

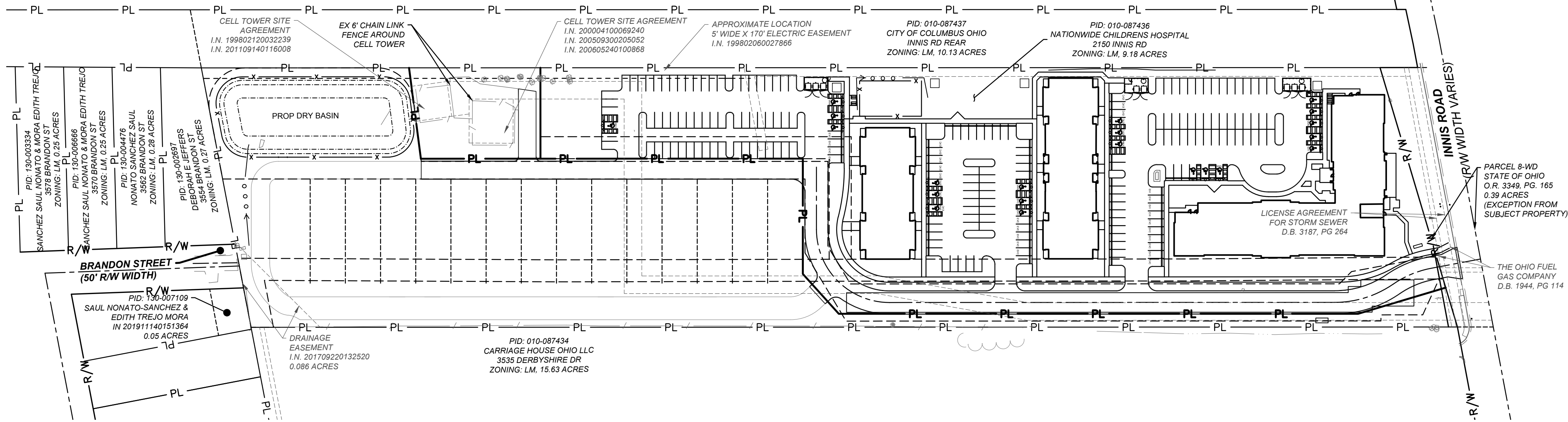
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PRIVATE SITE CONSTRUCTION DOCUMENTS
FOR
INNIS APARTMENTS
2150 INNIS ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

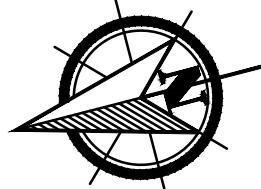


VICINITY MAP
1" = NTS



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 87 DEGREES 37 MINUTES 36 SECONDS EAST FOR THE EXISTING CENTERLINE OF RIGHT-OF-WAY FOR INNIS ROAD, 1" PINS INSIDE MONUMENT BOXES WERE OBSERVED AT INNIS ROAD CENTERLINE OF RIGHT-OF-WAY STATION 107+96.28 AND 115+06.33 (PER FRA-3-20.84-25 PLANS), MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION



HORIZONTAL CONTROL

COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION. A PROJECT ADJUSTMENT FACTOR OF 1.0000353509 WAS APPLIED ABOUT C.P. 1500 TO OBTAIN GROUND COORDINATES.

C.P.	DESCRIPTION	NORTHING (GROUND)	EASTING (GROUND)	ELEVATION
1500	5/8 INCH REBAR W/CAP STAMPED "ASI CONTROL POINT" SET 9.2 FEET FROM THE EDGE OF PAVEMENT, 123.7 FEET EAST FROM A POWERPOLE, 147.4 FEET SOUTHWEST FROM A POWERPOLE	742802.751	1840404.621	872.37
1501	MAG NAIL SET 4.2 FEET FROM THE SOUTH EDGE OF PAVEMENT, 11.4 FEET NORTHWEST FROM A POWERPOLE, 119.3 FEET SOUTHWEST OF A POWERPOLE	742781.668	1840542.613	870.96
1502	MAG NAIL SET 6.8 FEET FROM THE SOUTH EDGE OF PAVEMENT, 43.4 FEET NORTHEAST FROM A POWERPOLE, 43.7 FEET NORTHEAST OF A FENCE CORNER	742838.139	1840330.780	872.28
1503	5/8 INCH REBAR W/CAP STAMPED "ASI CONTROL POINT" SET 13.0 FEET NORTH FROM A FIRE HYDRANT, 14.6 FEET SOUTHEAST OF A FEET FROM A SIGN, 85.4 FEET SOUTHWEST FROM ANOTHER SIGN	742372.979	1840210.248	871.35
1504	5/8 INCH REBAR W/CAP STAMPED "ASI CONTROL POINT" SET 5.7 FEET NORTH FROM A CONCRETE CURB, 3.5 FEET EAST OF A STORM MANHOLE, 38.8 FEET SOUTH FROM A POWERPOLE	742346.921	1840462.502	875.02
1505	5/8 INCH REBAR W/CAP STAMPED "ASI CONTROL POINT" SET 23.5 FEET EAST FROM A FENCELINE, 90.1 FEET NORTHWEST OF A CORNER STEEL COLUMN, 110.0 FEET NORTHWEST FROM THE NEXT STEEL COLUMN SOUTH	743299.202	1840437.939	872.87
1506	5/8 INCH REBAR W/CAP STAMPED "ASI CONTROL POINT" SET 34.7 FEET WEST FROM A FENCELINE, 35.6 FEET SOUTHEAST OF A CORNER STEEL COLUMN, 36.5 FEET SOUTHEAST FROM THE NEXT STEEL COUMN SOUTH	743163.165	1840634.480	872.76

VERTICAL CONTROL

ELEVATIONS ON CONTROL POINTS AND TEMPORARY BENCHMARKS FROM A DIFFERENTIAL LEVEL CIRCUIT FROM FRANKLIN COUNTY ENGINEER BENCHMARK "PRC 26-57" AT NAVD 88 ELEVATION 870.00 FEET

B.M.	DESCRIPTION	NORTHING (GROUND)	EASTING (GROUND)	ELEVATION
TBM 100	CHISELED "X" ON ARROW BOLT OF A FIRE HYDRANT	N/A	N/A	873.52
TBM 101	"X" ON THE EAST SIDE OF A SANITARY MANHOLE	N/A	N/A	872.96

DEVELOPMENT DATA

ZONING:

PROPERTY OWNER: NATIONWIDE CHILDREN'S HOSPITAL

PARCEL ID: 010-087436

ADDRESS: 2150 INNIS ROAD, COLUMBUS, OHIO 43224

EXISTING ZONING: M, MANUFACTURING

HEIGHT DISTRICT: H-35

PROPOSED USE - AREA A: 5.131 AC (138 DWELLING UNITS)
PROPOSED USE - AREA B: 3.706 AC (15 DETACHED SINGLE FAMILY W/ DETACHED GARAGE)
PROPOSED USE - AREA C: 0.338 AC (CELL TOWER PARCEL SPLIT)

FEMA FLOODPLAIN: 39049C0187K, EFF: 6/17/2008

SITE DATA:

TOTAL SITE AREA: 9.178 AC

TOTAL DISTURBED AREA: 9.34 AC

PRE-DEVELOPED IMPERVIOUS AREA: 2.77 AC

POST-DEVELOPED IMPERVIOUS AREA: 5.19 AC

PARKING DATA:

PROPOSED MULTI-FAMILY SPACES: 191 REGULAR SPACES, 19 ADA SPACES

PROPOSED SINGLE FAMILY SPACES: 30 SPACES

PROPOSED PARKING SPACES: 240 SPACES

PRIVATE SITE CONSTRUCTION DOCUMENTS

FOR
INNIS APARTMENTS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

TITLE SHEET

DESCRIPTION

SHEET NO.

DATE

REVISIONS

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OR REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	08/03/2026
DRAWN BY:	AMS
CHECKED BY:	JJZ
JOB NUMBER:	2022.03292

C001

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PLOT SCALE: 1"=1' EDIT DATE: 9/26/25 - 1:27 PM EDITED BY: JBR/VDN DRAWING: CIVIL CONSTRUCTION DOCUMENTS SITE CONSTRUCTION DOCUMENTS 2022.03292 TS.DWG

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.

2. SPECIFICATIONS - PERFORM ALL WORK IN ACCORDANCE WITH CITY AND OHIO DEPARTMENT OF TRANSPORTATION (ODOT) MATERIAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS, INCLUDING ALL SUPPLEMENTS THERETO. IN CASE OF DISCREPANCY BETWEEN CITY AND ODOT REQUIREMENTS AND PROJECT SPECIFICATIONS, THE MORE STRICT SPECIFICATION SHALL APPLY. WHEREVER THE WORDS "STATE," "DEPARTMENT," OR "DEPUTY DIRECTOR" OCCUR, IT IS TO MEAN THE OWNER. WHEREVER THE WORD "ENGINEER" OCCURS, IT IS TO MEAN AMERICAN STRUCTUREPOINT, INC.

THIS PROJECT IS TO BE BID AND ADMINISTERED AS A LUMP SUM PROJECT. ALL REFERENCES TO UNIT PRICES AND METHODS OF MEASUREMENT FOR THE PURPOSE OF PAYMENT SHALL BE DISREGARDED.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. CONTACT OUPS UTILITY LOCATING SERVICE TO FIELD LOCATE EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.

4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.

5. BENCHMARKS - THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, SURVEY MONUMENTS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES. ANY BENCHMARK, PROPERTY CORNER, OR SURVEY MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.

7. PERMITS & LICENSES - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND LICENSES NEEDED FOR THE CONSTRUCTION OF THIS PROJECT.

8. EXISTING SEWERS & STRUCTURES - THE CONTRACTOR SHALL REPLACE, TO THE SATISFACTION OF THE ENGINEER, ALL EXISTING MANHOLES, CATCH BASINS, DRAINS, SEWERS, AND APPURTENANCES REMOVED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE DEBRIS, SILT, ETC. FROM THE EXISTING MANHOLES AND CATCH BASINS WHICH HAVE BEEN AFFECTED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL MAINTAIN SERVICE IN EXISTING SEWERS DURING CONSTRUCTION.

9. SAW-CUT - ALL EXISTING PAVEMENTS, WALKWAYS, CURBS, ETC. SHALL BE SAW-CUT BEFORE REMOVAL. IF DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAW-CUT, THE DAMAGED AREA SHALL BE RE-CUT TO NEAT LINES, AS DIRECTED BY THE ENGINEER. SAW-CUT SHALL BE PERFORMED ALONG EXISTING JOINTS WHERE POSSIBLE. WHENEVER PORTIONS OF EXISTING PAVEMENT OR CURB ARE TO BE REMOVED ALLOWING PORTIONS OF THE PAVEMENT TO REMAIN, THE CONTRACTOR SHALL SAW-CUT THE ASPHALT OR CONCRETE PRIOR TO REMOVAL.

10. NON-RUBBER TIRED VEHICLES - NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON EXISTING PAVEMENT TO REMAIN. EXCEPTIONS MAY BE GRANTED BY THE OWNER WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING AND ANY RESULTING DAMAGE MUST BE REPAIRED TO THE SATISFACTION OF THE OWNER.

11. CLEAN-UP - IT IS THE INTENT OF THE OWNER TO KEEP INCONVENIENCE TO THE SURROUNDING PROPERTIES TO AN ABSOLUTE MINIMUM. ALL WORK PRESCRIBED AND DESCRIBED IN THESE PLANS AND SPECIFICATIONS IS SITUATED IN IMPROVEMENT AREAS. ALL WORK IS TO CONTINUE ON A UNIFORM BASIS AND ON SCHEDULE, PARTICULARLY THE RESTORATION AND CLEANUP OF DISTURBED AREAS AFTER CONSTRUCTION. ALL DEBRIS, RUBBLE, UNSUITABLE MATERIALS, AND ITEMS NOT SALVAGED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY ACCORDING TO LOCAL CODES. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION AND ELEVATION. ANY DIRT, SEDIMENT OR MUD DEPOSITED ON CITY STREETS ON OR OFF THE PROJECT SITE SHALL IMMEDIATELY BE CLEANED BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO PERFORM WEEKLY STREET CLEANING THROUGHOUT THE DURATION OF THE PROJECT. THIS MAY INCLUDE REMOVAL BY SWEEPING, POWER CLEANING, OR MANUAL METHODS. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.

12. ADDITIONAL COMPENSATION - THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SERVICES, AND RELATED ACCESSORIES FOR A COMPLETE PROJECT AS SHOWN AND DESCRIBED IN THE PLANS AND SPECIFICATIONS. SUBMISSIONS OF A BID SHALL BE CONSIDERED EVIDENCE THAT THE BIDDER IS SATISFIED WITH THE PLANS AND CONDITIONS AS SHOWN. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR COMPLIANCE WITH THE PLANS, SPECIFICATIONS, OR SPECIAL PROVISIONS.

13. SANITARY FACILITIES - THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKERS AND INSPECTORS FOR THE DURATION OF THE WORK.

14. STORAGE OF EQUIPMENT AND MATERIALS - ALL MATERIALS, INCLUDING PIPE, SHALL BE STORED IN AREAS TO MINIMIZE INCONVENIENCE AND LOSS OF USE TO OWNER PROPERTY. STORAGE EQUIPMENT, DURING NON-WORKING HOURS, SHALL ALSO COMPLY WITH THIS REQUIREMENT. COMPLIANCE WITH THIS REQUIREMENT ALONG WITH ADDITIONAL PROVISIONS OF THE CONTRACT SPECIFICATIONS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THIS LEGAL RESPONSIBILITIES OR LIABILITIES FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL RECEIVE OWNER APPROVAL OF STORAGE AREAS PRIOR TO CONSTRUCTION.

15. CONTRACTOR LAYDOWN AREAS - CONTRACTOR STAGING, LAYDOWN, AND TRAILER AREAS WILL BE PROVIDED AT THE PROJECT SITE, COORDINATE EXACT LOCATION WITH THE OWNER. PROTECTION OF LAYDOWN AREAS AND STAGING AREAS ARE AS DEEMED NECESSARY BY THE CONTRACTOR. PROVIDE ORANGE CONSTRUCTION FENCE AROUND ALL LAYDOWN AREAS. ALL LAYDOWN AREAS AND STAGING AREAS SHALL BE RESTORED TO ORIGINAL CONDITION PRIOR TO ACCEPTANCE BY THE OWNER.

16. CONSTRUCTION PRACTICES - BEST CONSTRUCTION PRACTICES ARE TO BE IMPLEMENTED TO MINIMIZE WATER QUALITY IMPACTS. A SPILL CONTAINMENT KIT IS TO BE MAINTAINED ON-SITE THROUGHOUT CONSTRUCTION ACTIVITIES. SPILLS OF FUELS, OILS, CHEMICALS, OR OTHER MATERIALS WHICH COULD POSE A THREAT TO GROUNDWATER SHALL BE CLEANED UP IMMEDIATELY. IF THE SPILL IS A REPORTABLE AMOUNT (25 GALLONS OR MORE) THE LOCAL FIRE DEPARTMENT IS TO BE CONTACTED. PROVIDE SECONDARY CONTAINMENT OF ANY TEMPORARY FUEL STORAGE TANK AND/OR EQUIPMENT THAT HAS POTENTIAL FOR CAUSING A SPILL.

17. TESTING - REFER TO PROJECT MANUAL FOR TESTING AND INSPECTION REQUIREMENTS.
18. UTILITY PROTECTION - THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE OBTAINED FROM A TOPOGRAPHIC SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHOWN. THE CONTRACTOR SHALL EXPOSE UTILITIES AND STRUCTURES PRIOR TO THE CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. ANY DEVIATIONS FROM THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY, SUCH THAT, ANY MODIFICATIONS TO THE PROPOSED DESIGN CAN BE MADE. POTHOLES AND/OR EXCAVATIONS SHALL BE USED WHERE NECESSARY AND AS APPROVED BY THE OWNER. ITEMS SHALL BE EXPOSED SUFFICIENTLY IN ADVANCE TO MAINTAIN THE PROJECT SCHEDULE.

THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 72 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.

MECHANICAL DIGGING EQUIPMENT SHALL NOT BE USED FOR EXPOSING ANY UNDERGROUND UTILITY. ONLY HAND TOOLS MAY BE USED TO UNCOVER THE UTILITY AND THE UTILITY COMPANY SHALL BE NOTIFIED AND HAVE A REPRESENTATIVE PRESENT WHEN THE UTILITY IS EXPOSED.

LOCATE EXISTING UNDERGROUND UTILITIES IN THE AREAS OF THE WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF PROTECTING DURING EXCAVATION OPERATIONS. SHOULD UNCHARTED OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS.

CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITIES TRAVERSING THROUGH THE EXCAVATION. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED OUTSIDE OF THE PROJECT AREA, EXCEPT WHEN PERMITTED IN WRITING BY THE AFFECTED PARTY AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

COOPERATE WITH THE OWNER AND THE PUBLIC UTILITY COMPANIES IN KEEPING THEIR RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE UTILITY OWNER.

19. CONTRACTOR SHALL INSTALL A CONSTRUCTION FENCE, AS NECESSARY, TO KEEP ALL PEDESTRIANS SAFELY AWAY FROM WORK. FENCE SHALL BE 6" HIGH CHAIN LINK FENCE WITH GROUND MOUNTED POSTS OR TEMPORARY POSTS SECURELY ANCHORED.

20. ALL EXCAVATION, CONSTRUCTION, AND BACKFILL TO BE CONSTRUCTED UNDER THIS CONTRACT SHALL BE CONSTRUCTED UNDER DRY CONDITIONS. THE CONTRACTOR SHALL MAINTAIN ALL EXCAVATIONS IN A DE-WATERED, WORKABLE CONDITION, AND PROPER DE-WATERING MEASURES SHALL BE TAKEN AS DICTATED BY FIELD CONDITIONS. THE DISCHARGE OF SEDIMENT LADEN WATERS INTO ANY PUBLIC WATERCOURSE IS STRICTLY PROHIBITED. ALL SEDIMENTS MUST BE REMOVED PRIOR TO DISCHARGE.

21. HAZARDOUS MATERIALS - THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER AND THE OWNER'S REPRESENTATIVE, ANY MATERIAL ENCOUNTERED DURING EXECUTION OF THE WORK THAT THE CONTRACTOR SUSPECTS IS HAZARDOUS.

22. 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 THE 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. REPLACEMENT DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT WORK SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.

23. SUBGRADE - REFER TO PROJECT GEOTECHNICAL REPORT REGARDING SUBGRADE RECOMMENDATIONS FOR THE PROJECT SITE.

24. OPEN TRENCH EXCAVATION - SLOUGHING AND CAVING OF EXCAVATIONS SHOULD BE ANTICIPATED WHERE SATURATED WEAK SOILS ARE ENCOUNTERED OR WHERE GRANULAR SEAMS AND LAYERS ARE PRESENT. ALL EXCAVATIONS MUST BE PERFORMED WITHOUT ENDANGERING THE CONSTRUCTION WORKERS. THEREFORE, IN ACCORDANCE WITH THE OSHA TRENCH/EXCAVATION REGULATIONS (OSHA 29 CFR PART 1926), FOR ANY EXCAVATIONS EXCEEDING A DEPTH OF 5 FEET IN WHICH WORKERS WILL BE ENTERING THE EXCAVATION/TRENCH, THE EXCAVATION SIDES MUST BE BRACED OR SLOPED TO THE REQUIRED MAXIMUM INCLINATION OR FLATTER (BASED ON THE SOIL TYPE AND STRENGTH).

ANY EXCAVATION INSTALLED USING AN OPEN TRENCH CONSTRUCTION METHOD COULD POTENTIALLY CAUSE DAMAGE TO EXISTING UNDERGROUND UTILITIES, STRUCTURES, OR PAVEMENT CURRENTLY LOCATED IN THE VICINITY OF THE PROPOSED UTILITY ALIGNMENT AND POSITIONED AT HIGHER ELEVATIONS THAN THE PLANNED EXCAVATION DEPTH. THIS WOULD APPLY TO EITHER THE TYPICAL OPEN CUT TRENCH THAT HAS NEAR VERTICAL SIDES OR A TRENCH BOX. THEREFORE, THE LATERAL DISTANCE, DEPTH OF THE EXISTING UTILITY, AND THE PLANNED EXCAVATION DEPTH MUST BE KNOWN TO DETERMINE WHETHER ADJACENT UNDERGROUND UTILITIES COULD BE AFFECTED BY THE EXCAVATION. THE RISK OF LATERAL MOVEMENT WITHIN THE INFLUENCE ZONE INCREASES WITH BOTH THE LENGTH OF THE EXCAVATION AND THE TIME THE TRENCH REMAINS OPEN.

WHERE BRACED EXCAVATIONS ARE REQUIRED, TRENCH EXCAVATIONS SHALL BE DIRECTLY BRACED AT THE TIME OF THE EXCAVATION. THE BRACING MUST BE DESIGNED AS A RIGID SYSTEM WITHOUT DEFLECTION ALONG ITS ENTIRETY, CONSTRUCTED "TIGHT" AGAINST THE RETAINED SOIL. THE BRACING SYSTEM CANNOT BE INSTALLED AFTER THE EXCAVATION IS MADE.

25. TRENCH BACKFILL - TRENCH COMPACTED BACKFILL SHALL BE PER ODOT ITEM 611 & 638.08. COMPACTED GRANULAR MATERIAL IS REQUIRED IN ALL TRENCHES UNDER PAVEMENT AREAS (DRIVEWAYS, STREETS, SIDEWALKS, ETC.) OR WHERE THE FRONT FACE OF TRENCHES PARALLELING THE PAVEMENT, ARE WITHIN 36" OF THE FACE OF CURB OR EDGE OF PAVEMENT. UNLESS SHOWN OTHERWISE ON THE PLANS, THE MATERIAL WILL EXTEND Laterally 36" BEYOND THE FACE OF CURB OR EDGE OF PAVEMENT FROM TRENCHES WHICH CROSS THE PAVEMENT. AT ALL POINTS OF CROSSING WATER MAINS OR OTHER SEWERS, THE BACKFILL SHALL BE OF GRANULAR MATERIAL BETWEEN THE DEEPER AND SHALLOWER PIPES.

26. PLAN CHANGES - GRADES AND ELEVATIONS SHOWN ON THE PLANS SHALL NOT BE REVISED UNDER ANY CIRCUMSTANCES WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE ENGINEER. INVERT ELEVATIONS SHALL NOT DEVIATE FROM PLAN ELEVATION BY MORE THAN 0.05 FOOT. FAILING TO MEET THE ABOVE REQUIREMENTS ARE CAUSE FOR REJECTION OF THE AFFECTED SECTION OF SEWER.
- DEMOLITION NOTES:

1. CONFIRM EXISTING CONDITIONS PRIOR TO BEGINNING WORK.

2. ALL CLEARING, GRUBBING, AND RELATED ACTIVITIES SHALL CONFORM TO ODOT ITEM 201. DISPOSE OF TREES OFF SITE.

3. ALL TREES, SAPLINGS, CROPS, GRASS, OR MONUMENTS LOCATED WITHIN THE WORK AREA WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS ARE TO BE PRESERVED, UNLESS NOTED TO BE REMOVED OR UNLESS APPROVAL TO REMOVE IS GIVEN IN WRITING BY THE ENGINEER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY CLAIM FROM DAMAGE TO TREES, SAPLINGS, CROPS, OR GRASSES WHICH MAY OCCUR AS THE RESULT OF THE CONSTRUCTION OPERATIONS, DAMAGE TO SIGNS, FENCES, LAWN AREAS, HEDGES, FLOWERS, SHRUBBERY, ETC. AS A RESULT OF THE CONSTRUCTION SHALL BE RESTORED IN LIKE KIND AND CHARACTER TO THE SATISFACTION OF THE ENGINEER.
4. REMOVE ALL ON-GRADE SITE FEATURES WITHIN THE AREA OF WORK INCLUDING: SIDEWALKS, CURBS, CONCRETE FOUNDATIONS, CONCRETE AND ASPHALT PAVEMENT.

5. SAW-CUT, FULL DEPTH, EXISTING ASPHALT PAVEMENT AND CONCRETE CURB WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. USE CARE TO SAW-CUT NEAT STRAIGHT LINES. WHEN SAW-CUTTING EXISTING CONCRETE, CUT ALONG EXISTING JOINT LINES WHEREVER POSSIBLE.

6. CONTRACTOR SHALL USE CAUTION TO PROTECT EXISTING SITE FEATURES TO REMAIN. REPLACE ANY DAMAGE AT NO COST TO THE OWNER.

7. LEGALLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH LOCAL CODES. NO ON-SITE BURNING.

8. USE ALL MEANS NECESSARY TO CONTROL DUST ON-SITE AND PREVENT TRACKING SOIL OFF-SITE.

9. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR EXISTING BUILDING AND/OR STRUCTURES DEMOLITION AND PROTECTION.
- EARTHWORK & GRADING NOTES:

1. NO CONSTRUCTION WORK WILL BE PERMITTED WITHOUT APPROVED PLANS AND INSPECTION.

2. ALL PAVEMENT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.

3. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

4. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED, AT NO COST TO THE OWNER, AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).

5. SOIL EROSION AND SEDIMENTATION BMP MEASURES SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES IN PLACE. ALL BMP MEASURES SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY AND OHIO EPA.

6. USE ALL MEANS NECESSARY TO CONTROL DUST ON THE SITE AND PREVENT TRACKING SOIL OFF-SITE. CONTRACTOR SHALL, AT THE END OF EACH WORKING DAY, CLEAN ALL DIRT AND SEDIMENT TRACKED ONTO THE STREETS.

7. REMOVE SEDIMENT FROM DETENTION AREAS, OUTLET STRUCTURES, AND ALL UNDERDRAINS ONCE FINAL SEED HAS BEEN ESTABLISHED.

8. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, PROVIDE MINIMUM 6" OF TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING LAYDOWN AREAS AND TRAILER LOCATIONS, IF LOCATED OUTSIDE THE GRADING/SEEDING LIMITS.

9. EXCAVATION AND EMBANKMENT SHALL COMPLY WITH ODOT ITEM 203 AND LOCAL AUTHORITY REQUIREMENTS.

10. THE CONTRACTOR'S BID SHALL BE COMPREHENSIVE AND INCLUDE ALL LABOR AND EQUIPMENT TO COMPLETE ALL EXCAVATION, FILL AND GRADING IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS AND SPECIFICATIONS.

11. EXCAVATION AND EMBANKMENT QUANTITIES DO NOT INCLUDE ANY PROVISION FOR UNDERCUTTING, FOOTINGS, OR UNSUITABLE MATERIAL.

12. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE INTENT IS TO STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE, AS NOTED ABOVE. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.

14. AFTER THE TOPSOIL IS REMOVED, PROOFROLL THE PAVEMENT AND BUILDING AREA SUBGRADES TO BE FILLED PER ODOT ITEM 204. SOFT AREAS SHOULD BE UNDERCUT AND STABILIZED PRIOR TO FILLING OPERATIONS. RELATIVE DEPTH OF UNDERCUT WILL BE DETERMINED WHEN SOFT AREAS ARE DISCOVERED. THE TESTING AGENCY SHALL DETERMINE THE DEPTH AND EXTENT OF THE UNDERCUT.

15. TOPSOIL MIX AND DEPTHS SHALL BE PER LANDSCAPE DRAWINGS.

16. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS AND GEOTECHNICAL REPORT.

17. BACKFILL WITHIN A 1:1 INFLUENCE LINE OF EXISTING STRUCTURES (HOUSES, GARAGES, ETC.) OR PUBLIC INFRASTRUCTURE (PAVEMENT, CURBS, SIDEWALKS, BIKE PATHS, ETC.) SHALL BE COMPACTED GRANULAR BACKFILL OF THE STANDARD SPECIFICATIONS OR FLOWABLE CDF, TYPE II ACCORDING TO ODOT ITEM 613. ITEM 911 OF THE STANDARD SPECIFICATIONS SHALL BE USED ELSEWHERE.

18. ALL WET OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED PRIOR TO PAVEMENT CONSTRUCTION. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, DRYING & RE-COMPACTION, OR SOIL TREATMENT (LIME/CEMENT). MEANS AND METHODS SHALL BE DETERMINED BY OWNER'S TESTING AGENCY.

19. EXPOSE UTILITIES PRIOR TO BEGINNING WORK ON THAT UTILITY TO DETERMINE EFFECTS ON THE PROPOSED ALIGNMENT AND PROFILE. REPORT ELEVATION AND LOCATION TO THE ENGINEER IN ORDER THAT ANY CORRECTIONS TO THE ELEVATION AND LOCATION CAN BE MADE.

20. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

21. ALL CONCRETE ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM BUILDING AT 2.0% UNLESS OTHERWISE NOTED ON THE PLANS.

22. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.

23. HANDICAP PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.

24. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

25. ALL INLETS SHALL BE CHANNELIZED.

26. PROVIDE 10' UNDERDRAINS IN FOUR DIRECTIONS AT ALL CATCH BASINS IN PAVEMENT AREAS, UNLESS OTHERWISE NOTED ON THE PLANS. UNDERDRAINS SHALL BE PLACED AT EACH STRUCTURE FACE EXTENDING IN A PERPENDICULAR DIRECTION.
27. OUTLET CURB UNDERDRAINS TO ADJACENT EXISTING UNDERDRAINS OR STORM SEWER SYSTEM.

28. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS.

29. ALL EXISTING VALVES, MANHOLES, AND OTHER APPURTENANCES TO REMAIN LOCATED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.

30. MAXIMUM FINISH SLOPES SHALL BE 4:1, UNLESS OTHERWISE NOTED. FOR SLOPES 3:1 OR GREATER PROVIDE EROSION CONTROL MATTING PER ODOT ITEM 671 OR AS OTHERWISE PROVIDED ON THE PLANS.

31. ALL DOWNSPOUT LEADER STORM SEWER CONNECTION SHALL BE MINIMUM 6" WITH A MINIMUM SLOPE OF 1.20% OR AS OTHERWISE NOTED.
- EARTHWORK NOTES (STANDARD):

EXCAVATE AND REMOVE UNSUITABLE MATERIAL AS DEFINED IN THE GEOTECHNICAL ENGINEERING REPORT, OF WHICH SHALL BE CONSIDERED A PART OF THESE CONTRACT DOCUMENTS:

A. STRIP AND STOCKPILE EXISTING TOPSOIL WITHIN GRADING/SEEDING LIMITS. FINAL STOCKPILE LOCATION TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER. SEED STOCKPILES IN ACCORDANCE WITH SPECIFICATIONS ON EROSION CONTROL PLAN, SEE SHEET XXX. REFER TO GEOTECHNICAL REPORT FOR EXISTING TOPSOIL DEPTHS.

B. SUBSEQUENT TO TOPSOIL REMOVAL, BENEATH PAVEMENT AREAS AND PROPOSED BUILDING PAD, PROOF-ROLL EXPOSED SUBGRADE WITH A FULLY-LOADED, TANDEM-AXLE DUMP TRUCK (OR EQUIVALENT) TO IDENTIFY POTENTIAL UNSUITABLE AND UNSTABLE SUBGRADE AREAS. IN LOCATIONS WHERE PROOF-ROLLING HAS FAILED, SOILS SHALL BE DISKED, DRIED AND RECOMPACTED, OR UNDERCUT AND REPLACED WITH COMPACTED ENGINEERED FILL, OR OTHERWISE IMPROVED AS DETERMINED BY THE TESTING AGENCY. IN AREAS WHERE OVER EXCAVATION HAS BEEN CHOSEN TO IMPROVE SUBGRADE, STOCKPILE OVER EXCAVATED SOILS FOR REUSE AS ENGINEERED FILL OR AS GENERAL SITE FILL IN LANDSCAPING AREAS.

C. ESTABLISHING THE GRADES SHOWN ON THIS PLAN WILL REQUIRE IMPORT/EXPORT OF MATERIAL. CONTRACTOR SHALL CONFIRM QUANTITIES.
- | REVISIONS | DATE | SHEET NO. | DESCRIPTION |
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- APPROVAL PENDING NOT FOR CONSTRUCTION

IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OR REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.
- | | |
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| DATE: | 08/03/2026 |
| DRAWN BY: | AMS |
| CHECKED BY: | JJZ |
| JOB NUMBER: | 2022.03292 |
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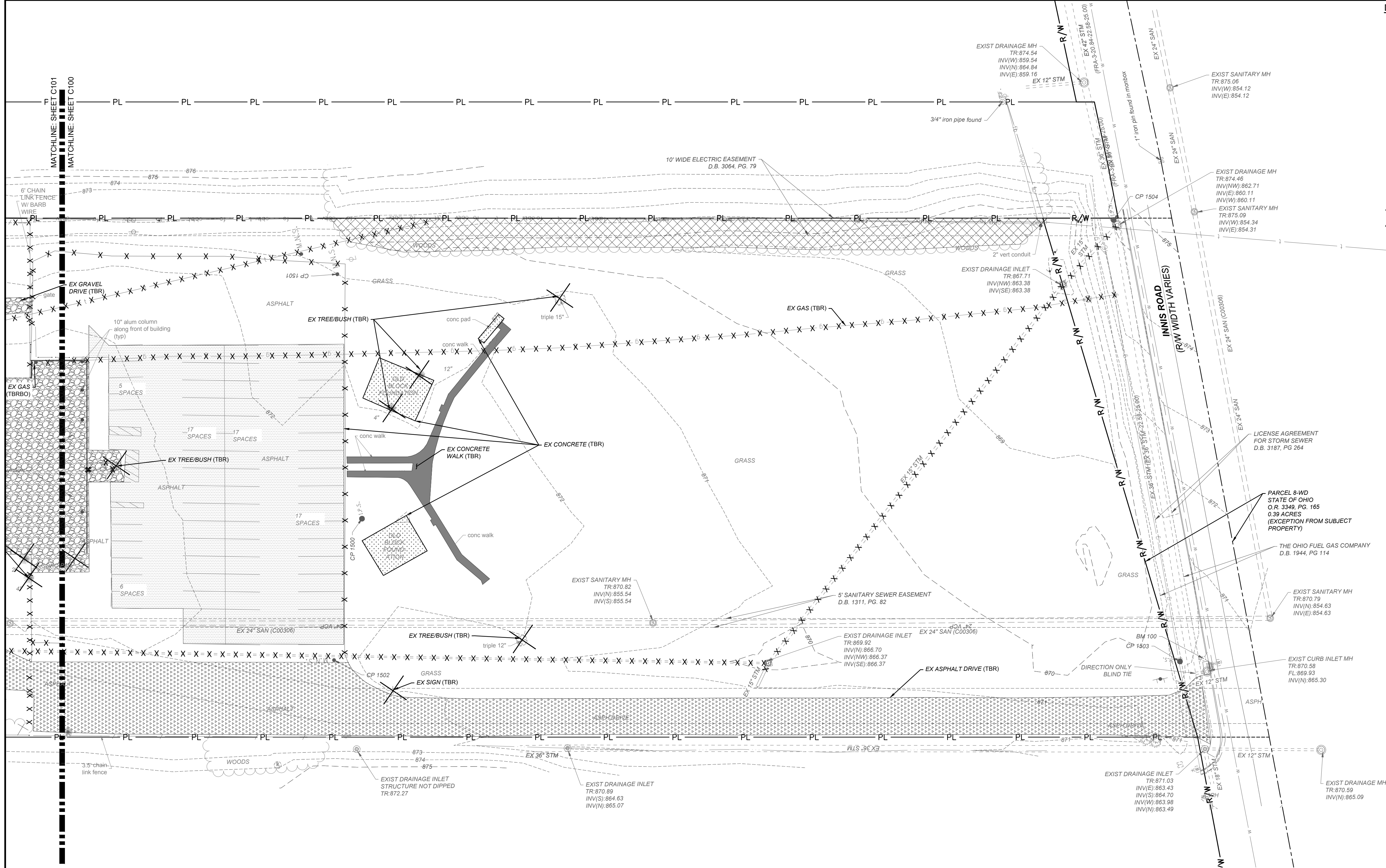


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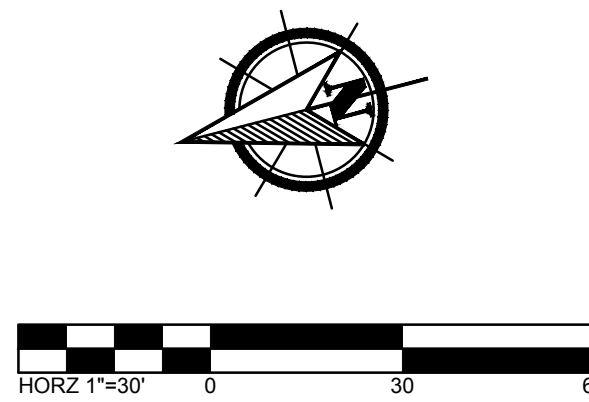
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2150 INNIS ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
GENERAL NOTES

PLOT SCALE: 1"=10' EDIT DATE: 8/14/26 4:54 PM EDITED BY: BRVDEN DRAWING FILE: 0:\2022\03292.D DRAWINGSCIVIL\CONSTRUCTION DOCUMENTS\2022\03292 D\TYP.DWG



DEMOLITION LEGEND	
TBR	TO BE REMOVED
TBRO	TO BE REMOVED BY OTHERS
TBRR	TO BE REMOVED AND REPLACED
TBA	TO BE ABANDONED
DND	DO NOT DISTURB
	EXISTING TREELINE TO BE REMOVED
	CONCRETE PAVEMENT TO BE REMOVED
	BUILDING TO BE REMOVED
	EXISTING GRAVEL TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED
	EXISTING STRIPING TO BE REMOVED
-X-X-X-	ITEM TO BE REMOVED
---	SAWCUT
	TREE TO BE REMOVED



PRIVATE SITE CONSTRUCTION DOCUMENTS
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**EXISTING CONDITIONS &
DEMOLITION PLAN**

REVISIONS	DATE	SHEET NO.	DESCRIPTION

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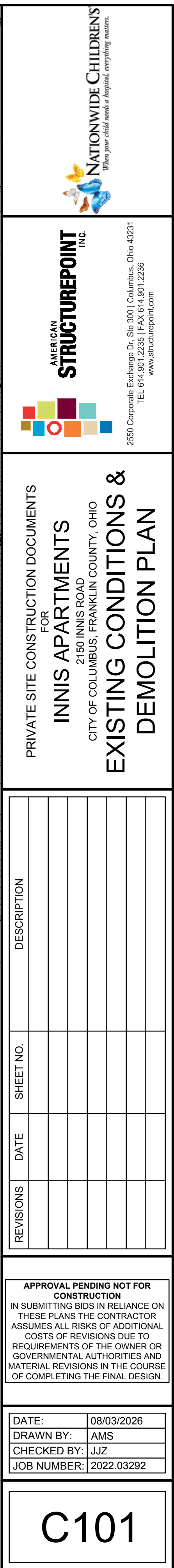
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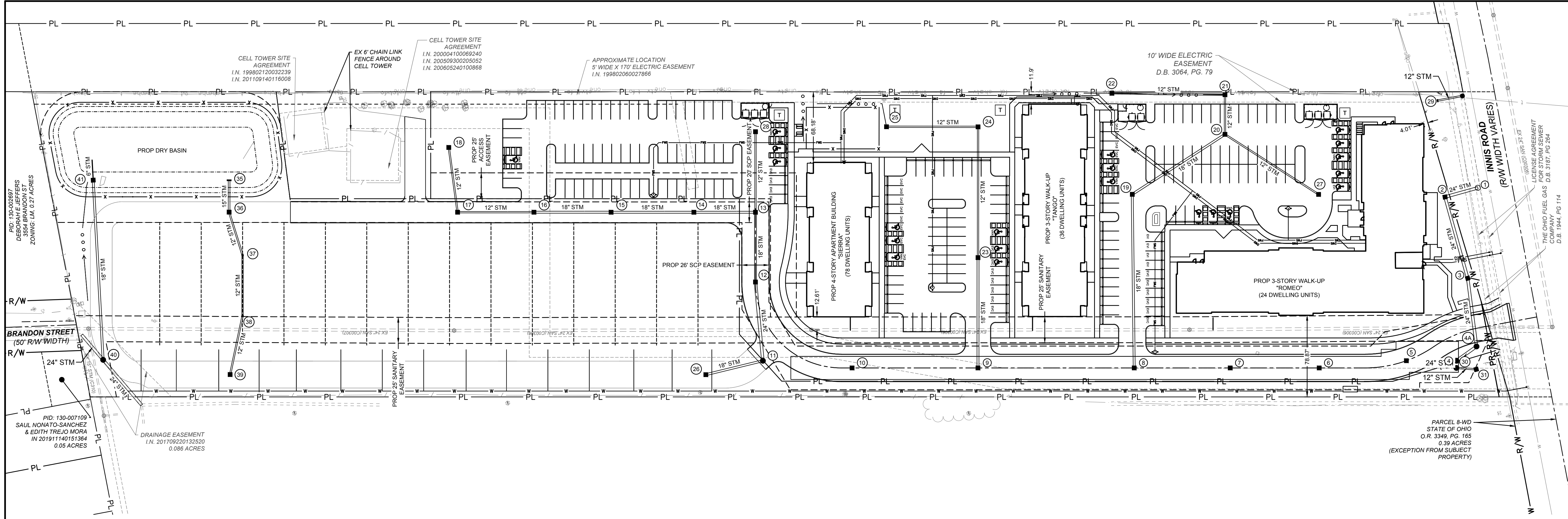
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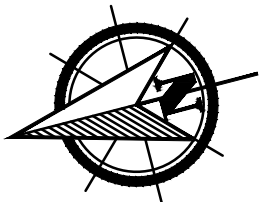


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SITE LEGEND

- PL — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- [X] PARKING STALL COUNT
- STRAIGHT CURB
- FENCE
- PARKING BLOCK
- SIGN



PRIVATE SITE CONSTRUCTION DOCUMENTS
FOR
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2150 INNIS ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
OVERALL SITE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

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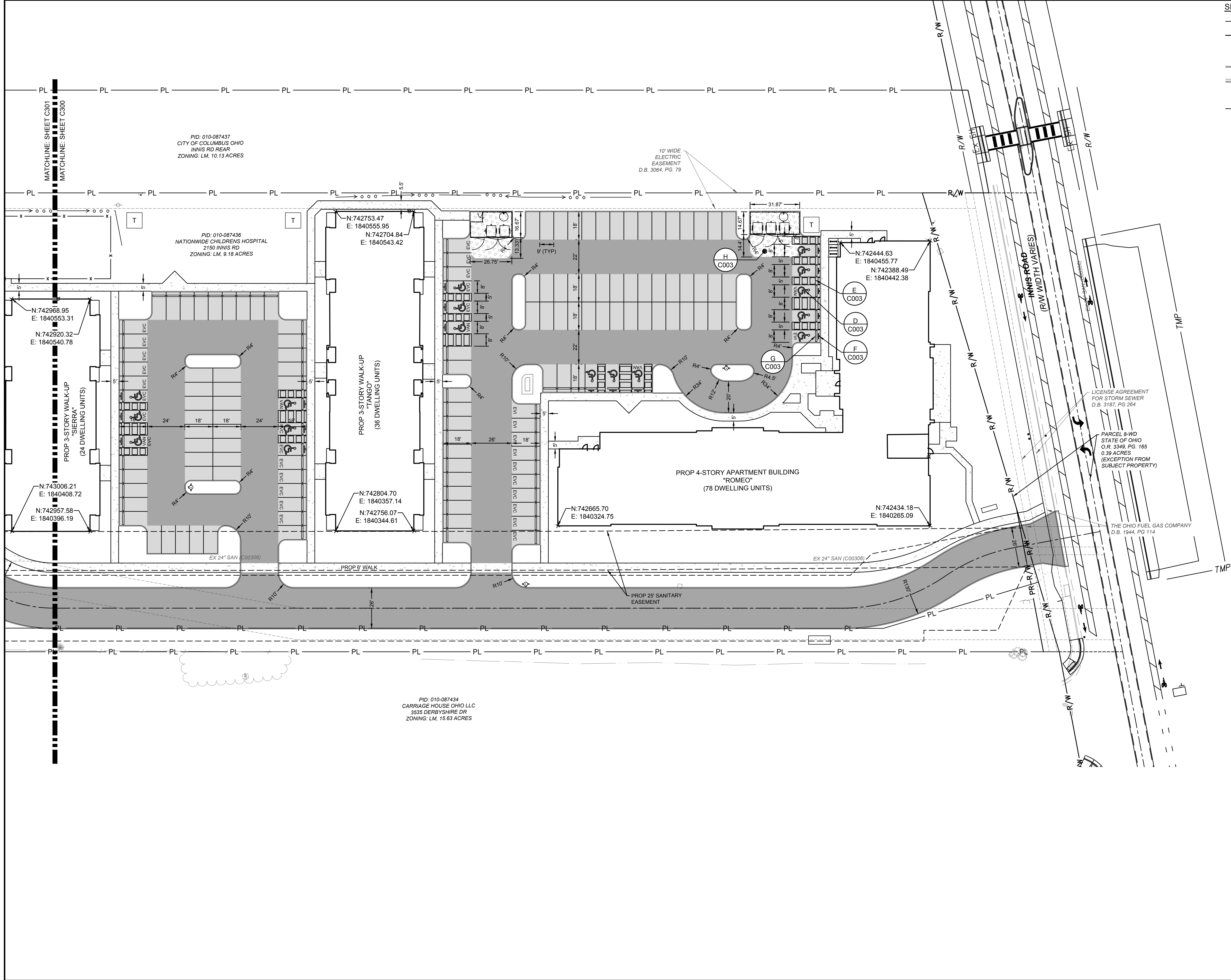
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- SITE LEGEND**
- PL — PROPERTY LINE
 - R/W — RIGHT-OF-WAY
 - X — PARKING STALL COUNT
 - — STRAIGHT CURB
 - — CURB AND GUTTER
 - □ — LIGHT POLE (BY OTHERS)
 - x — FENCE
 - — PARKING BLOCK
 - — SIGN
 - — CONCRETE BOLLARD
 - — HEAVY DUTY ASPHALT PAVEMENT
 - — STANDARD DUTY ASPHALT PAVEMENT
 - — HEAVY DUTY CONCRETE
 - — CONCRETE WALK
 - — GRAVEL PATH
 - — PAVEMENT MARKINGS

PRIVATE SITE CONSTRUCTION DOCUMENTS
FOR
INNIS APARTMENTS
2150 INNIS ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SITE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

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