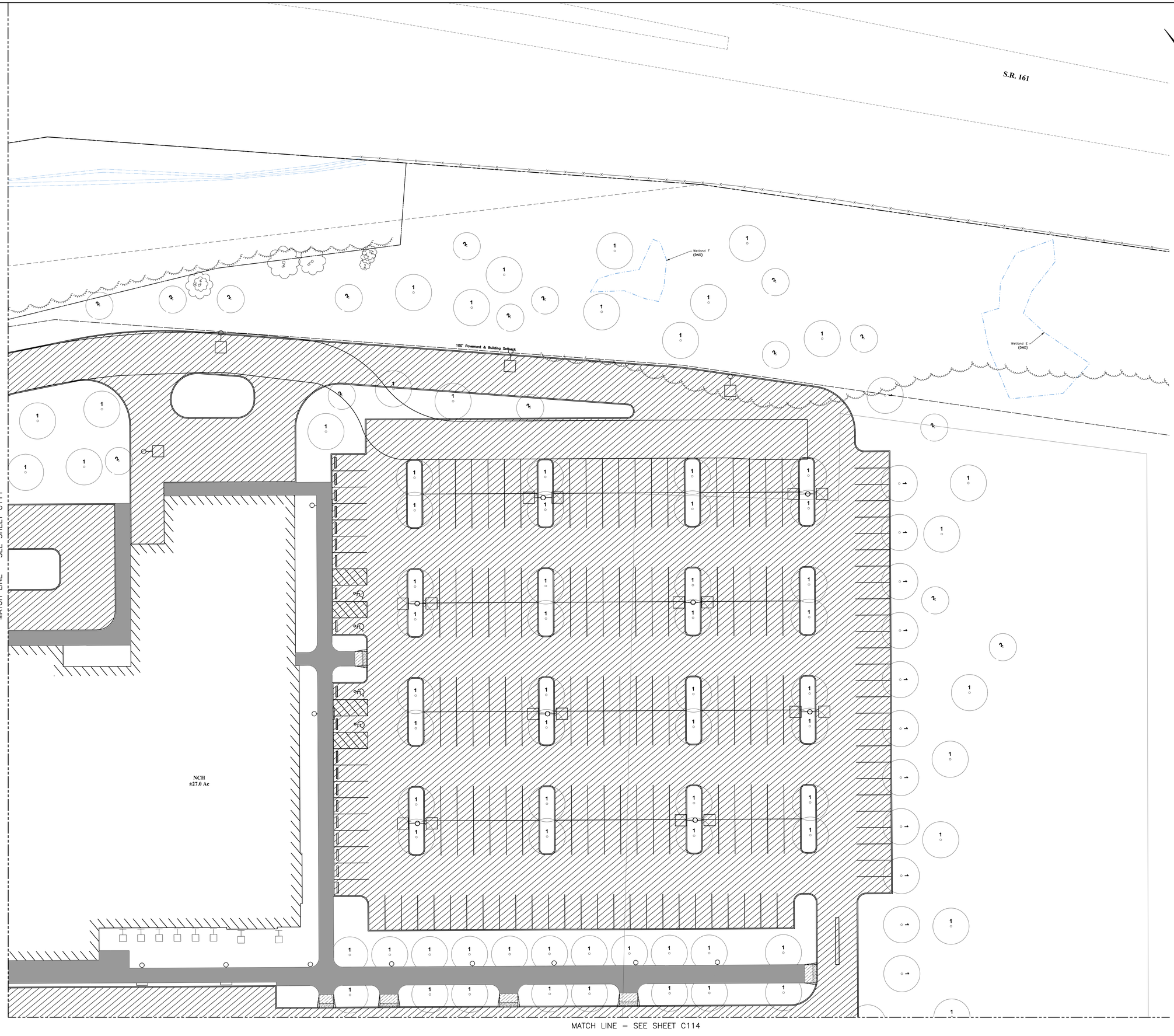
NW SITE DIMENSION PLAN

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)

NOTES:

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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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NE SITE DIMENSION PLAN

C112

MATCH LINE – SEE SHEET C111

ROSE RUN

Wetland C (DND)

30' Streetscape & Utility Easement

Prop R/W

PROP GANTON RD

Prop R/W

MATCH LINE – SEE SHEET C114

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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(Except Where Noted)

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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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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)

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 (3" / 5" / 3")
CSD	Center Line, 5" Solid & Dashed Yellow (3" / 5" / 3")

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

CLIENT:
Nationwide Children's Hospital
Engineering Services
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Ross Hall, R4000
Columbus, OH 43205
Kevin Noble, RA
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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

SE SITE DIMENSION PLAN

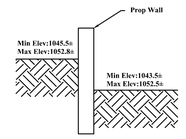
C114

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

NATIONWIDE CHILDREN'S HOSPITAL
222–005432
3.50 Ac.

See Wall Detail, This Sheet

100' Pavement & Building Setback

Wetland F (DND)

Wetland E (DND)

Wetland D (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

Wetland C (DND)

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
192.50 Ac.

CLIENT:
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NATIONWIDE CHILDREN'S

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CK CONSTRUCTION

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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:

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2. See Architectural & Structural plans (BD) for wall designs.

S.R. 161 (On Ramp)

LA R/W

Rose Run

ROSE RUN

100 Yr Floodplain

Wetland D (ND)

100' Pavement & Building Setback

Grading Limits if 6' High Wall is Installed

NCH
27.0 Ac

MATCH LINE – SEE SHEET C122

MATCH LINE – SEE SHEET C123

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

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Gaston Parkway, New Albany, OH

Final Development Plan
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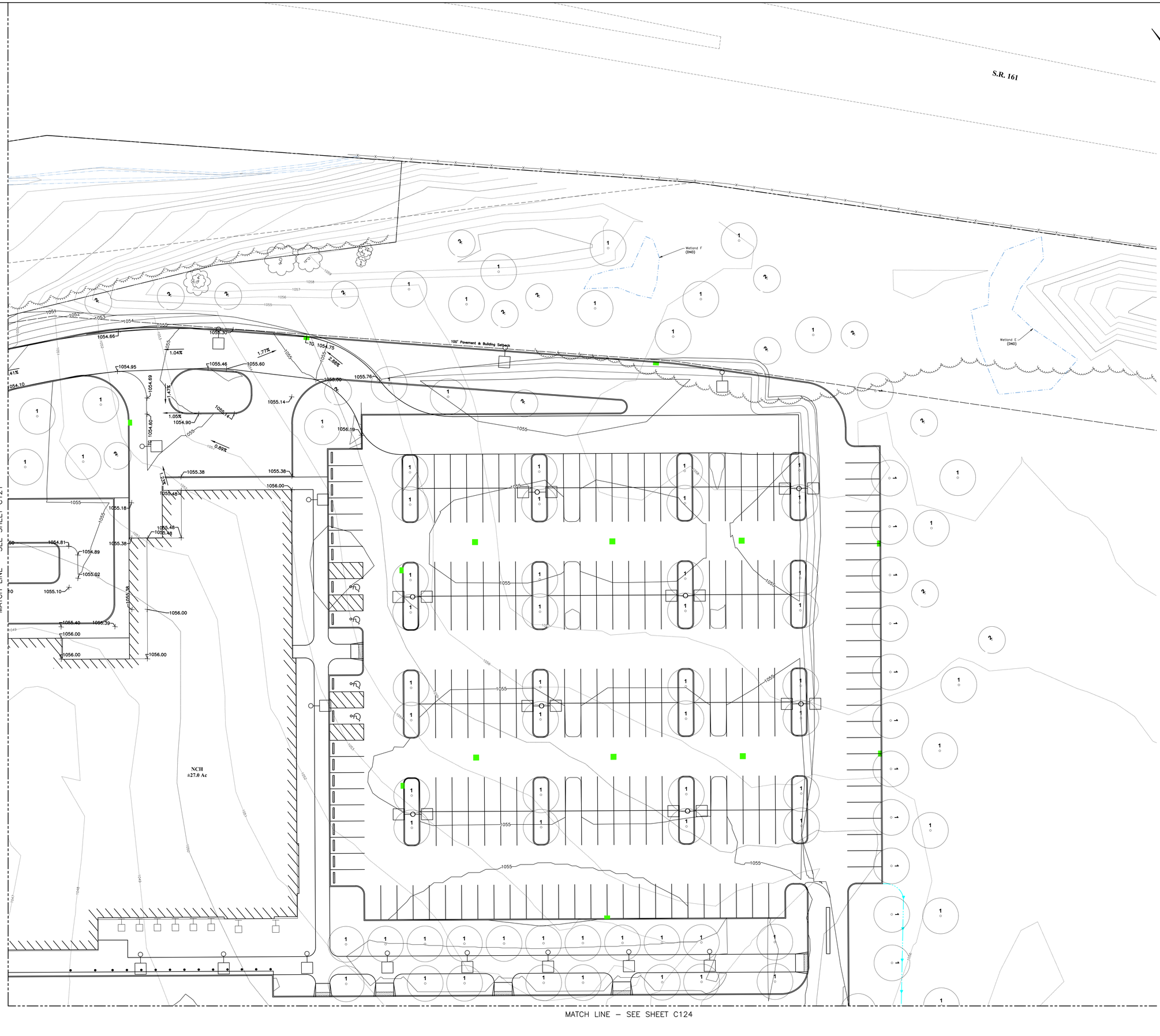
NW SITE GRADING PLAN

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

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Gaston Parkway, New Albany, OH

Final Development Plan

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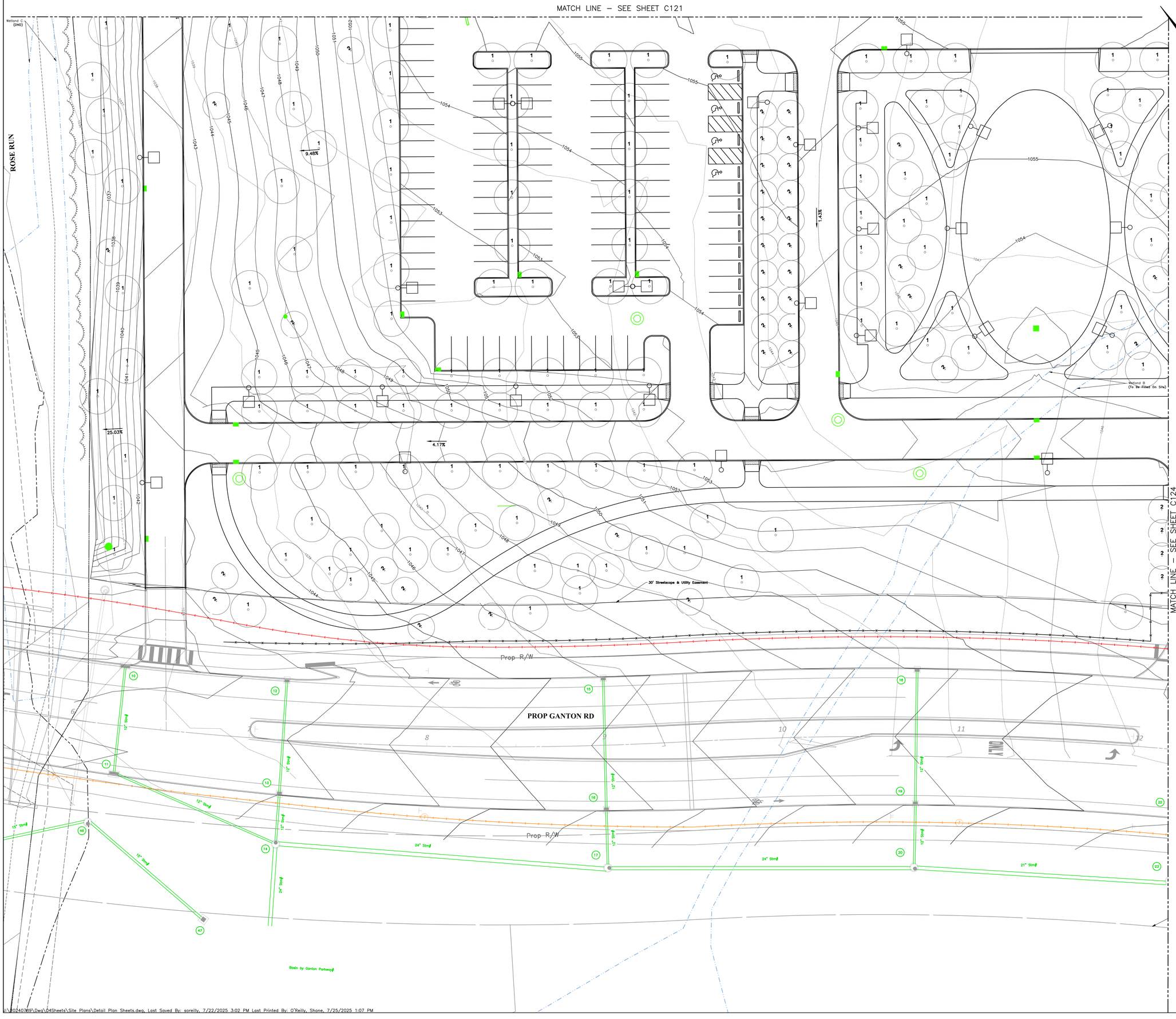
NE SITE GRADING PLAN

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

C122



LEGEND

- Existing Contours
- Proposed Contours
- Limits Of Disturbance
- Existing Catch Basin
- Existing Manhole
- Existing Curb & Gutter Inlet
- Proposed Catch Basin
- Proposed Curb & Gutter Inlet
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- Major Flood Routing

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SW SITE GRADING PLAN

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

C123

MATCH LINE – SEE SHEET C122

MATCH LINE – SEE SHEET C123

30' Streetscape & Utility Easement

50' Streetscape & Utility Easement

PROP GANTON RD

1.46%

1.22%

1.89%

LEGEND

- Existing Contours
- Proposed Contours
- Limits Of Disturbance
- Existing Catch Basin
- Existing Manhole
- Existing Curb & Gutter Inlet
- Proposed Catch Basin
- Proposed Curb & Gutter Inlet
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0 10 20 40
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Ganton Parkway, New Albany, OH

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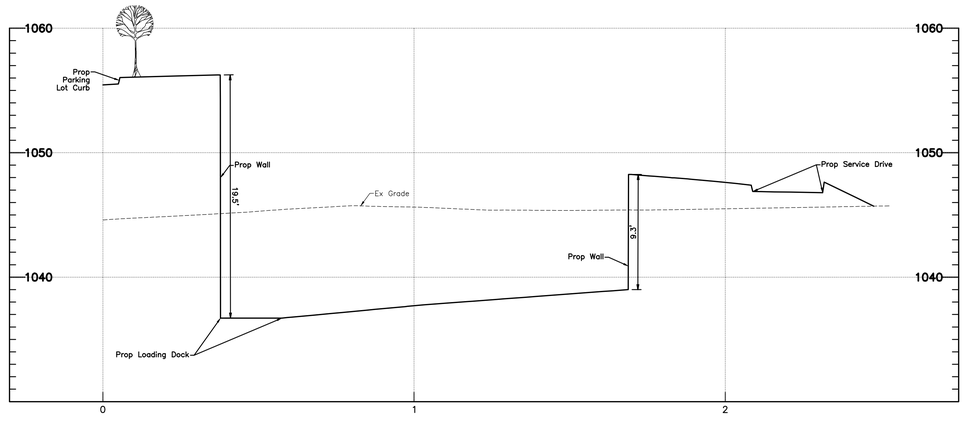
25-24147-00 / SP-24-031

SE SITE GRADING PLAN

C124



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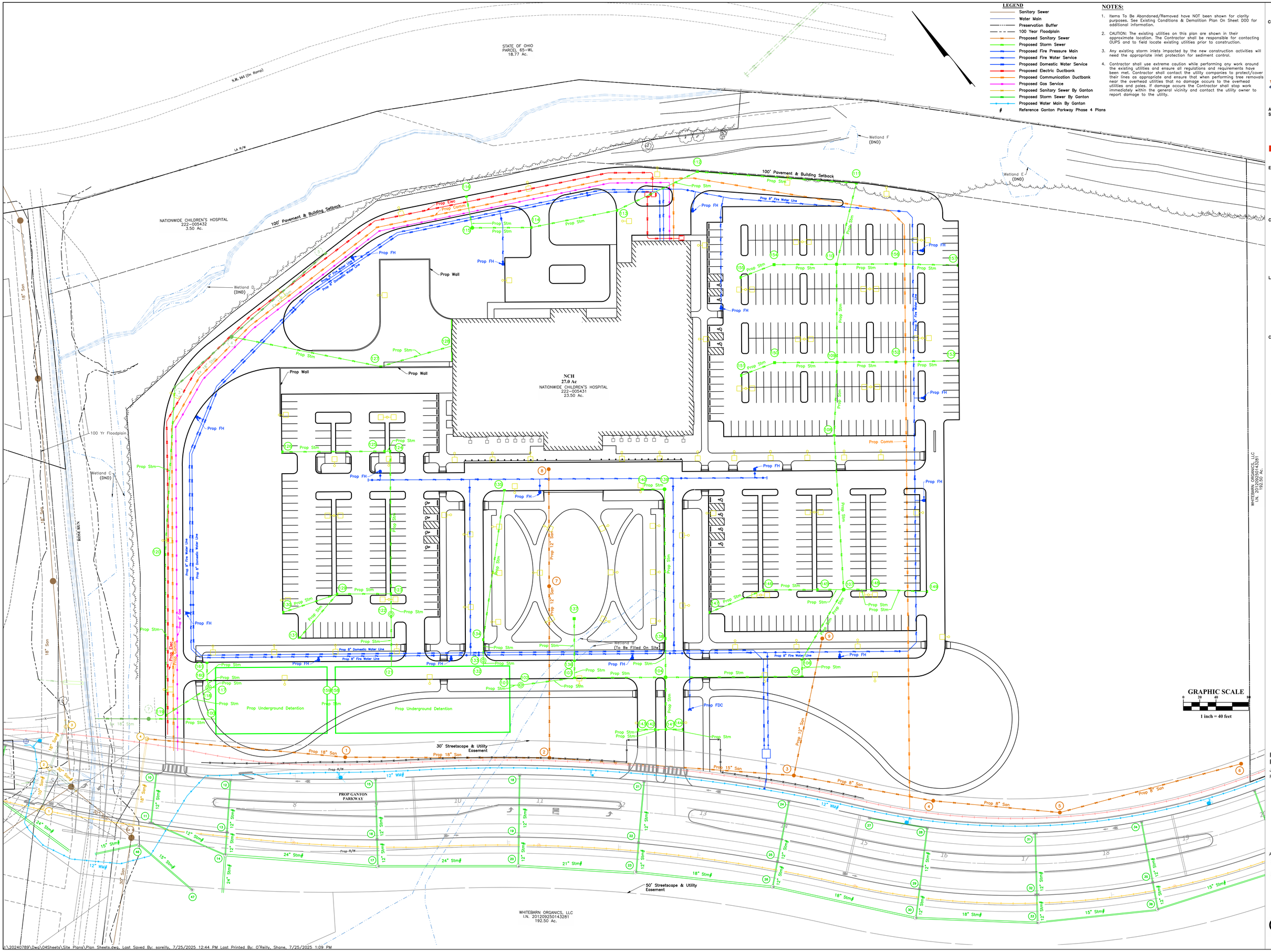
25-24147-00 / SP-24-031

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.

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
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SITE UTILITY PLAN

C130

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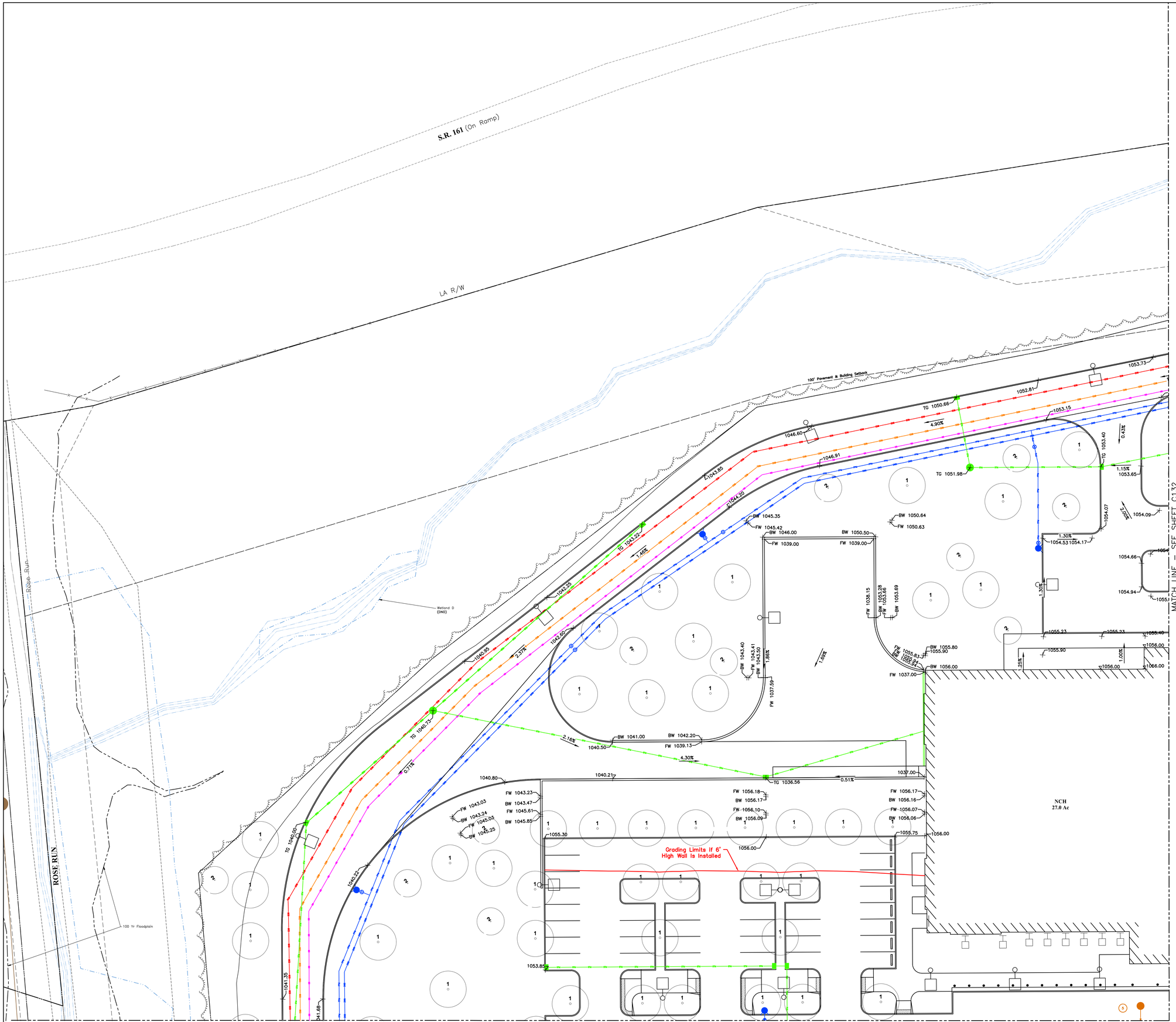

LEGEND

- 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

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GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

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New Albany Close To Home

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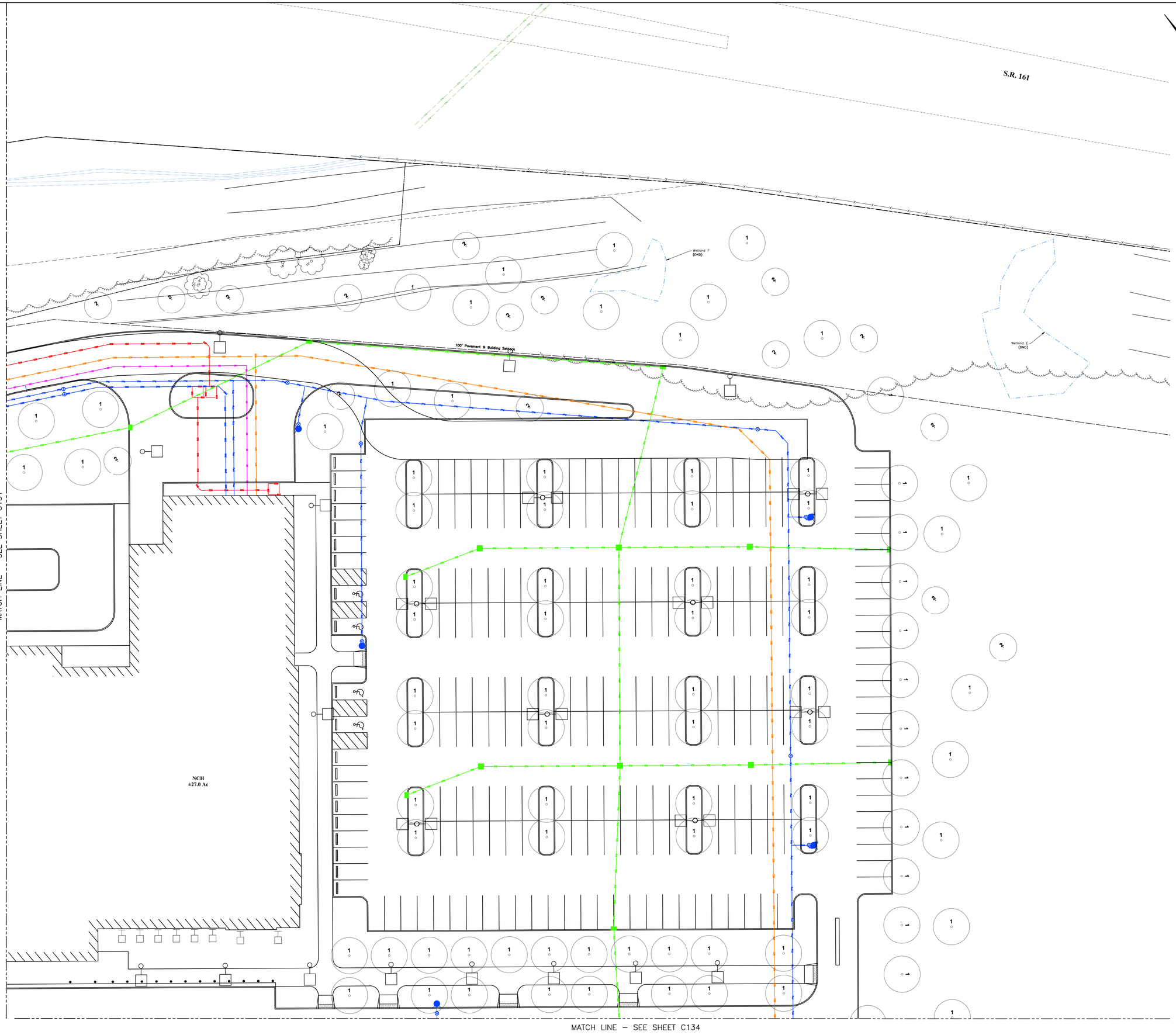
NW SITE UTILITY PLAN

C131



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- Water Main
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GRAPHIC SCALE
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DLR Group
250 West St, Suite 150
Columbus, OH 43215
Bryce Shirley, RA
(614) 254-6225

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

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

LANDSCAPE ARCHITECT:
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Brian Bernstein
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CONSTRUCTION MANAGER:
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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

NE SITE UTILITY PLAN

C132

MATCH LINE – SEE SHEET C131

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

MATCH LINE – SEE SHEET C134

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.

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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SW SITE UTILITY PLAN

C133

MATCH LINE – SEE SHEET C132

MATCH LINE – SEE SHEET C133

30' Streetscape & Utility Easement

50' Streetscape & Utility Easement

PROP GANTON RD

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.

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

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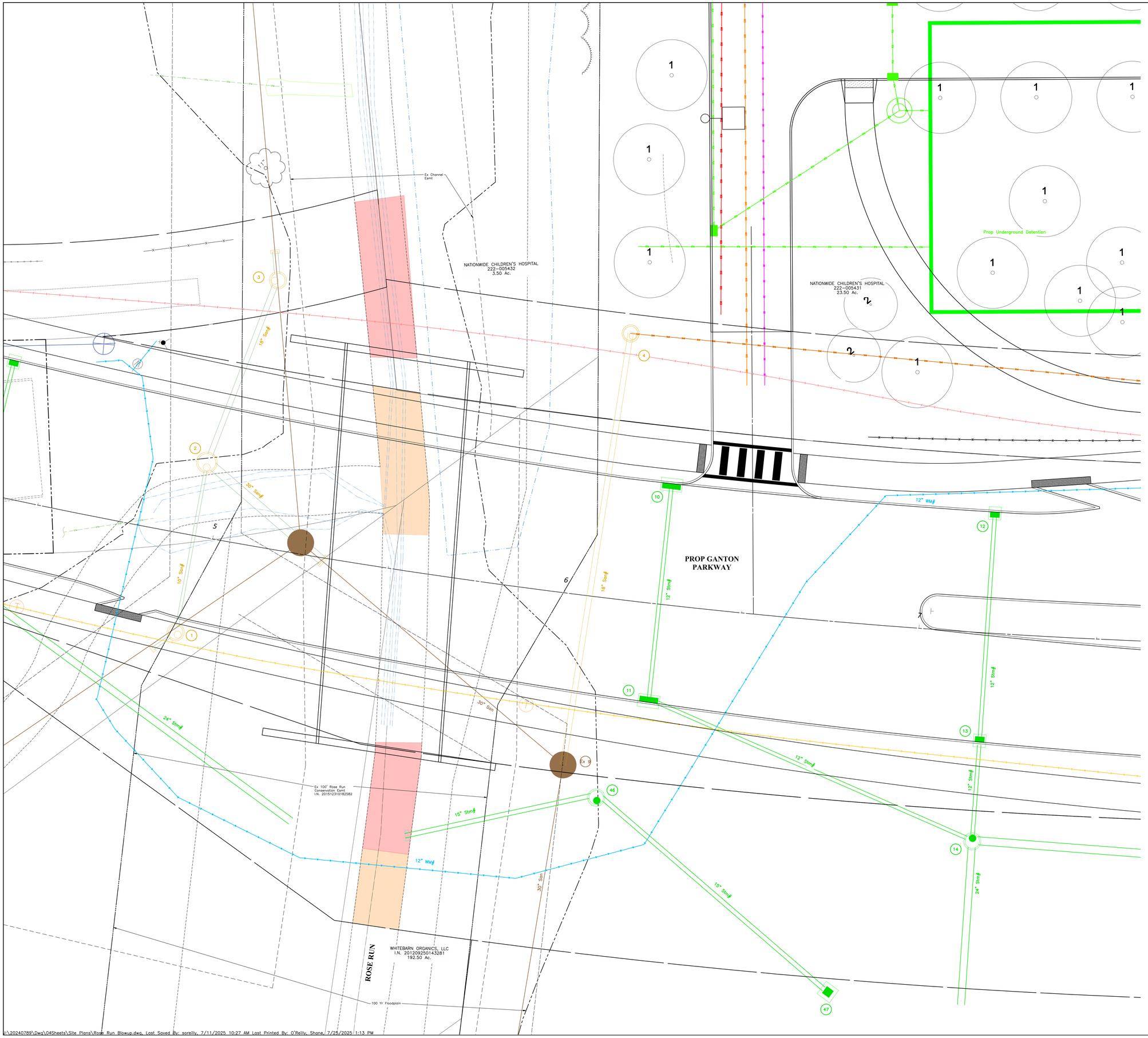
25-24147-00 / SP-24-031

SE SITE UTILITY PLAN

C134



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
- 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

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.

EXISTING

- Preservation Buffer
- 100 Year Floodplain
- Contours
- Edge Of Pavement
- Curb
- Sidewalk
- Tree Line
- Storm Sewer
- Roof Drain
- Catch Basin
- Curb Inlet
- Manhole

PROPOSED

- Contours
- 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)
Wetland F (DND)
Wetland E (DND)
PROP HAUL ROAD
Ex Stream Preservation Permit Area I.N. 20141202059423
Wetland D (DND)
Ex Brush (TBR)
Temp Diversion Swale/Berm @ 1% Min (See Detail, Sheet C141)
Limits of Disturbance (9.81 Ac)
Prop 12" Strm
Prop 18" Strm
Prop 21" Strm
Prop 24" Strm
Ex Channel Esmt
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. 20151231018258Z
Limits of Disturbance (8.08 Ac)
5'x10' RCP Type 'C'
Rock Baffle (See Detail, Sheet C141)
TEMP SEDIMENT BASIN 01
Top of Bank: 1041.00
Normal Pool: 1034.00
Bottom of Basin: 1032.00
TEMP SOIL STOCKPILE(S)
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)
Ex Channel Esmt
Critical Seeding Area
Prop Culvert By Others
PROP GANTON PARKWAY (BY OTHERS)
Temp Diversion Swale/Berm @ 1% Min (See Detail, Sheet C141)
30' Streetscape & Utility Easement
50' Streetscape & Utility Easement
Basin by Ganton Parkway
1038.16
1040.00
1040.68
1040.79
1041.31
1041.57
1042.22
1045.05
1047.88
1052.00

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

CLIENT:
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Columbus, OH 43205
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A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

EROSION CONTROL PLAN PHASE 1

C140

SITE NARRATIVE

PLAN DESIGNER: EMH&T Inc.
Travis Eifert
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775–4615
Email: teifert@emht.com

OWNER/DEVELOPER: Nationwide Children's Hospital
Kevin Noble
700 Children's Drive, Ross Hall, R4000
Columbus, Ohio 43205
Tel: (614) 355–1553
Email: Kevin.Noble@nationwidechildrens.org

PROJECT DESCRIPTION: The project consists of pre–grading the area for the building pad and constructing a haul road and proposed underground storm.

EXISTING SITE CONDITIONS: Vegetated lot/field

RECEIVING STREAM: The existing site drains to the north and west into existing offsite ditches that eventually drain to the Rose Run.

ADJACENT AREAS: The site is bounded by a stream to the north and west, a undeveloped field to the east, and proposed roadway to the south.

SOILS: According to the USDA Soil Survey for Franklin County, the soil onsite consists of Centerburg Silt Loam, Pewamo Silty Clay Loam, and Bennington Silt Loam.

EROSION AND SEDIMENT MEASURES: Construction site storm water runoff from the site improvement area will be managed by means of perimeter sediment fence, triple filter sock, sediment basins and storm sewer inlet protection. Disturbed areas will be stabilized by temporary and permanent seeding applications. The total estimated land disturbing activities resulting from the construction of the proposed improvements within the area is XX.XX acres.

PERMANENT STABILIZATION: The site will be stabilized by the use of temporary and permanent seeding applications.

MAINTENANCE: All erosion control devices are to be inspected by the construction superintendent daily and after significant rainfalls. Any damaged facilities are to be replaced/repaired immediately as may be necessary.

CONSTRUCTION SEQUENCE:
1. Ensure a copy of the NOI, Ohio EPA approval letter, and the SWPPP are available on site during working hours.
2. Install Construction Entrance Ahead signage & SWPPP mail box and concrete washout area.
3. Install the perimeter sediment controls – triple–stacked compost filter sock, filter sock/sediment fence, as shown on the plans.
4. Install proposed storm sewer necessary for the sediment basin outlet.
5. Clear area for construction of access road and sediment basin.
6. Construct the temporary sediment basin complete with riser pipe, skimmer, rock baffles.
7. Seed/mulch basin side slopes.
8. Install temporary diversion swales/berms.
9. Strip topsoil and stockpile. Temporarily seed stockpile.
10. Construct haul road, staging area, and stabilize resulting disturbed areas.
11. Excavate borrow pit and install temporary pipe to sediment basin.
12. Temporarily stabilize all disturbed areas to remain idle for more than 21–days.

SCHEDULE: Sedimentation and erosion control features shall be placed in accordance with this schedule.

OHIO EPA FACILITY PERMIT NUMBER: 4GC10491*AG

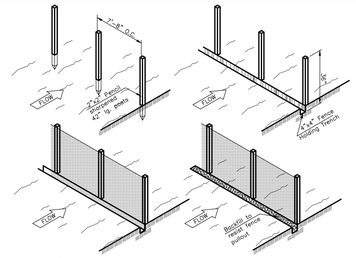
SITE CONTACT: Nationwide Children's Hospital
Kevin Noble
700 Children's Drive, Ross Hall, R4000
Columbus, Ohio 43205
Tel: (614) 355–1553
Email: Kevin.Noble@nationwidechildrens.org

CONTRACTOR RESPONSIBILITY: Details have been provided on the plans in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternate details may be found in the O.D.N.R. Manual "Rain Water and Land Development". The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Water Discharges Associated with Construction Activity.

All Erosion & Sediment Control practices are subject to Field Modification at the direction of the City of Columbus and/or Ohio EPA, as per the NOI that will be assigned to the Contractor.

Street cleaning (on an as–needed basis) is required through the duration of this construction project. This includes sweeping, power cleaning and (if necessary) manual removal of dirt or mud in the street gutters.

This plan must be posted on–site. A copy of the SWPPP plan and the approved EPA Stormwater Permit (with the site specific NOI number) shall be kept on–siteat all times.



SILT FENCE:
This sediment barrier shall utilize standard strength or extra strength synthetic filter fabrics. It shall be designed for situations in which only sheet or overland flows are expected. Sediment fence fabric shall conform to the requirements of Columbus Item 712.09, Type C Geotextile Fabric.

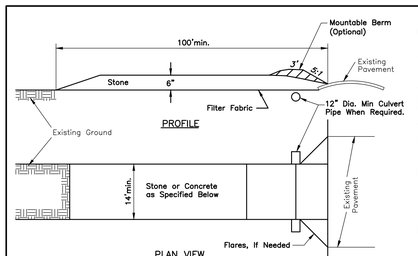
MATERIAL PROPERTIES	VALUES	TEST METHOD
Grab Tensile Strength	90 lb. Minimum	ASTM 1682
Mullen Burst Strength	190 psi Minimum	ASTM 3786
Slurry Flow Rate	0.3 gal./min./ft^2 Maximum	
Equivalent Opening Size	40–80	U.S. Std. Sieve CW–02215
Ultraviolet Radiation Stability	90% Minimum	ASTM–G–26

PLACEMENT:
To be placed at the edge of the work limits, at the base of soil stockpiles and as shown on the plan.

INSTALLATION:
1. The height of a silt fence shall not exceed 36–inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12–inches). Wood posts will be a minimum of 32" long When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
4. A trench shall be excavated approximately 4–inches wide and 6–inches deep along the line of posts and upslope from the barrier.
5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1–inch long, tie wires or hog rings. The wire shall extend into the trench a minimum of 2–inches and shall not extend more than 36–inches above the original ground surface.
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8–inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36–inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
7. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of Item No. 6 applying.
8. The trench shall be backfilled and soil compacted over the filter fabric.
9. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
10. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.

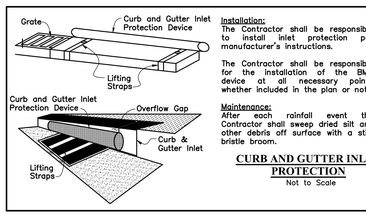
MAINTENANCE:
1. Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
2. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
3. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one–half the height of the barrier.
4. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

SEDIMENT FENCE BARRIER DETAIL
Not to Scale



1. Potential construction entrance locations have been shown on the plan. Contractor shall coordinate alternative options with owner/developer and the City prior to installing.
2. Renumber the below to be 2–10
3. Stone Size – Use 2" stone or reclaimed or recycled concrete equivalent. Item 304 or other finely graded material shall not be added to the stone
4. Length – 70' minimum
5. Thickness – Not less than six (6) inches.
6. Width – 14' minimum but not less than the full width at points where ingress or egress occurs.
7. Filter Cloth – Will be placed over the entire area prior to placing of stone.
8. Surface Water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes shall be permitted.
9. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public right–of–way must be removed immediately.
10. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public right–of–ways. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
11. Periodic inspection and needed maintenance shall be provided after each rain. Contractor shall utilize a vacuum sweeper equipped with a brush when directed by the city engineer shall sediment tracking onto public streets become an issue.

STABILIZED CONSTRUCTION ENTRANCE (Std. Dwg. 2230)
Not to Scale

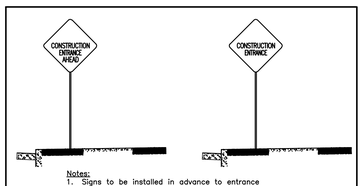


Installation:
The Contractor shall be responsible to install inlet protection per manufacturer's instructions.

The Contractor shall be responsible for the installation of the BMP device at all necessary points whether included in the plan or not.

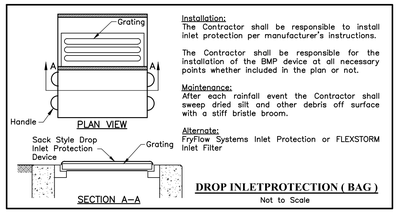
Maintenance:
After each rainfall event the Contractor shall sweep dried silt and other debris off surface with a stiff bristle broom.

CURB AND GUTTER INLET PROTECTION
Not to Scale



Notes:
1. Signs to be installed in advance to entrance

CONSTRUCTION ENTRANCE SIGNAGE
Not to Scale



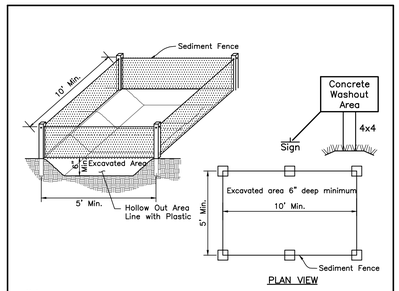
Installation:
The Contractor shall be responsible to install inlet protection per manufacturer's instructions.

The Contractor shall be responsible for the installation of the BMP device at all necessary points whether included in the plan or not.

Maintenance:
After each rainfall event the Contractor shall sweep dried silt and other debris off surface with a stiff bristle broom.

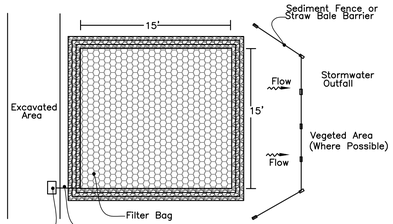
Alternate:
FryFlow Systems Inlet Protection or FLEXSTORM Inlet Filter

DROP INLETPROTECTION (BAG)
Not to Scale



Notes:
1. Concrete trucks shall utilize areas to washout trucks. Accumulated concrete shall be removed from the site and disposed of properly.
2. Washout areas are to be provided by a designated construction exit.
3. The use of portable concrete washout units is approved (and encouraged) for all construction areas in the City of Columbus
4. The exact location of the concrete washout(s) may be field located by the on–site project engineer/contact.

CONCRETE WASHOUT AREA
Not to Scale

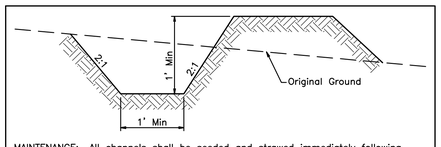


Installation:
The Contractor shall pump muddy water encountered within excavated areas into a filter fabric bag. The bag shall be placed within a level undisturbed area as far away from the stormwater outfall as possible. The bag shall be placed on top of a aggregate pad. Additionally, a perimeter aggregate berm shall be constructed around the bag. Perimeter controls such as straw bale barriers or sediment fence shall be utilized along the downstream side of the bag. The perimeter controls shall be installed to ensure that the water flowing out of the bag does not flow around the ends of the controls. Upon completion, the bag shall be removed to an area away from the stormwater outfall and opened. The accumulated sediment shall be spread out to allow to dry and stabilized with vegetation. Filterbag shall be JMD Enviro–Protection Filter Bag, size is 15'x15' or equal.

Maintenance:
The filter bag shall be replaced when the bag is half filled with sediment.

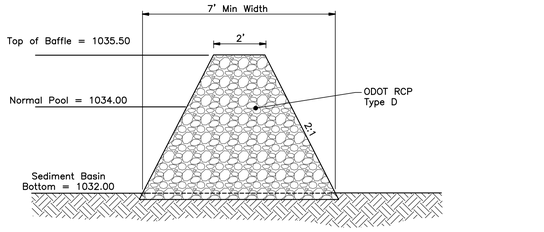
The Contractor shall contact the project inspector/engineer for consultative services if dewatering activities overwhelm the filter bag and perimeter controls.

DEWATERING FILTER BAG
SCALE: NONE

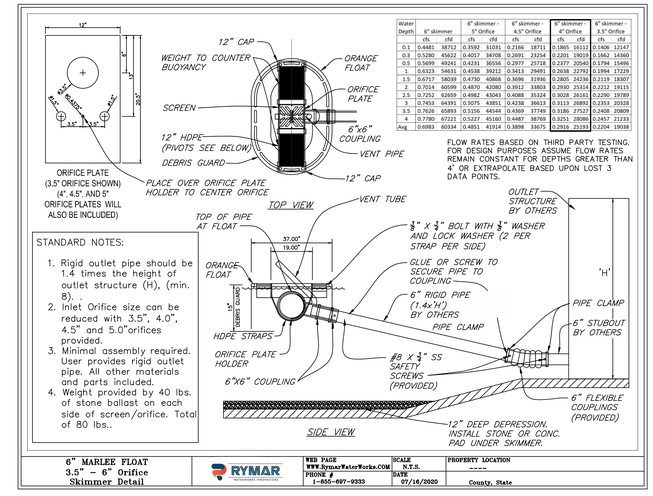


MAINTENANCE: All channels shall be seeded and strawed immediately following their construction. The contractor shall be held responsible for maintenance of the channel prior to completion of the project. The slope of the channel shall be such to provide adequate drainage throughout the entire length of the channel.

TEMPORARY DIVERSION CHANNEL
SCALE: NONE



SEDIMENT BASIN ROCK BAFFLE
SCALE: NONE



Water Depth	6" skimmer		6" skimmer - 5" Orifice		6" skimmer - 4.5" Orifice		6" skimmer - 4" Orifice		6" skimmer - 3.5" Orifice	
	cfs	cfd	cfs	cfd	cfs	cfd	cfs	cfd	cfs	cfd
0.1	0.4481	38712	0.3592	31031	0.3166	18721	0.1865	16112	0.1406	12147
0.3	0.5280	45622	0.4017	34708	0.2691	23254	0.2201	19019	0.1662	14360
0.5	0.5699	49241	0.4231	36556	0.2977	25718	0.2377	20540	0.1794	15496
1	0.6323	54631	0.4538	39212	0.3413	29491	0.2638	22792	0.1994	17229
1.5	0.6717	58039	0.4730	40868	0.3696	31936	0.2805	24238	0.2119	18307
2	0.7024	60599	0.4870	42080	0.3912	33803	0.2930	25316	0.2212	19115
2.5	0.7252	62659	0.4982	43043	0.4088	35324	0.3028	26161	0.2290	19789
3	0.7453	64395	0.5075	43851	0.4238	36613	0.3113	26892	0.2353	20328
3.5	0.7626	65893	0.5155	44544	0.4369	37749	0.3186	27527	0.2408	20809
4	0.7780	67221	0.5227	45160	0.4487	38769	0.3251	28086	0.2457	21233
Avg	0.6983	60334	0.4851	41914	0.3898	33675	0.2916	25200	0.2206	19058

FLOW RATES BASED ON THIRD PARTY TESTING. FOR DESIGN PURPOSES ASSUME FLOW RATES REMAIN CONSTANT FOR DEPTHS GREATER THAN 4' OR EXTRAPOLATE BASED UPON LOST 3 DATA POINTS.

STANDARD NOTES:
1. Rigid outlet pipe should be 1.4 times the height of outlet structure (H), (min. 8). .
2. Inlet Orifice size can be reduced with 3.5", 4.0", 4.5" and 5.0"orifices provided.
3. Minimal assembly required. User provides rigid outlet pipe. All other materials and parts included.
4. Weight provided by 40 lbs. of stone ballast on each side of screen/orifice. Total of 80 lbs..

6" MARLEE FLOAT 3.5" – 6" Orifice Skimmer Detail

RYMAR

WEB PAGE	SCALE	PROPERTY LOCATION
WWW.RymarWaterWorks.COM	N.T.S.	----
PHONE #	DATE	
1–855–697–9333	07/16/2020	County, State

BMP Installation	Kevin Noble	Tel: (614) 355–1553	Email: Kevin.Noble@nationwidechildrens.org
BMP Maintenance	Same as above	Same as above	Same as above
Site Stabilization and BMP Removal	Same as above	Same as above	Same as above

NOTE:
For SWPPP Plan View See Sheet C140.

The use of straw wattles has proven to be a versatile and effective ESC BMP, especially in residential settings. Straw Wattles may be substituted for silt fence in linear installations.

The use of compost filter socks and compost blankets are gaining wider acceptance nationwide. They are now approved for use on all Columbus SWP3 plans and construction sites.

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
Any areas that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any areas within 50 feet of a surface water of the state and at final grade	Within two days of reaching final grade
Any areas at final grade	Within seven days of reaching final grade within that area

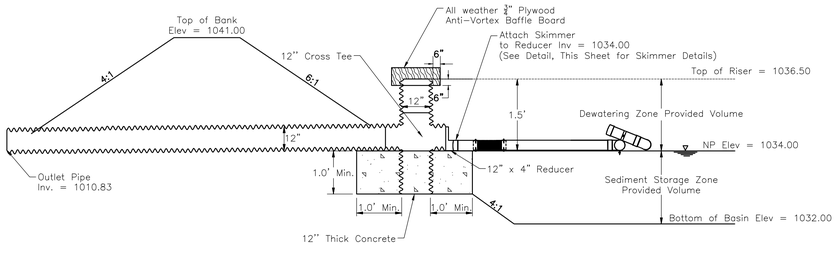
TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
Ant areas within 50 feet of a surface water of the state and at final grade	Within two days of the most recent disturbance if the area will remain idle for more than fourteen days
For all construction activities, any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of a surface water of the state	Within seven days of the most recent disturbance within the area For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s)
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

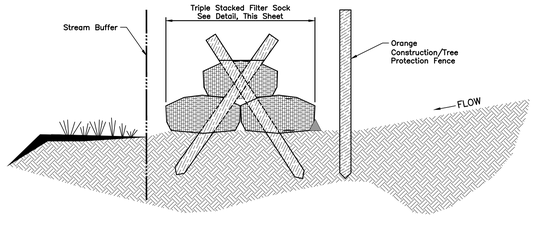
TEMPORARY SEDIMENT CONTROL STRUCTURE SCHEDULE

BASIN	TRIBUTARY ACREAGE	DISTURBED ACREAGE	REQUIRED BASIN DEWATERING VOLUME (67 CY/TRIBUTARY AC)	DEWATERING VOLUME ELEVATION (FEET)	REQUIRED SEDIMENT STORAGE VOLUME (37 CY/DISTURBED A.C.)	PROVIDED SEDIMENT STORAGE VOLUME
Basin 01	XX.XX Ac	X.XX Ac	X.XX Ac–Ft	XXXX.XX	X.XX Ac–Ft	X.XX Ac–Ft

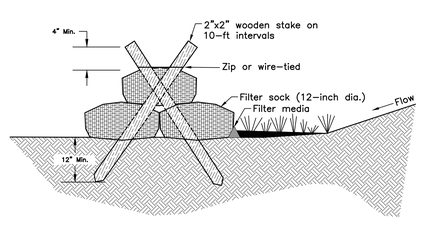
Sediment Basin Required Dewatering Volume Drawdown = 48 Hrs.
Sediment Basin Provided Dewatering Volume Drawdown > 48 Hrs.



SEDIMENT BASIN OUTLET CONTROL STRUCTURE
Not to Scale



STREAM BUFFER SEDIMENT CONTROL DETAIL 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.

TRIPLE STACKED FILTER SOCK
Scale: None

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

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CIVIL ENGINEER:
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Travis Eifert, PE
(614) 775-4615

EMHT

LANDSCAPE ARCHITECT:
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Brian Bernstein
(216) 647-5888

REALM COLLABORATIVE

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CK CONSTRUCTION

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- NOT FOR CONSTRUCTION -

New Albany Close To Home

Nationwide Children's Hospital

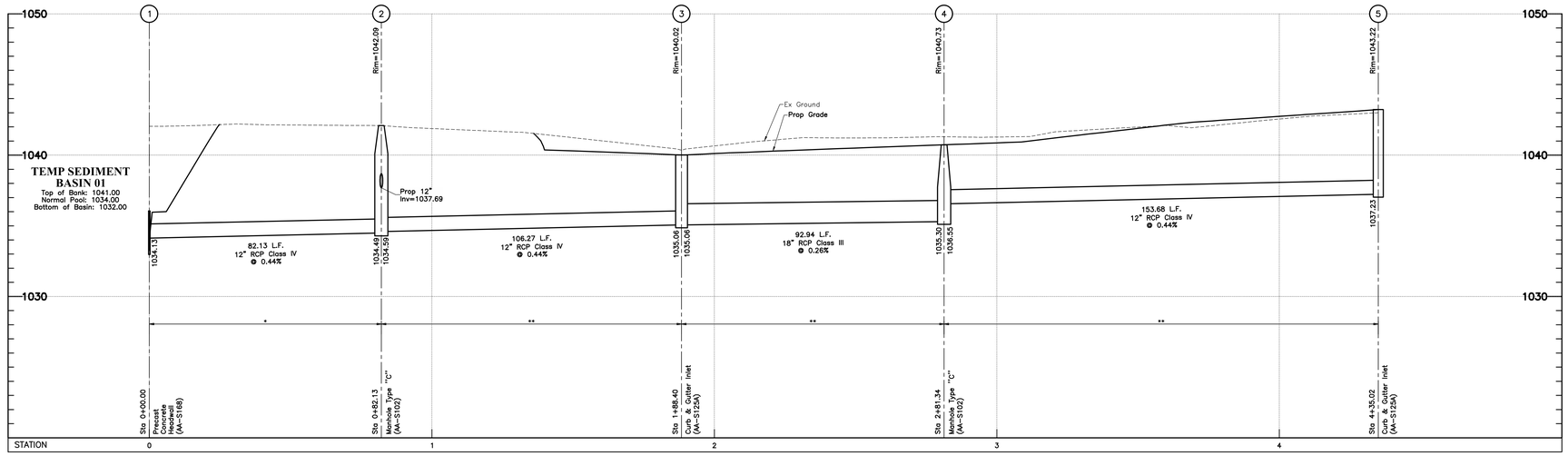
Garrison Parkway, New Albany, OH

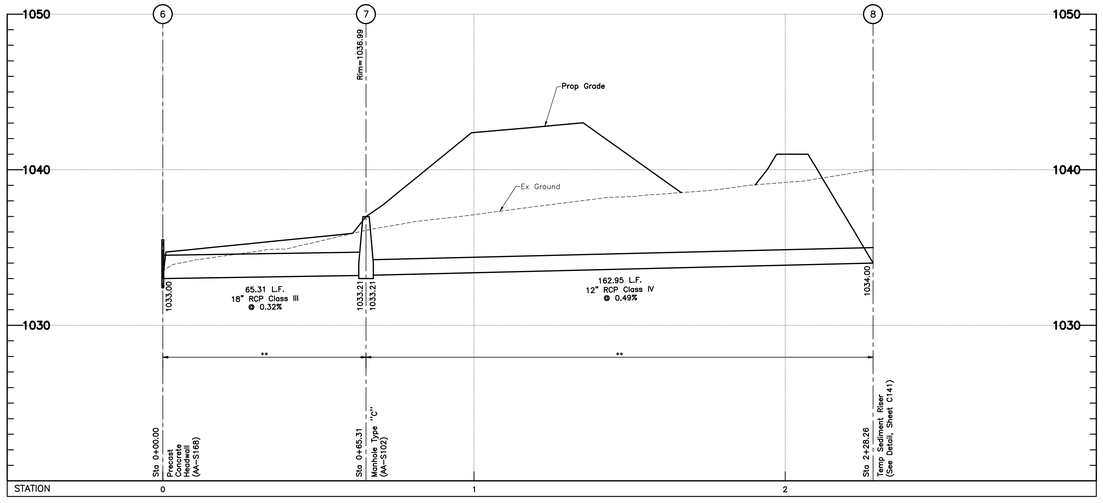
Final Development Plan
July 11, 2025
REVISIONS

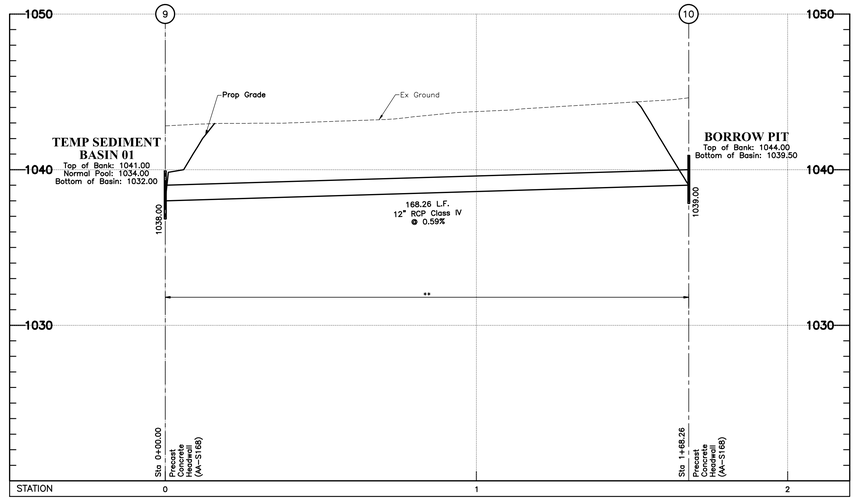
A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

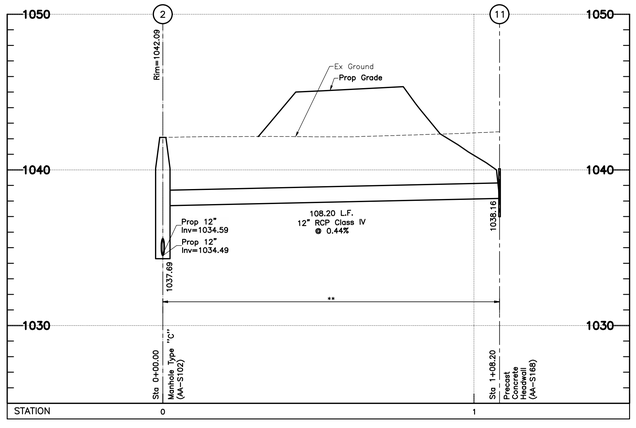
EROS CONTROL PH1 - NOTES & DETAILS

C141









STRUCTURE COORDINATES

STRUCTURE #	NORTHING - PLAN	EASTING - PLAN	NORTHING - AS BUILT	EASTING - AS BUILT
1	759826.8081	1884846.9024		
2	759890.4800	1884898.7798		
3	759968.2284	1884826.3362		
4	759970.8757	1884919.2384		
5	759975.2531	1885072.8542		
6	759719.5608	1884491.2499		
7	759677.3906	1884541.1222		
8	759712.8121	1884700.1742		
9	759776.5105	1884885.2708		
10	759703.9365	1885037.0723		
11	759928.3349	1885000.1458		

STORM SEWER TABLE

LINE	BEARING	LENGTH	SIZE
3–4	N88°22'04"E	92.94'	18"
4–5	N88°22'04"E	153.68'	12"
1–2	N39°10'19"E	82.13'	12"
2–3	N42°58'38"W	106.27'	12"
9–10	S64°26'54"E	168.26'	12"
6–7	S49°47'00"E	65.31'	18"
7–8	N77°26'42"E	162.95'	12"
2–11	N69°31'19"E	108.20'	12"

NOTES:

All elevations on this plan are based on NAVD 1988 datum, unless otherwise noted.

All backfill shall be compacted to the density of the existing ground unless otherwise noted:

* Compacted Backfill, Per Item 911

** Compacted Granular Backfill, Per Item 912 (Type I Only)

*** Concrete Encased w/ Compacted Granular Backfill to Subgrade

All fills are to be placed a minimum of 2.5' above the proposed storm sewer prior to the start of sewer construction per Item 203 of CMSC.

Denoted thus:

(#) Pipe runs are to be Reinforced Concrete Pipe per CMSC 706.02, ASTM C-76, with joints meeting ASTM C-443 requirements.

(+) Pipe runs are to be sanitary grade (watertight) pipe and have watertight joints per City of Columbus Construction and Material Specification 901.15, and Trench Dams per City of Columbus Construction and Material Specification 901.11. This applies to full length, from structure to structure.

† Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.

§ Contractor to verify invert and location of existing utility before construction.

Invert shown per site survey. Contractor to field verify invert and location of existing utility prior to ordering materials.

1. Contractor shall field verify and match material of existing concrete elliptical pipe prior to ordering materials.

HORIZ 1 inch = 20 Feet 0 10 20 40

VERT 1 inch = 5 Feet 0 2.5 5 10

CLIENT:
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Design Reg. for Architects & Engineers 2023 v13

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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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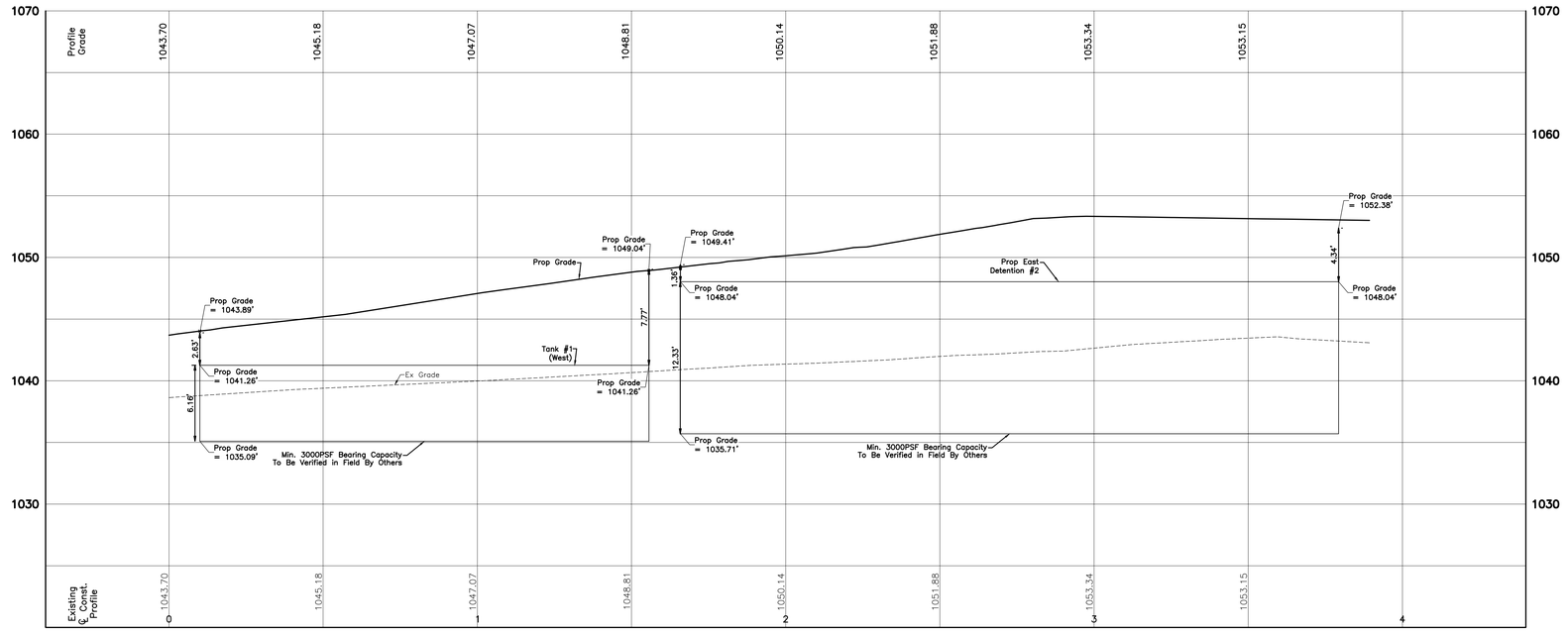
STORM PROFILES - PH1

C142



NOTES:

1. The west tank is limited to 5'8" because of the roadway around the west side of the site being too low, higher heights short circuit to Rose Run. The west roadway therefore cannot drain to the east tank.
2. The east tank can be double the height and be more cost effective because the tributary area to the tank is above an elevation of 1050, vs. 1041 for the west tank.
3. Having one larger tank with a height of 5'8" is not cost effective and the cover over the tank the farther it extends east becomes excessive and may not be viable structurally, the taller tank eliminates those concerns.

HORIZ 1 inch = 20 Feet: 0, 10, 20, 40

VERT 1 inch = 5 Feet: 0, 2.5, 5, 10

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25-24147-00 / SP-24-031

DETENTION PROFILE

C143

ESTIMATE OF QUANTITIES

The Quantities Have Been Established As A Means For The City To Estimate The Necessary Development Fees. The Contractor Shall Be Solely Responsible For Determining The Required Bid Quantities Necessary For The Completion Of The Plan Improvements.

ITEM	QUANTITY	UNIT	DESCRIPTION
604	1	Each	Sanitary Manhole Reconstructed to Grade
604	9	Each	Sanitary Manhole, Type C
901	559	Lin Ft	8" Sanitary Pipe, With Type II Bedding, with Item 912 Compacted Granular Material
901	525	Lin Ft	12" Sanitary Pipe, With Type II Bedding, with Item 912 Compacted Granular Material
901	300	Lin Ft	15" Sanitary Pipe, With Type II Bedding, with Item 912 Compacted Granular Material
901	494	Lin Ft	18" Sanitary Pipe, With Type II Bedding, with Item 912 Compacted Granular Material

Calculated by: SPO Date: 07/14/2025 Checked by: PCS Date: 07/14/2025

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)

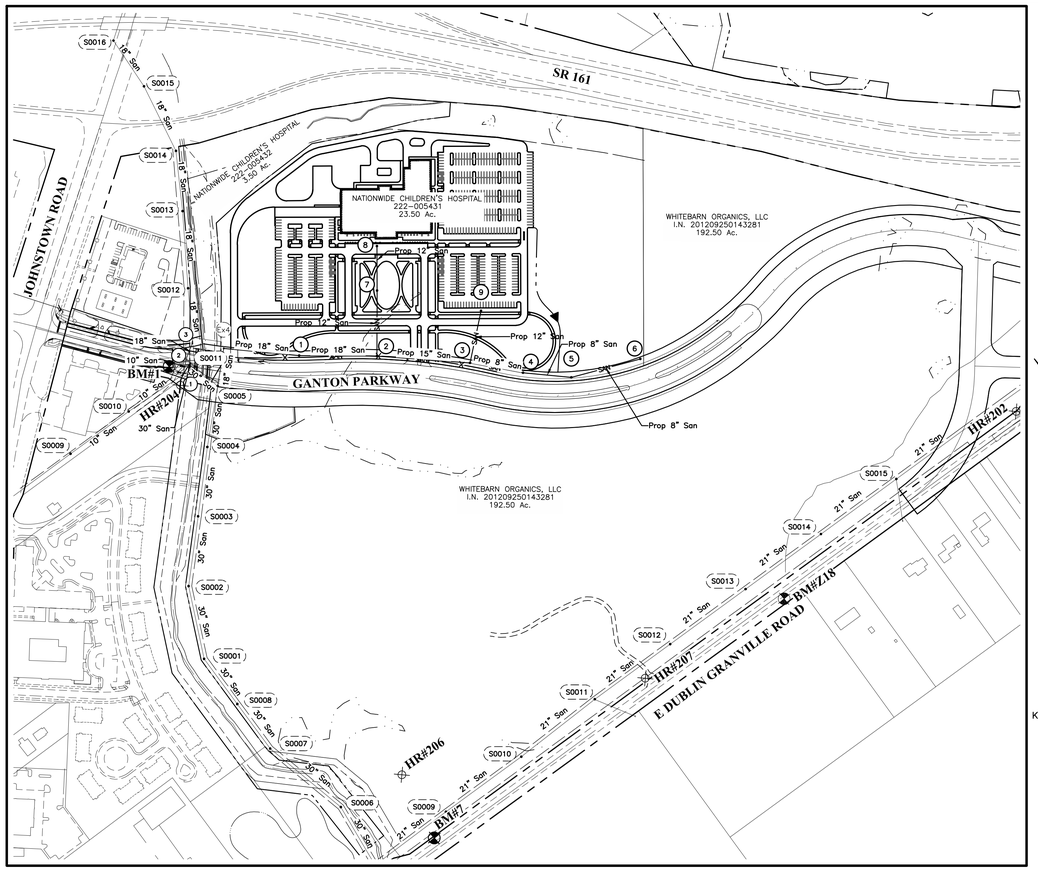
SANITARY SEWER NOTES:

Connection to sanitary sewer cannot be made without obtaining a permit from the Sewer Permit Office at 111 N. Front Street, 1st Floor, (614)645–7490.

Sanitary Services are shown on this plan for reference only. Approval of this plan does not constitute approval of the sanitary services, their locations. Contact the DPU Permit Office 111 N. Front Street for sanitary service approval.

NOTICE TO PERMIT CLERK, CONTRACTOR AND CONSTRUCTION INSPECTOR

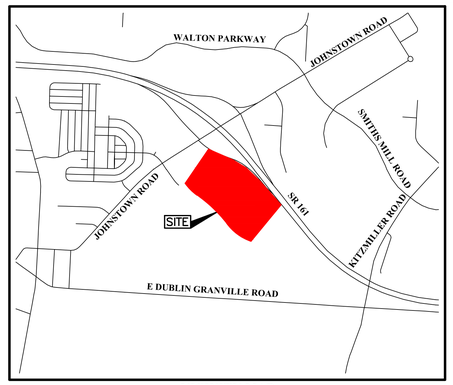
1. The services for the proposed buildings at ADDRESS are to be installed in conjunction with the mainline sewer.
2. All appropriate Permit and System Capacity Fees for these buildings must be paid with the standby inspection fees prior to installation.
3. No services may be connected to any buildings until the mainline and service have been inspected, tested, and approved for use.
4. In the event a building is connected to the service before the mainline is approved for use, the Developer shall be responsible for all costs to disconnect the service and have all affected lines thoroughly cleaned and disinfected before any further inspection or testing is conducted for Division of Construction Inspection approval of the project.
5. All building sign–off cards will be signed in the permit office after the mainline has been tested and approved for use.



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

Sanitary Sewer Plan No.: CC–20____
Water Service Plan No.: WSP–_____



VICINITY MAP
Not to Scale

SHEET INDEX

TITLE SHEET ____ 1
GENERAL NOTES ____ 2–3
TRIBUTARY MAP ____ 4
PLAN AND PROFILE ____ 5–8

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ENGINEER
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Email: bshirley@DLRGROUP.com

ATTRIBUTE

Receiving Manhole	4
Site Tributary Area (acres)	36.730
Population Density (ppa)	35.700
Total Population (people)	1312.300
Design Flow (cfs)	0.790

STANDARD CONSTRUCTION DRAWINGS

The Standard Drawings listed on these plans shall be considered a part thereof:

City of Columbus

AA–S102 AA–S106 AA–S107 AA–S111 AA–S117 AA–S119 AA–S149 AA–S150 AA–S151 AA–S160 AA–S161

Notify OHIO811.org Before You Dig — Notify online using Remote Ticket Entry or call dial 8-1-1 or 800-362-2764 — ildig

PM - 553

EASEMENT REFERENCE

CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS

NO.	DESCRIPTION	APPROVAL/DATE

PLAN 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

REGISTERED ENGINEER E–XXXXX NO. DATE

APPROVALS:

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATIONS OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS. APPROVAL FOR SANITARY SEWERS ONLY.

CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION — DATE
ADMINISTRATOR, DIVISION OF POWER — DATE
ADMINISTRATOR, DIVISION OF SEWERAGE & DRAINAGE — DATE
ADMINISTRATOR, DIVISION OF WATER — DATE

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE July 25, 2025

PROJECT TITLE:
PRIVATE SANITARY SEWER IMPROVEMENT PLAN FOR
NATIONWIDE CHILDREN'S CLOSE TO HOME

DIVISION USE ONLY	OWNER
	CONTRACTOR
	INSPECTOR
	AGREEMENT / COMPLETED
	RPD / CKD / CID / CON.DR.
	INDEX DETAIL / RECORD FILE

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: As Noted
SHEET: 1/ 8
CONTRACT DRAWING NO.: CC-20XXX
RECORD PLAN NO.:

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

ARCHITECT OF RECORD, STRUCTURAL & MEP ENGINEER:
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Columbus, OH 43215
Bryce Shirley, RA
(614) 254-6225

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

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

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

CONSTRUCTION MANAGER:
CK Construction Group
6245 Westerville Rd
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

TITLE SHEET

C201

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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.

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

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

1.4.3 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.

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

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

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

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

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

1.7 WORK WITHIN PUBLIC RIGHT-OF-WAYS
1.7.1 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.

1.7.2 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).

1.7.3 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.

1.7.4 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.

1.7.5 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.

1.7.6 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.

1.7.7 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.

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

1.7.9 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.

1.7.10 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 (OMUTCO) 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 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 COCCMS 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 95% 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 PERMITS
The Contractor shall be responsible to obtain all necessary permits unless otherwise noted.

1.16.1 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.

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

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

1.16.4 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.

1.17 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.

1.17.1 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 are to 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.

1.17.2 Construction shall not be initiated until cut sheets have been submitted digitally to the City Engineer.

1.18 CLEARING AND GRUBBING
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 tree, brush or stump 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.

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

1.19 AGGREGATE BASE AND BACKFILL MATERIAL
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.

1.20 PROHIBITED CONSTRUCTION ACTIVITIES
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.
(a) 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.

1.21 SHEETING & BRACING
Any sheeting and bracing necessary to install the proposed project improvements shall be furnished, installed, and maintained by the Contractor at the Contractor's expense. The use of sheeting and bracing shall be determined per the means and methods of the Contractor. No separate payment shall be made for sheeting and bracing. At ALL times the Contractor shall be required to excavation in a manner that is safe to all workers and the general traveling public. ALL OSHA requirements shall be upheld and sound safety practices shall be exercised at all times. Removal of sheeting and bracing items upon completion of work will be required as directed by the City of Columbus representatives.

2.0 SANITARY SEWER

2.1 CLEAN WATER CONNECTIONS PROHIBITED
Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited on this project.

2.2 RISERS
Service risers, item 914, shall be installed where depth from the wye fitting to the existing or proposed surface elevation exceeds 10 feet. Top of riser shall be no more than 9 feet +/- below existing or proposed surface elevation, whichever is higher.

2.3 SANITARY SERVICES
2.3.1 All sanitary services shall be a minimum of 2.08% grade (1/4" per foot).

2.3.2 All sanitary sewer lines installed on this project shall be in accordance with CMSC Item 901 & ASTM D-2321, or approved equal. Minimum requirements for sanitary sewer on the project shall be PVC sewer pipe ASTM D-3034 or High Density HDPP ASTM F-2736 & F-2764. All joints shall be gasketed integral bell & spigot in accordance with ASTM D-3212.

2.3.3 All sanitary sewer including service lines shall be subject to and pass infiltration or ex-filtration tests according to CMSC Item 901.20 and must be approved for use by the City Engineer before any service connections are tapped into sewers. Refer to Item 901.20 (3) for sanitary manhole testing requirements. All public sanitary sewer lids shall be stamped NEW ALBANY OHIO SANITARY SEWER. All private sanitary sewer lids shall be stamped PRIVATE SANITARY SEWER.

2.3.4 All sanitary sewer lines installed on this project using PVC or HDPP pipe will be subject to deflection testing by pulling an approved Mandrel equal in diameter to 95% of the pipe diameter through the pipe after backfilling and 30 days have passed for weight transfer of the backfill to the pipe and bedding, as required under CMSC Item 901.21.

2.3.5 Existing manhole shall be core cut to accept proposed sanitary sewer. All manholes shall be tested in accordance with CMSC Item 901.20.

2.3.6 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

2.4 DEFLECTION TESTING
All sewer lines installed on this project using P.V.C., HDPE or HDPP 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.

2.5 TRENCH DAMS
Cut off trench dams, in accordance with item 901.11, shall be constructed between each pair of manholes.

2.6 TEMPORARY BULKHEADS
Temporary bulkheads shall be placed where indicated on the plans, and shall remain in place until removal is directed by the City Engineer.

2.7 WYE POLES
Wye poles shall be placed at the end of sanitary service laterals and at the end of stub mainlines ending 5 feet or more from a manhole. The wye pole shall be placed from the pipe to at least three feet above the proposed grade. A 2 foot long minimum section of rebar shall be placed vertically alongside the wye pole 6 inches below the proposed grade. The rebar shall not be fastened in any way to the wye pole.

2.8 MANHOLE CORING
The contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1-inch beyond the inside face of the manhole. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following:
1. Rubber Sleeve with Stainless Stell Banding.
a. Kor-N-Seal as manufactured by National Pollution Control Systems, Inc.
b. Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation.
c. Or equal as approved by the City Engineer.

2. Rubber Gasket Compression.
a. Press Wedge II as manufactured by Press-Seal Gasket Corporation.
b. Dura Seal III as manufactured by Dura Tech, Inc.
c. Link-Seal as manufactured by Thunderline Corporation.
d. Or equal as approved by the City Engineer.

2.9 SEWER INSPECTION
2.9.1 The Contractor shall ensure there is a surveyor's level and rod on the project for use in performing grade checks whenever 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.

2.9.2 These checks will be performed to ensure the following:

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

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

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

2.9.5 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.

3.0 EROSION CONTROL

Refer to New Albany Commerce II Site Improvement Plan for Erosion & Sediment Control Plan and Details.

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

3.1 TEMPORARY SOIL EROSION AND SEDIMENT CONTROL
3.1.1 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.

3.1.2 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.

3.2 SEEDING
3.2.1 "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

3.2.2 "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 match project specifications.

3.2.3 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

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

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

3.3.3 Sediment Barriers such as sediment fence or diversions to settling facilities shall protect adjacent properties and water resources from sediment transported by sheet flow.
3.3.4 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.

3.3.5 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.

3.3.6 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.

3.4 MAINTENANCE
3.4.1 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.

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

4.0 RIGHT-OF-WAY PERMITS

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.

5.0 PAVEMENT REPLACEMENT

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.

EASEMENT REFERENCE

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NO.	DESCRIPTION	APPROVAL/DATE

PLAN 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

GENERAL NOTES

PROJECT TITLE:
PRIVATE SANITARY SEWER IMPROVEMENT PLAN
FOR
NATIONWIDE CHILDREN'S CLOSE TO HOME

DIVISION USE ONLY	OWNER
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CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE:	SHEET
None	2/ 8
CONTRACT DRAWING NO.	RECORD PLAN NO.
CC-20XXX	

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CLIENT:
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Engineering Services
700 Children's Drive
Ross Hall, R4000
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Kevin Noble, RA
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Eddie Weeks, MHA
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NATIONWIDE CHILDREN'S

ARCHITECT OF RECORD, STRUCTURAL & MEP ENGINEER:
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Bryce Shirley, RA
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DLRGROUP

EXTERIOR DESIGN ARCHITECT:
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CIVIL ENGINEER:
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EMHT

LANDSCAPE ARCHITECT:
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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
Gaston Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

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

GENERAL NOTES

C202

6.0 EXISTING UTILITIES

6.1 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.

6.1.1 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.

6.1.2 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.

6.1.3 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.

6.1.4 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.

6.1.5 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
Electric/FOC 700 Morrison Road Gahanna, OH 43230	AEP	(800) 672-2231 (614) 883-6802/Brent Gates
Sanitary Sewer & Storm Sewer & Water & Fiber Optic Cable (FOC)	City of New Albany Service Department 7800 Bevelhymer Road New Albany, OH 43054	(614) 855-0076
Water Facilities	City of Columbus (Division of Water) Water Distribution Center 910 Dublin Road. Columbus, OH 43215	(614) 645-7788
Telephone	AT&T 111 North 4th Street, Room 802 Columbus, OH 43215 Contact: Ron Harrison	(614) 223-4362
Cable	Columbus FiberNet 1600 Walcutt Road Columbus, Ohio 43228	(614) 921-8524
	Charter Communications/Spectrum 3760 Interchange Road Columbus, Ohio 43204	(614) 481-5047
Gas	Columbia Gas of Ohio, Inc. 3550 Johnny Appleseed Court Columbus, OH 43231	(800) 344-4077
	TC Energy 2385 Cotter Road Mansfield, OH 44903	(888) 982-7222

7.0 TREES

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.

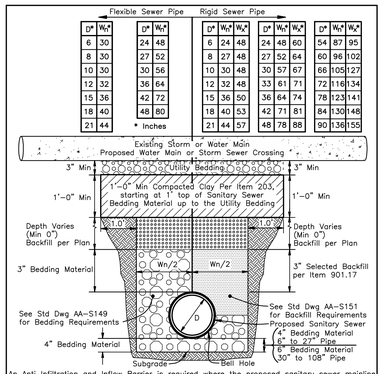
8.0 BENCHMARKS AND SURVEY MONUMENTS

8.1 Do not disturb any Franklin County Certified Benchmarks (vertical and/or horizontal) located within the working limits of the project. Contractor shall contact the Franklin County survey department (740) 462-3026, prior to construction, to coordinate the proper procedures for resetting, relocation, or replacement of any Franklin County Certified Benchmark or Survey Monument.

8.2 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 Engineer and at the contractor's expense as per the City of Columbus Construction and Materials Specifications, Section 107.12. If replacement of pins or monuments is required, the Engineer, Developer, or Contractor shall provide an exhibit during the final punch list inspection verifying that monuments have been placed at all property corners.

Flexible Sewer Pipe				Rigid Sewer Pipe							
D*	W_n*	D*	W_n*	D*	W_n*	W_x*	D*	W_n*	W_x*	D*	W_n*	W_x*
6	30	24	48	6	24	48	24	48	60	54	87	95
8	30	27	52	8	27	48	27	52	64	60	96	102
10	30	30	56	10	30	48	30	57	67	66	105	127
12	32	36	64	12	32	48	33	61	71	72	116	134
15	36	42	72	15	36	50	36	64	74	78	123	141
18	40	48	80	18	40	53	42	71	81	84	130	148
21	44			21	44	57	48	78	88	90	136	155

* Inches



An Anti Infiltration and Inflow Barrier is required where the proposed sanitary sewer mainline or service laterals cross an existing storm sewer or water main or a proposed water main or storm sewer as per City of Columbus requirements. The clay shall be compacted per Item 203. The length of barrier shall be 10' measured along the ℄ of sanitary pipe and centered on the crossing. Cost to be included in the price bid for the Sewer Items.

(I/I)ANTI INFILTRATION AND INFLOW BARRIER DETAIL
No Scale

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN 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

GENERAL NOTES

PROJECT TITLE:
PRIVATE SANITARY SEWER IMPROVEMENT PLAN
FOR
NATIONWIDE CHILDREN'S CLOSE TO HOME

DIVISION USE ONLY	OWNER
	CONTRACTOR
	INSPECTOR
	AGREEMENT / COMPLETED
	RPD / CKD / CID / CON.DR.
	INDEX DETAIL / RECORD FILE

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: None
SHEET: 3/ 8
CONTRACT DRAWING NO.: CC-20XXX
RECORD PLAN NO.:

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Xref: CC Border

CLIENT:
Nationwide Children's Hospital
Engineering Services
700 Children's Drive
Ross Hall, R4000
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Design Reg. for Architects & Engineers 2023 v13

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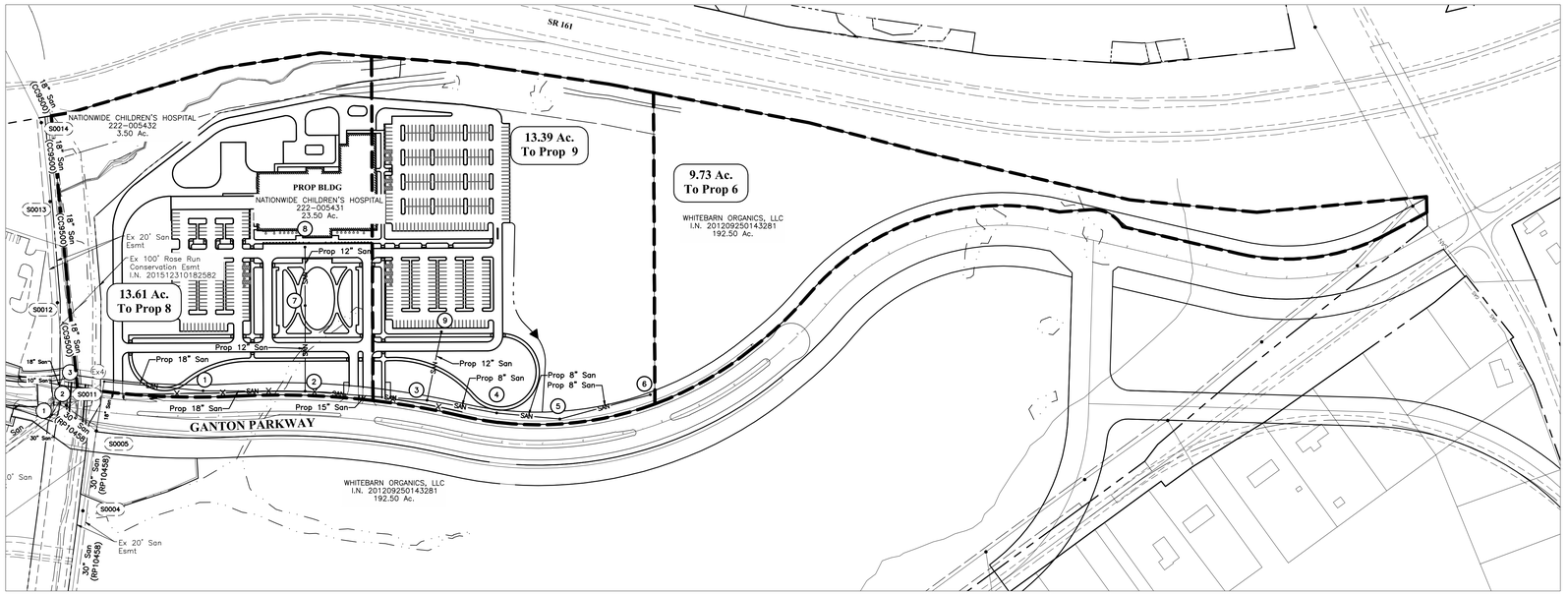
Ganton Parkway, New Albany, OH

Final Development Plan
July 11, 2025
REVISIONS

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

GENERAL NOTES

C203



GRAPHIC SCALE

0 75 150 300

1 inch =150 feet

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

TRIBUTARY MAP

PROJECT TITLE:
PRIVATE SANITARY SEWER IMPROVEMENT PLAN
FOR
NATIONWIDE CHILDREN'S CLOSE TO HOME

DIVISION USE ONLY				OWNER	
				CONTRACTOR	
				INSPECTOR	
				AGREEMENT	COMPLETED
				RPD / CKD / CID / CON.DR.	
				INDEX DETAIL	RECORD FILE

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE:	SHEET
1" = 150'	4/ 8
CONTRACT DRAWING NO.	RECORD PLAN NO.
CC-20XXX	

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CLIENT:
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LANDSCAPE ARCHITECT:
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CONSTRUCTION MANAGER:
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Westerville, OH 43081
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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

TRIBUTARY MAP

C204

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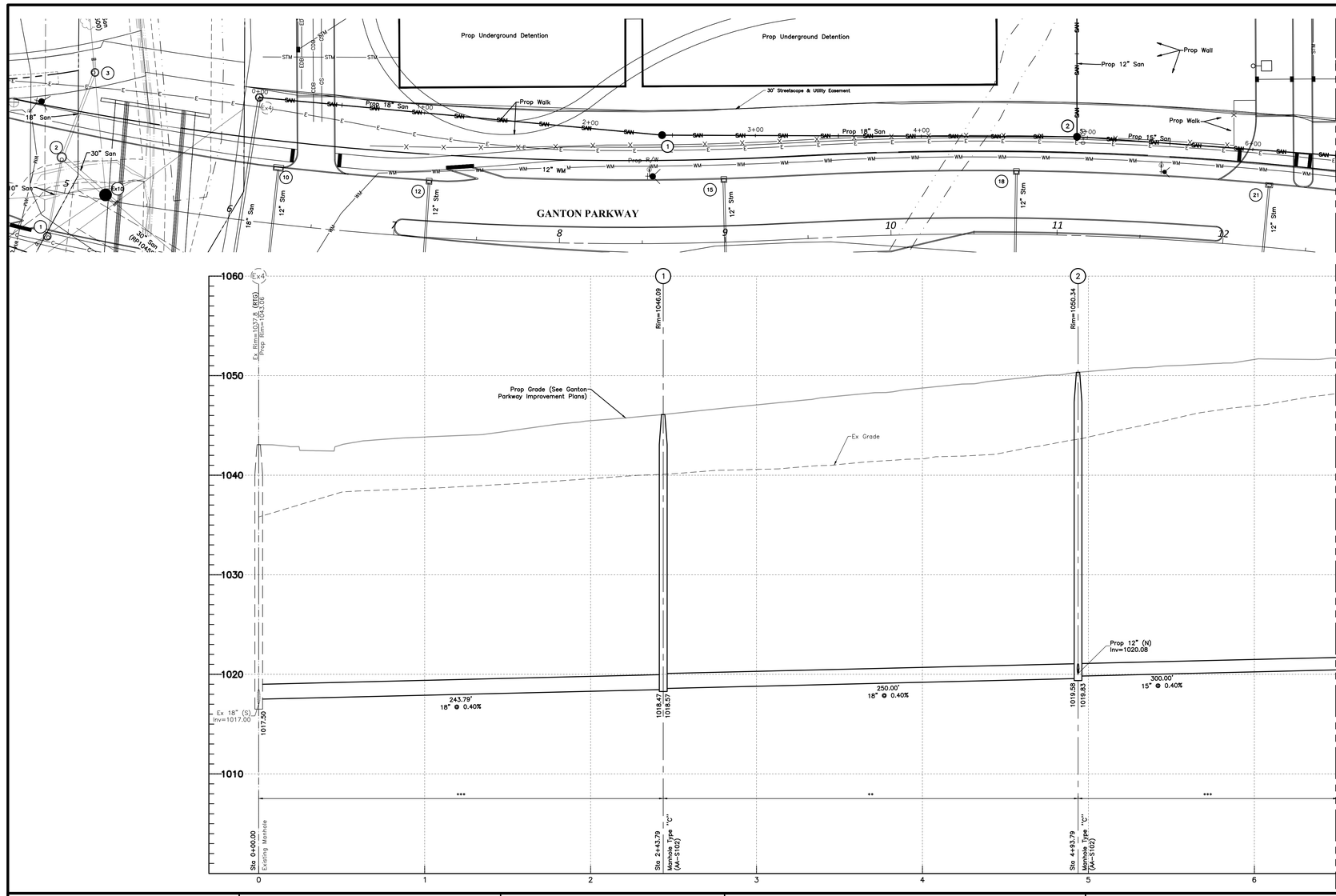
Prop Underground Detention
Prop Underground Detention
30' Streetscape & Utility Easement
Prop Wall
Prop Walk
Prop Walk
Prop 12" San
Prop 18" San
Prop 18" San
Prop 15" San
Prop 12" WM
Prop R/W
18" San
30" San
30" San
30" San (Inst. 202...)
18" San
12" Stm
12" Stm
12" Stm
12" Stm
GANTON PARKWAY
MATCH LINE STA. 6+50 - SEE SHEET 6
0+00
1+00
2+00
3+00
4+00
5+00
6+00
Ex 4
Ex 10
1
2
3
4
5
6
7
8
9
10
11
12
15
18
21

HORIZ 0 15 30 60
1 inch = 30 Feet

VERT 0 2.5 5 10
1 inch = 5 Feet

NOTES:

All elevations on this plan are based on NAVD 1988 datum, unless otherwise noted.

All backfill shall be compacted to the density of the existing ground unless otherwise noted:

* Compacted Backfill, Per Item 911

** Compacted Granular Backfill, Per Item 912

*** Backfill shall be compacted in horizontal lifts, with loose thicknesses not exceeding 8 inches. Each lift shall be compacted to at least 95% of the maximum dry density as determined by the "Standard" compaction test (ASTM D-698).

% Concrete Encased w/ Compacted Granular Backfill to subgrade

All fills are to be placed a minimum of 2.5' above the proposed storm sewer prior to the start of sewer construction per Item 203 of CMSC.

Denoted thus:

See Anti-Infiltration and Inflow Barrier Detail, Sheet 3.

(+) Pipe runs (denoted with "+") are to be sanitary grade(watertight) and have watertight joints per City of Columbus Construction and Material Specification 901.15, and Trench Dams per City of Columbus Construction and Material Specification 901.11. This applies to full pipe length, from structure to structure.

† Contractor shall maintain a 18" minimum clearance from outside of pipe to outside of pipe for all sanitary and water crossings, and 12" minimum clearance from outside of pipe to outside of pipe for all other utility crossings unless otherwise noted.

§ Contractor to verify invert and location of existing utility before precasting structure.

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

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Phone: 614.775.4500 Toll Free: 888.775.3648
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PLAN AND PROFILE 0+00-6+50

PROJECT TITLE:
PRIVATE SANITARY SEWER IMPROVEMENT PLAN
FOR
NATIONWIDE CHILDREN'S CLOSE TO HOME

DIVISION USE ONLY	OWNER
	CONTRACTOR
	INSPECTOR

AGREEMENT		COMPLETED		
RPD	CKD	CID	CON.DR.	

INDEX DETAIL	RECORD FILE

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: Horiz: 1" = 30'
Vert: 1" = 5'

SHEET 5/ 8

CONTRACT DRAWING NO. CC-20XXX

RECORD PLAN NO.

CLIENT:
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Eddie Weeks, MHA
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CONSTRUCTION MANAGER:
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Westerville, OH 43081
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Design Reg. 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

PLAN AND PROFILE
0+00-6+50

C205

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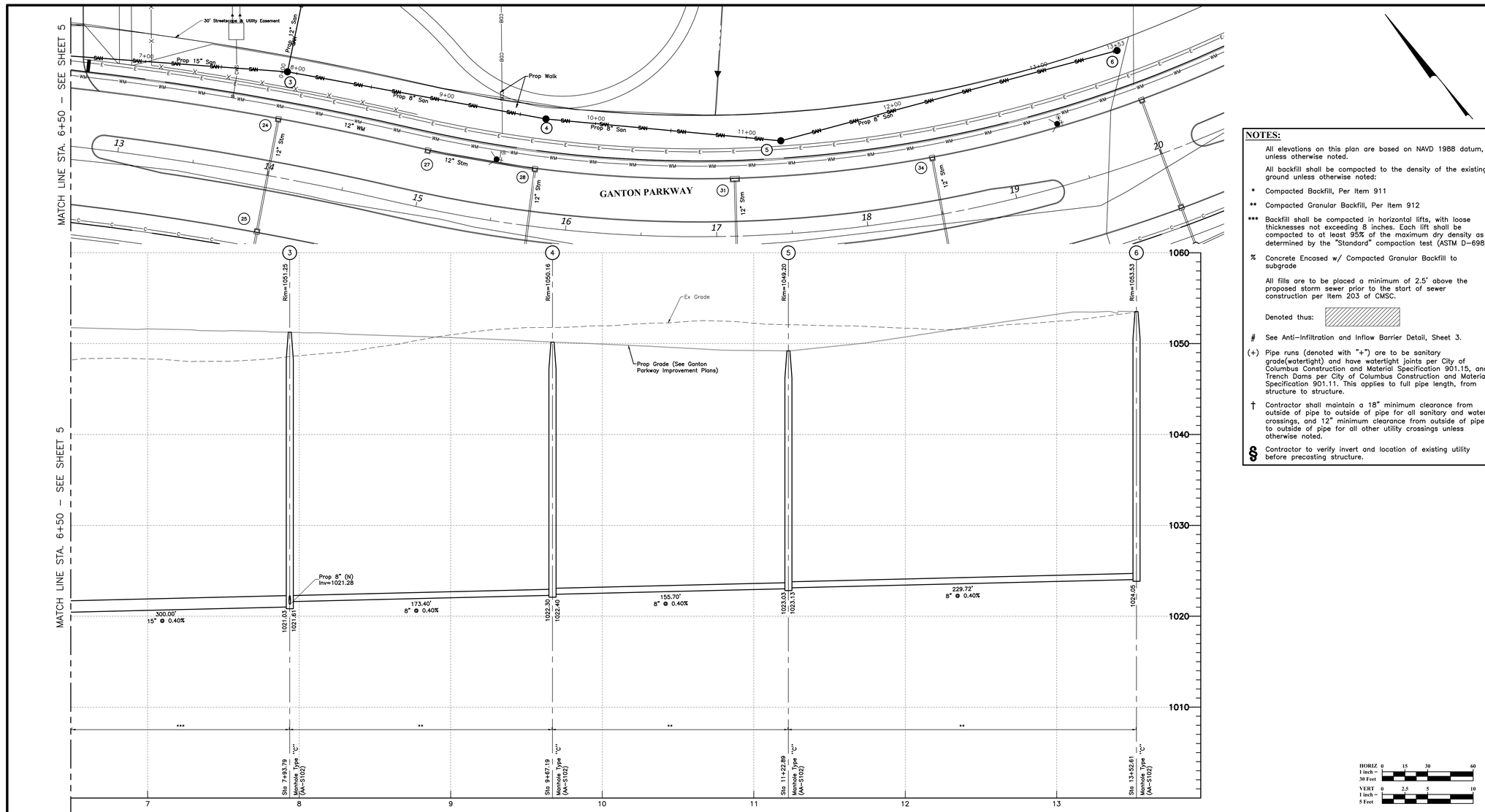

NOTES:

All elevations on this plan are based on NAVD 1988 datum, unless otherwise noted.

All backfill shall be compacted to the density of the existing ground unless otherwise noted:

* Compacted Backfill, Per Item 911

** Compacted Granular Backfill, Per Item 912

*** Backfill shall be compacted in horizontal lifts, with loose thicknesses not exceeding 8 inches. Each lift shall be compacted to at least 95% of the maximum dry density as determined by the "Standard" compaction test (ASTM D-698).

% Concrete Encased w/ Compacted Granular Backfill to subgrade

All fills are to be placed a minimum of 2.5' above the proposed storm sewer prior to the start of sewer construction per Item 203 of CMSC.

Denoted thus:

\# See Anti-Infiltration and Inflow Barrier Detail, Sheet 3.

(+) Pipe runs (denoted with "+") are to be sanitary grade(watertight) and have watertight joints per City of Columbus Construction and Material Specification 901.15, and Trench Dams per City of Columbus Construction and Material Specification 901.11. This applies to full pipe length, from structure to structure.

† Contractor shall maintain a 18" minimum clearance from outside of pipe to outside of pipe for all sanitary and water crossings, and 12" minimum clearance from outside of pipe to outside of pipe for all other utility crossings unless otherwise noted.

§ Contractor to verify invert and location of existing utility before precasting structure.

HORIZ 1 inch = 30 Feet — 0, 15, 30, 60

VERT 1 inch = 5 Feet — 0, 2.5, 5, 10

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

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PLAN AND PROFILE 6+50-13+00

PROJECT TITLE:
PRIVATE SANITARY SEWER IMPROVEMENT PLAN
FOR
NATIONWIDE CHILDREN'S CLOSE TO HOME

DIVISION USE ONLY	OWNER
	CONTRACTOR
	INSPECTOR
	AGREEMENT / COMPLETED
RPD / CKD / CID / CON.DR.	
INDEX DETAIL / RECORD FILE	

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE:	SHEET
Horiz: 1" = 30' Vert: 1" = 5'	6/ 8
CONTRACT DRAWING NO. CC-20XXX	RECORD PLAN NO.

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Ganton Parkway, New Albany, OH

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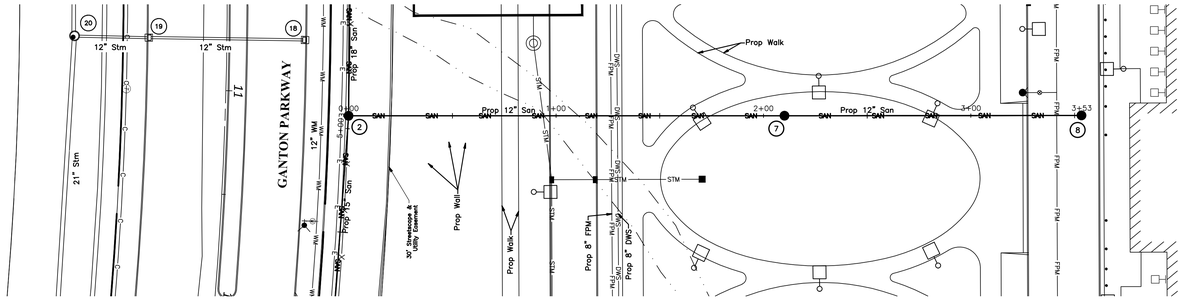
July 11, 2025
REVISIONS

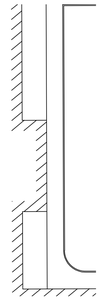
A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

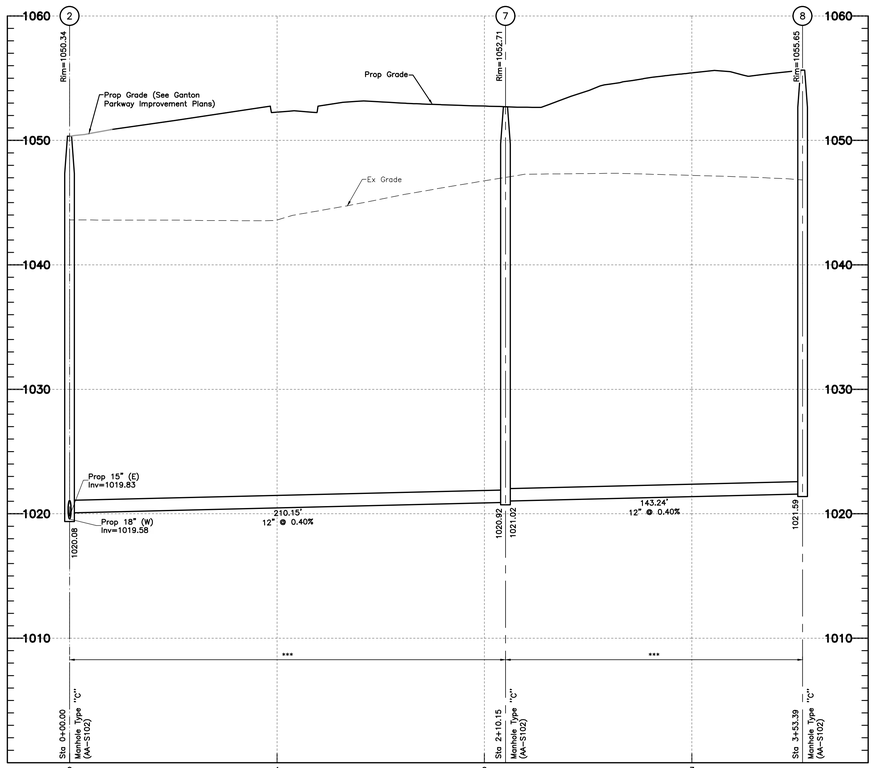
PLAN AND PROFILE
6+50-13+00

C206



PROP BLDG





NOTES:

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All backfill shall be compacted to the density of the existing ground unless otherwise noted:

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** Compacted Granular Backfill, Per Item 912

*** Backfill shall be compacted in horizontal lifts, with loose thicknesses not exceeding 8 inches. Each lift shall be compacted to at least 95% of the maximum dry density as determined by the "Standard" compaction test (ASTM D-698).

% Concrete Encased w/ Compacted Granular Backfill to subgrade

All fills are to be placed a minimum of 2.5' above the proposed storm sewer prior to the start of sewer construction per Item 203 of CMSC.

Denoted thus:

See Anti-Infiltration and Inflow Barrier Detail, Sheet 3.

(+) Pipe runs (denoted with "+") are to be sanitary grade(watertight) and have watertight joints per City of Columbus Construction and Material Specification 901.15, and Trench Dams per City of Columbus Construction and Material Specification 901.11. This applies to full pipe length, from structure to structure.

† Contractor shall maintain a 18" minimum clearance from outside of pipe to outside of pipe for all sanitary and water crossings, and 12" minimum clearance from outside of pipe to outside of pipe for all other utility crossings unless otherwise noted.

§ Contractor to verify invert and location of existing utility before precasting structure.

HORIZ 1 inch = 30 Feet — 0 15 30 60

VERT 1 inch = 5 Feet — 0 2.5 5 10

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

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PLAN AND PROFILE

PROJECT TITLE:
PRIVATE SANITARY SEWER IMPROVEMENT PLAN FOR
NATIONWIDE CHILDREN'S CLOSE TO HOME

DIVISION USE ONLY	OWNER
	CONTRACTOR
	INSPECTOR
	AGREEMENT / COMPLETED
RPD / CKD / CID / CON.DR.	
INDEX DETAIL	RECORD FILE

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: Horiz: 1" = 30' Vert: 1" = 5'

SHEET 7/ 8

CONTRACT DRAWING NO. CC-20XXX

RECORD PLAN NO.

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Jay Jacobs
(614) 212-5724

Design Req. for Architects & Engineers 2023 v13

- NOT FOR CONSTRUCTION -

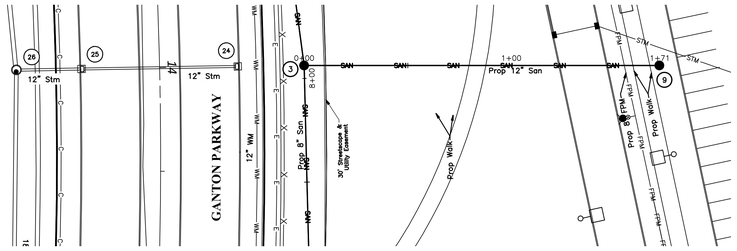
New Albany Close To Home
Nationwide Children's Hospital
Ganton Parkway, New Albany, OH

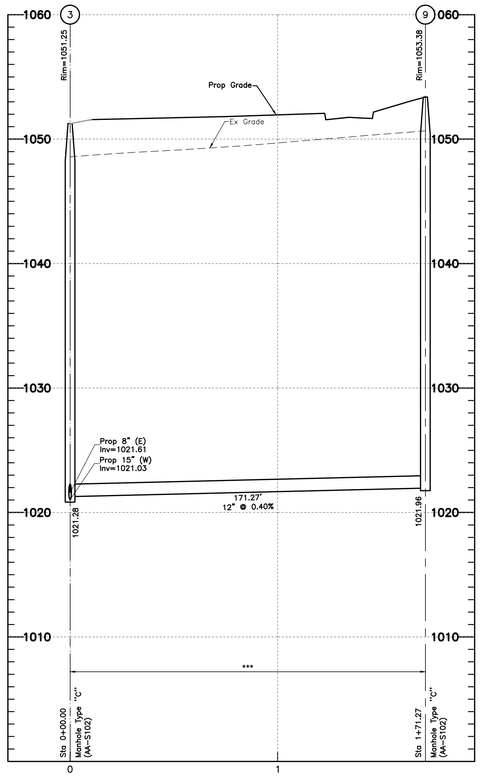
Final Development Plan
July 11, 2025
REVISIONS

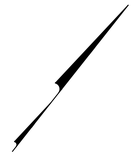
A/E / NCH PROJ. NO.:
25-24147-00 / SP-24-031

PLAN AND PROFILE

C207







NOTES:

All elevations on this plan are based on NAVD 1988 datum, unless otherwise noted.

All backfill shall be compacted to the density of the existing ground unless otherwise noted:

* Compacted Backfill, Per Item 911

** Compacted Granular Backfill, Per Item 912

*** Backfill shall be compacted in horizontal lifts, with loose thicknesses not exceeding 8 inches. Each lift shall be compacted to at least 95% of the maximum dry density as determined by the "Standard" compaction test (ASTM D-698).

% Concrete Encased w/ Compacted Granular Backfill to subgrade

All fills are to be placed a minimum of 2.5' above the proposed storm sewer prior to the start of sewer construction per Item 203 of CMSC.

Denoted thus:

See Anti-Infiltration and Inflow Barrier Detail, Sheet 3.

(+) Pipe runs (denoted with "+") are to be sanitary grade(watertight) and have watertight joints per City of Columbus Construction and Material Specification 901.15, and Trench Dams per City of Columbus Construction and Material Specification 901.11. This applies to full pipe length, from structure to structure.

† Contractor shall maintain a 18" minimum clearance from outside of pipe to outside of pipe for all sanitary and water crossings, and 12" minimum clearance from outside of pipe to outside of pipe for all other utility crossings unless otherwise noted.

§ Contractor to verify invert and location of existing utility before precasting structure.

HORIZ 1 inch = 30 Feet — 0 15 30 60

VERT 1 inch = 5 Feet — 0 2.5 5 10

EASEMENT REFERENCE

CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS

NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

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

PLAN AND PROFILE

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PLAN AND PROFILE

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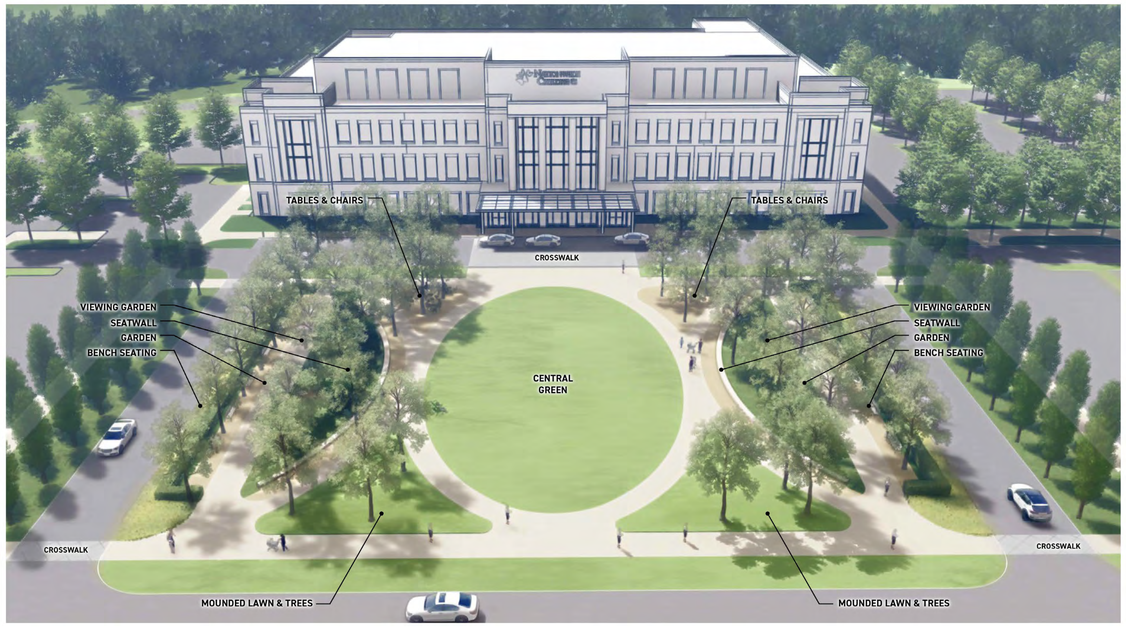

CENTRAL GREEN - OVERALL AERIAL VIEW

CENTRAL GREEN - SEATING AREAS

CENTRAL GREEN - WALKING PATH AND SEATWALL

CENTRAL GREEN - ARRIVAL VIEW

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LANDSCAPE AXOS

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SOUTH FACADE

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

SOUTHEAST AERIAL

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SOUTH FACADE

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SOUTHWEST CORNER

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

WEST FACADE

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NORTHWEST AERIAL

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NORTH FACADE

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NORTHEAST CORNER

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EAST FACADE

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TRAVELING EAST ON 161

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TRAVELING WEST ON 161

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VIEW FROM GANTON PARKWAY

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