

SITE NOTES
ALL ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE, INCLUDING SECTIONS 3312 AND 3321.

SHADE TREES IN PARKING AREAS SHALL CONFORM TO SECTION 3312.21A; PARKING LOT SCREENING SHALL CONFORM TO SECTION 3312.21 AND LANDSCAPING PER 3321.07. VISION CLEARANCE SHALL CONFORM TO SECTION 3321.05. SCREENING SHALL CONFORM TO 3321.09.

SITE LIGHTING SHALL CONFORM TO SECTION 3321.03. LIGHTING SHALL NOT EXCEED 18' IN HEIGHT AND SHALL HAVE FULLY SHIELDED, RECESSED LAMPS DIRECTED AWAY FROM ABUTTING PROPERTIES AND DIRECTED DOWNWARD TO PREVENT GLARE AND SHINE ABOVE THE HORIZONTAL PLANE.

ALL PARKING SPACES SHALL BE A MINIMUM OF 9'X18' (90 DEGREE) AND SHALL CONFORM TO SECTION 3312.29 AND 3312.43 FOR SURFACE COMPOSITION; SECTION 3312.39 FOR STRIPING AND MARKING AND SECTION 3312.45 FOR WHEEL STOPS/CURBS.

DUMPSTERS SHALL BE SCREENED ON ALL SIDES IN ACCORDANCE WITH SECTION 3321.01.

ALL DRIVES WITHIN THE SUBJECT DEVELOPMENT ARE PRIVATE.

ALL SIDEWALKS SHALL BE CONNECTED IN A NETWORK AND A MINIMUM OF FOUR FEET IN WIDTH.

THE SUBJECT PARCEL IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 39049C01897K (DATED JUNE 17, 2008) AND IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROPOSED BUILDING FOUNDATIONS AND ALL OTHER BUILDING ELEMENTS MAY NOT ENCROACH THE RIGHT-OF-WAY AT ANY TIME.

BUILDING MECHANICAL ELEMENTS ON ROOFTOP SHALL BE SCREENED FROM ROADWAYS.

FOR THE DIVISION OF POWER
THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OHIO 811 (PREVIOUSLY OUPS) AT 811 OR 1-800-362-2764 FORTY- EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY PROJECT, BOTH PUBLIC OR PRIVATE, WITH IMPACTS REQUIRING RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT.

UNLESS PREVIOUSLY AUTHORIZED, DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT.

NO PERSON SHALL WORK ON DOP FACILITIES UNLESS THEY HAVE COMPLETED CONTRACTOR SAFETY ORIENTATION WITH DOP. ANY PERSON WORKING ON DOP FACILITIES ON LIVE CONDUCTORS OR CONDUCTORS THAT MAY BECOME LIVE SHALL COMPLY WITH DOP'S CONDUCTOR SAFETY POLICY (TDMIS-1603), HOLD CARD SYSTEM (TDMIS-1604) AND STREET LIGHT LOCK OUT TAG OUT PROCEDURE (MIS-1). PRIOR TO BEGINNING WORK ON DOP FACILITIES, EACH PERSON SHALL CONTACT DOP'S DISPATCH OFFICE AT 614-645-7627 AND PROVIDE THEIR NAME, PHONE NUMBER, LOCATION, DESCRIPTION OF WORK AND CIRCUIT NUMBER. AT COMPLETION OF WORK, EACH PERSON SHALL NOTIFY DOP'S DISPATCH OFFICE.

THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSC). ANY NEW OR RE-INSTALLED STREET LIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1001.18 OF THE CMSC MANUAL. CONTRACTORS WORKING ON STREET LIGHTING SHALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP AND ON THE CITY WEBSITE.

EMERGENCIES: IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO

SANITARY SEWER NOTES
CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE, 111 N. FRONT ST, 1ST FLOOR, 645-7490.

PRIOR TO DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N. FRONT ST, 1ST FLOOR, 645-7490.

ALL SANITARY SERVICE CONNECTIONS SHALL BE INSTALLED WITH CITY APPROVED BACKWATER PREVENTION DEVICES.

FIRE DEPT NOTE
EMERGENCY RESPONDER RADIO COVERAGE. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING (THE TEST IS DONE BY A 3RD PARTY). OFC 510. SUBMIT TEST RESULTS TO CFDERRS@COLUMBUS.GOV.

CITY OF COLUMBUS IS REQUIRING THE USE OF THE RAPID KEY ENTRY SYSTEM. KNOX ENTRY REQUIRED FOR EACH SECURED TENANT SPACE. OFC 506.1

ALL FDC'S MUST HAVE LOCKING KNOX CAPS. OFC 912.3.1. FDC TO BE AT GRADE LEVEL OF THE SIDEWALKS. SIGN ABOVE FDC STATING WHAT SYSTEM IT SERVES/ADDRESS ALONG WITH OPERATING PRESSURES AND GALLONS PER MINUTE IS REQUIRED.

AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. OFC: 3312.

ACCESS ROADS DURING CONSTRUCTION SHALL BE ADHERED TO AT ALL TIMES.

CITY OF COLUMBUS IS REQUIRING THE USE OF RAPID KEY ENTRY SYSTEM. KNOX ENTRY REQUIRED FOR COMMON AREAS, FIRE PUMP ROOM AND UTILITY ROOMS/AREAS. OFC 506.1

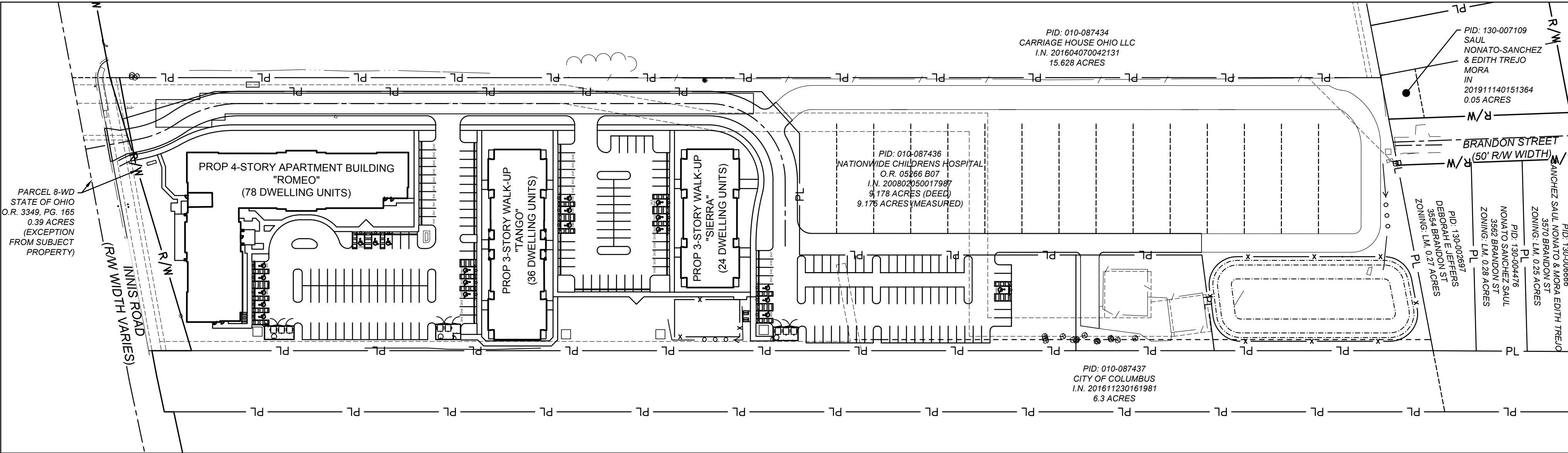
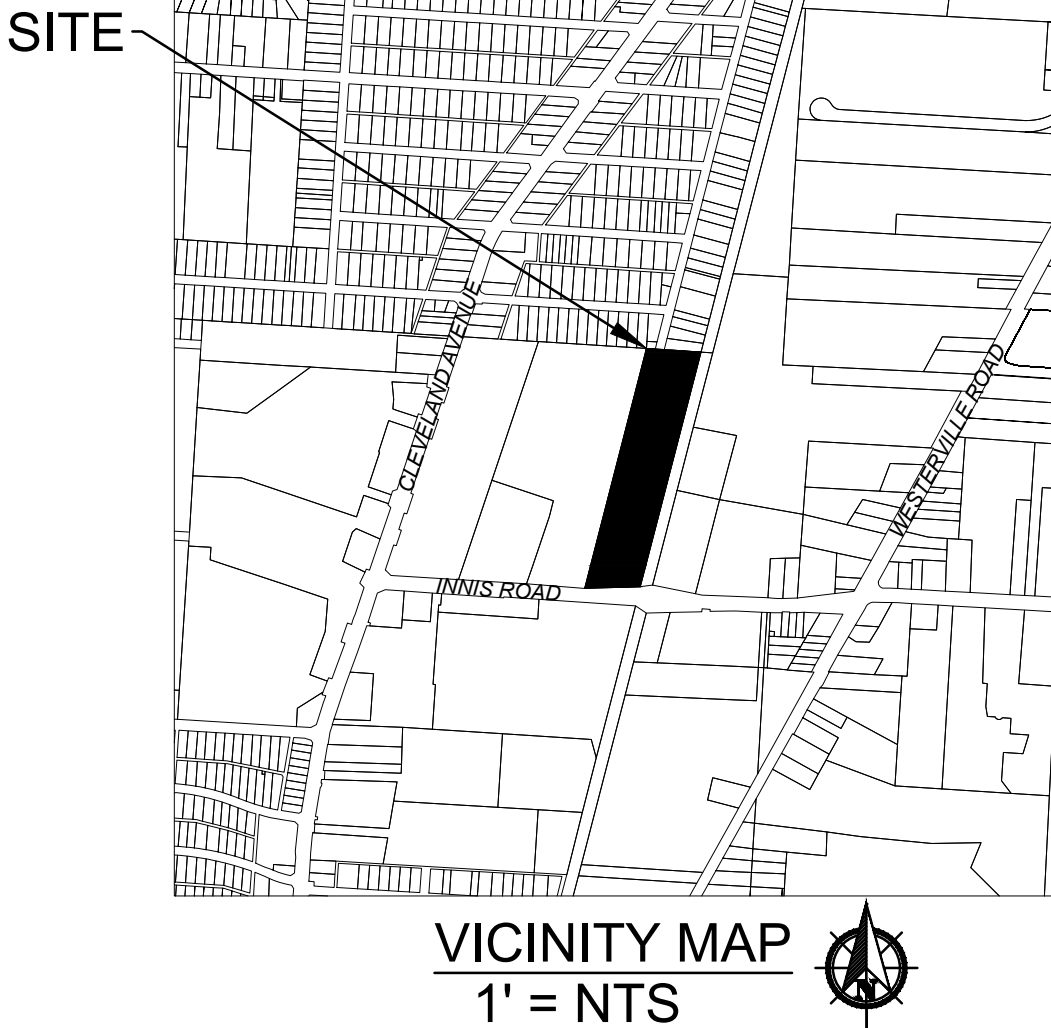
PUBLIC TREE IMPACT NOTE
ANY WORK ON OR WITHIN THE CRITICAL ROOT ZONE OF A PUBLIC TREE IS CONSIDERED AN IMPACT TO THE PUBLIC TREE. A PUBLIC TREE PLAN AND PERMIT FROM COLUMBUS RECREATION & PARKS FORESTRY IS REQUIRED FOR ANY PLAN WITH PUBLIC TREES IN THE WORK LIMITS. THE PUBLIC TREE PLAN SHALL DENOTE ALL PUBLIC TREES IN THE PROJECT'S WORK LIMITS. TREE INFORMATION SHALL CONFORM TO THE COLUMBUS TREE TECHNICAL MANUAL REQUIREMENTS AND BE PROVIDED BY A NATURAL RESOURCE PROFESSIONAL. FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR REIMBURSING FORESTRY FOR THE COST OF ANY AND ALL DAMAGE TO PUBLIC TREES.

PUBLIC TREE PROTECTION NOTE
ALL PUBLIC TREES AND THE GROUND IN THE CRITICAL ROOT ZONE, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PROTECTED UNLESS A PERMIT TO REMOVE IS GIVEN BY COLUMBUS RECREATION & PARKS (CRPD) FORESTRY. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE CRITICAL ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRPD FORESTRY AT FORESTRY@COLUMBUS.GOV BEFORE WORK BEGINS. TEMPORARY PAVING MATERIALS, SUCH AS PLYWOOD, LUMBER OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTION. CONSTRUCTION MATERIALS, EXCAVATION DEBRIS, FUEL, EQUIPMENT, OR VEHICLES ARE NOT TO BE STOCKPILED, STORED, DUMPED, OR PARKED WITHIN THE CRITICAL ROOT ZONE OF PUBLIC TREES. ALL TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE CRPD TREE TECHNICAL MANUAL. IF THERE IS A QUESTION REGARDING TREE PROTECTION NEEDS, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY SECTION AT FORESTRY@COLUMBUS.GOV.

FORESTRY PERMIT NOTE
ANY WORK ON OR WITHIN THE CRITICAL ROOT ZONE OF A PUBLIC TREE REQUIRES A FORESTRY PERMIT. ALL APPLICABLE FEES MUST BE PAID PRIOR TO PERMIT ISSUANCE. REFER TO THE CRPD TREE TECHNICAL MANUAL FOR TREE REMOVAL, PRUNING, PROTECTION, AND MITIGATION STANDARDS.

OAK WILT NOTE
TO PREVENT THE SPREAD OF OAK WILT, A FUNGAL DISEASE, OAK TREES SHALL ONLY BE PRUNED FROM NOVEMBER 1 TO MARCH 1.

FINAL SITE COMPLIANCE PLAN FOR 2150 INNIS ROAD CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

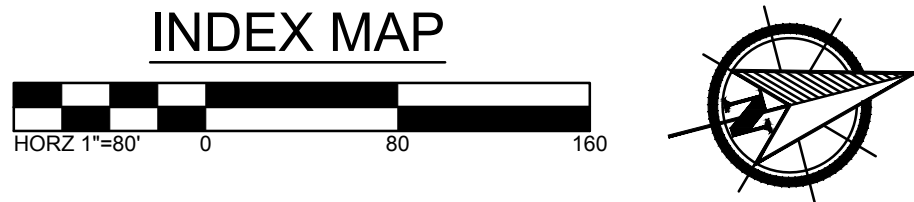


DEVELOPMENT DATA	
ZONING:	
PROPERTY OWNER:	NATIONWIDE CHILDRENS HOSPITAL
PARCEL ID:	010-087436
ADDRESS:	2150 INNIS ROAD
ZONING:	M, MANUFACTURING
HEIGHT DISTRICT:	H-35
FEMA FLOODPLAIN:	39049C0187K, EFF: 6/17/2008
SITE DATA:	
TOTAL SITE AREA:	9.18 AC
TOTAL DISTURBED AREA:	9.34 AC
PRE-DEVELOPED IMPERVIOUS 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

DEVELOPER
NATIONWIDE CHILDREN'S HOSPITAL
255 E. MAIN STREET
COLUMBUS, OHIO 43215
CONTACT: EMILY LONG RAYFIELD
PHONE: (614) 722-3344
EMAIL: EMILY.LONGRAYFIELD@NATIONWIDECHILDRENS.ORG

ENGINEER
AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OH 43219
CONTACT: MATTHEW LILIE
PHONE: (614) 901-2235
EMAIL: MLILIE@STRUCTUREPOINT.COM

ARCHITECT
THE COLUMBUS DESIGN COMPANY
3303 E 11TH AVE
COLUMBUS, OH 43219
CONTACT: KARRICK SHERRILL
PHONE: (614) 289-5019
EMAIL: KARRICK@THECOLUMBUSDESIGNCOMPANY.COM

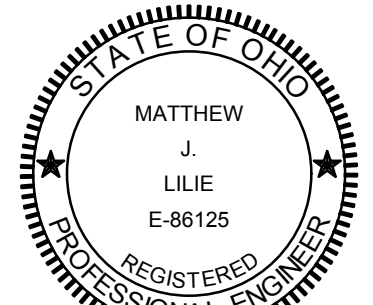


REFUSE COLLECTION NOTE	
PRIVATE SERVICE:	
TOTAL # OF UNITS:	138
REQUIRED LOOSE CAPACITY: (# OF UNITS X ½ CUBIC YARDS)	69 CY
PROVIDED CAPACITY: (# OF PHYSICAL CONTAINERS X CONTAINER SIZE)	9 CONTAINERS X (8 CY) = 72 CY
TOTAL CAPACITY: (PROVIDED CAPACITY X # OF WEEKLY COLLECTIONS)	72 CY * 1 WEEKLY COLLECTION = 72 CY
LOCATION AND METHOD OF BULK STORAGE COLLECTION	
(9) X CY DUMPSTERS LOCATED AT THE SOUTH SIDE OF THE FIRST AND THIRD PARKING LOT INSIDE THE DEVELOPMENT. COMPLEX TO BE COLLECTED X TIMES PER WEEK. BULK COLLECTION TO BE PLACED WITHIN DUMPSTER ENCLOSURE AND TO BE SCHEDULED WITH PRIVATE HAULER, AS NECESSARY.	
PROPERTY OWNER NAME: NATIONWIDE CHILDREN'S HOSPITAL	
PROPERTY OWNER EMAIL: JORDAN.HENDERSON@NATIONWIDECHILDRENS.ORG	
I VOLUNTARILY CHOOSE TO OPT OUT OF THE REQUIREMENTS OF SUBSECTION 1309.02 OF COLUMBUS CITY CODES, TITLE 13, REFUSE COLLECTION CODE, BY SECURING A PRIVATE COLLECTION SERVICE FOR ALL ACCEPTABLE WASTE FOR SAID PROPERTY. BY OPTING OUT, THE IDENTIFIED PARCEL(S) WILL NO LONGER BE ELIGIBLE FOR ANY FUTURE REFUSE COLLECTION SERVICES WITH THE CITY OF COLUMBUS.	

SANITARY DESIGN CAPACITY TABLE			
BEDROOMS	PEOPLE/UNIT	UNITS	PEOPLE
1	1.50	50	75
2	2.50	54	135
3	3.50	18	63
4	4.50	16	72
TOTAL		138	345
DENSITY (PPA)		67	

- SCOPE OF WORK:**
- PROPOSED 4-STORY APARTMENT BUILDING
 - (2) PROPOSED 3-STORY WALK-UP BUILDINGS
 - SIDEWALKS, ACCESS DRIVES & UTILITIES

CERTIFICATION:
TO THE BEST OF MY KNOWLEDGE, THE PLANS DEPICTED HEREIN MEET ALL REQUIRED ZONING TEXT STANDARDS



REGISTERED ENGINEER
8/26/2026
DATE

FINAL SITE COMPLIANCE PLAN # 25601-00205					
DPS WORK IN THE RIGHT-OF-WAY				NO DPS WORK IN THE RIGHT OF WAY	OTHER ASSOCIATED PLANS
DRAWER E-XXXX	OR	STORM CC #	OR	R/W PERMIT	
				☐	☒
					CC-STM # CC-21098
					WSP # 7914



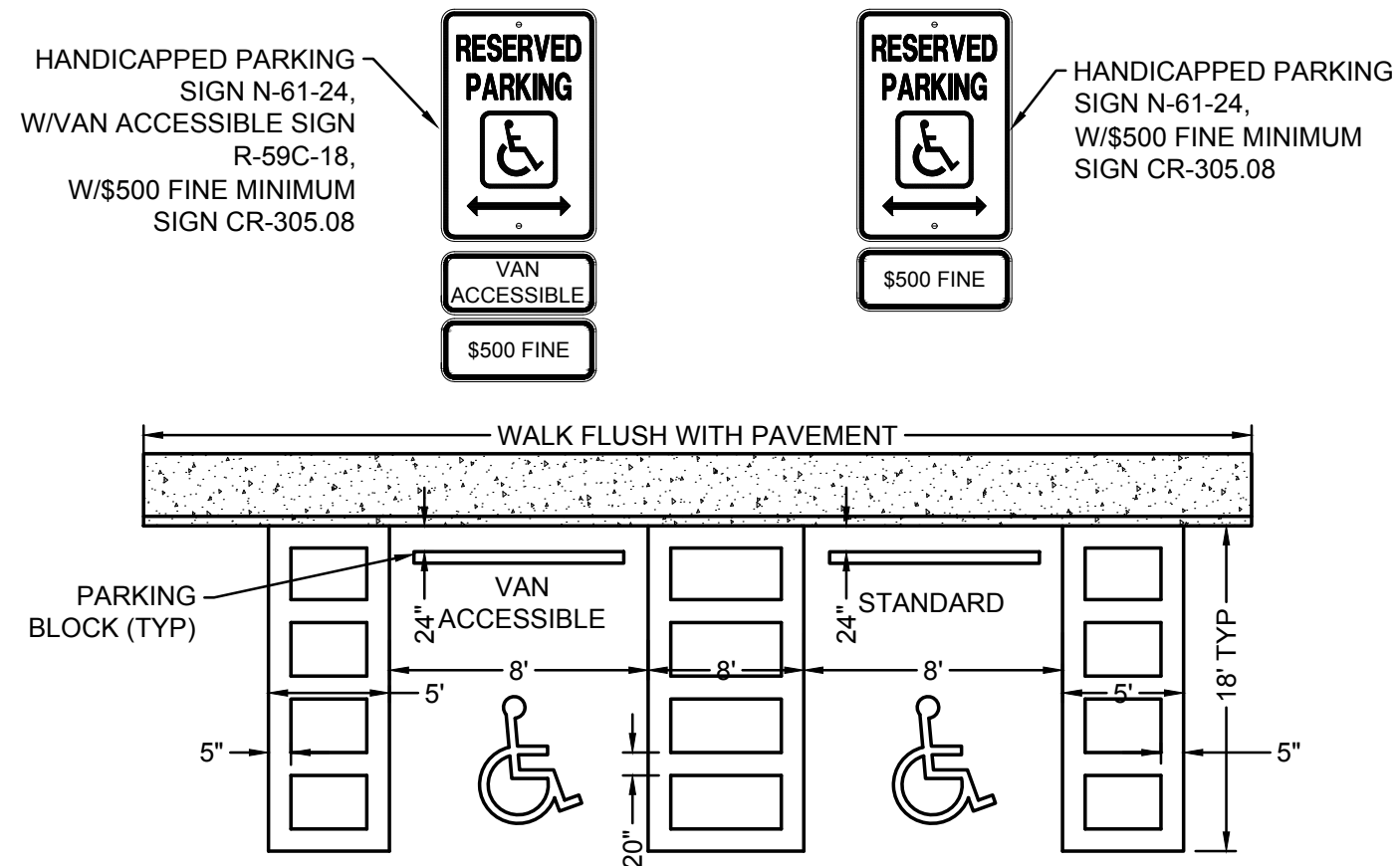
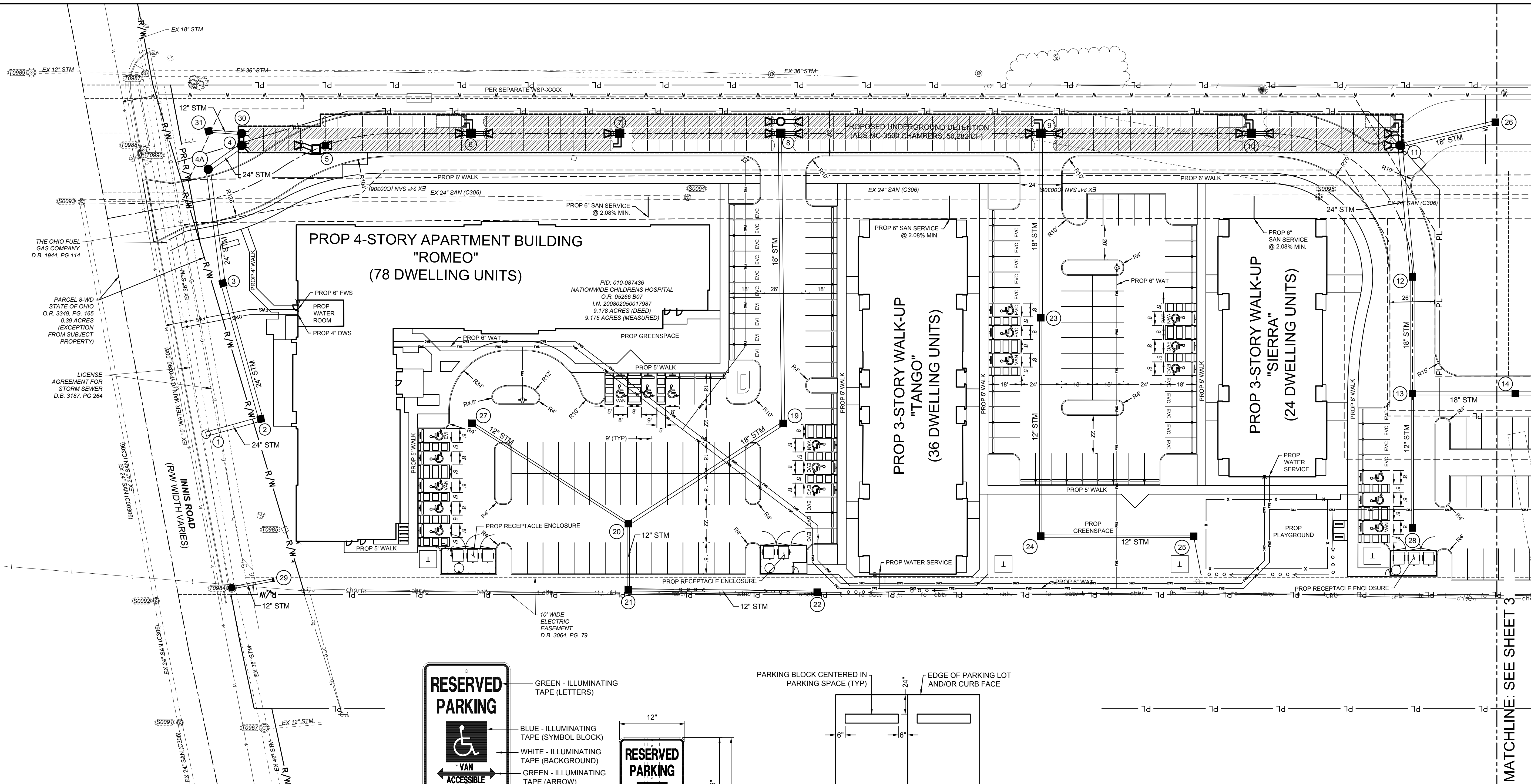
FINAL SITE COMPLIANCE PLAN
FOR
2150 INNIS ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
OVERALL SITE PLAN

DESCRIPTION	SHEET NO.	DATE	REVISIONS

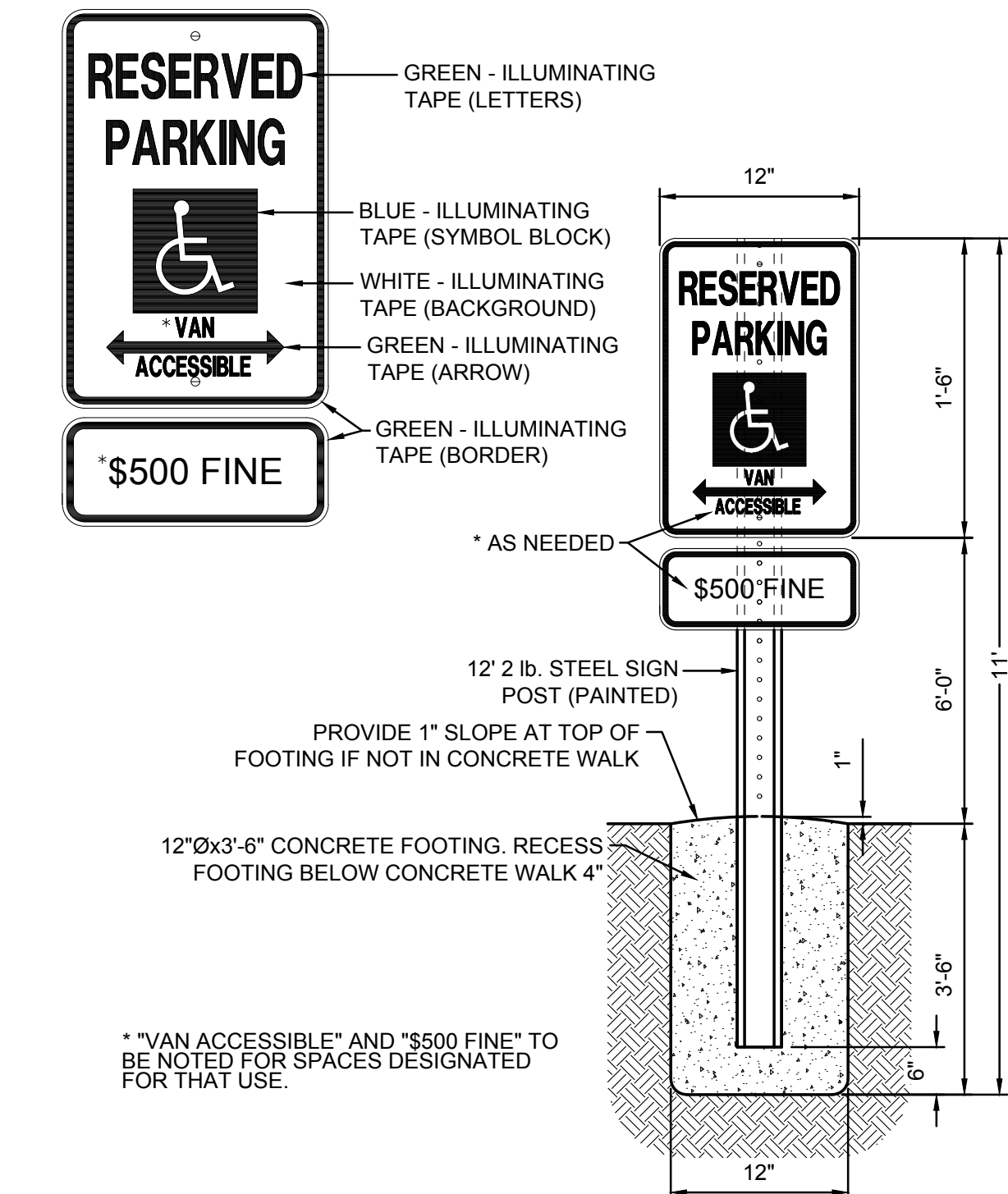
APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE: 8/26/2026
DRAWN BY: HSR
CHECKED BY: MJL
JOB NUMBER: 2022.03292

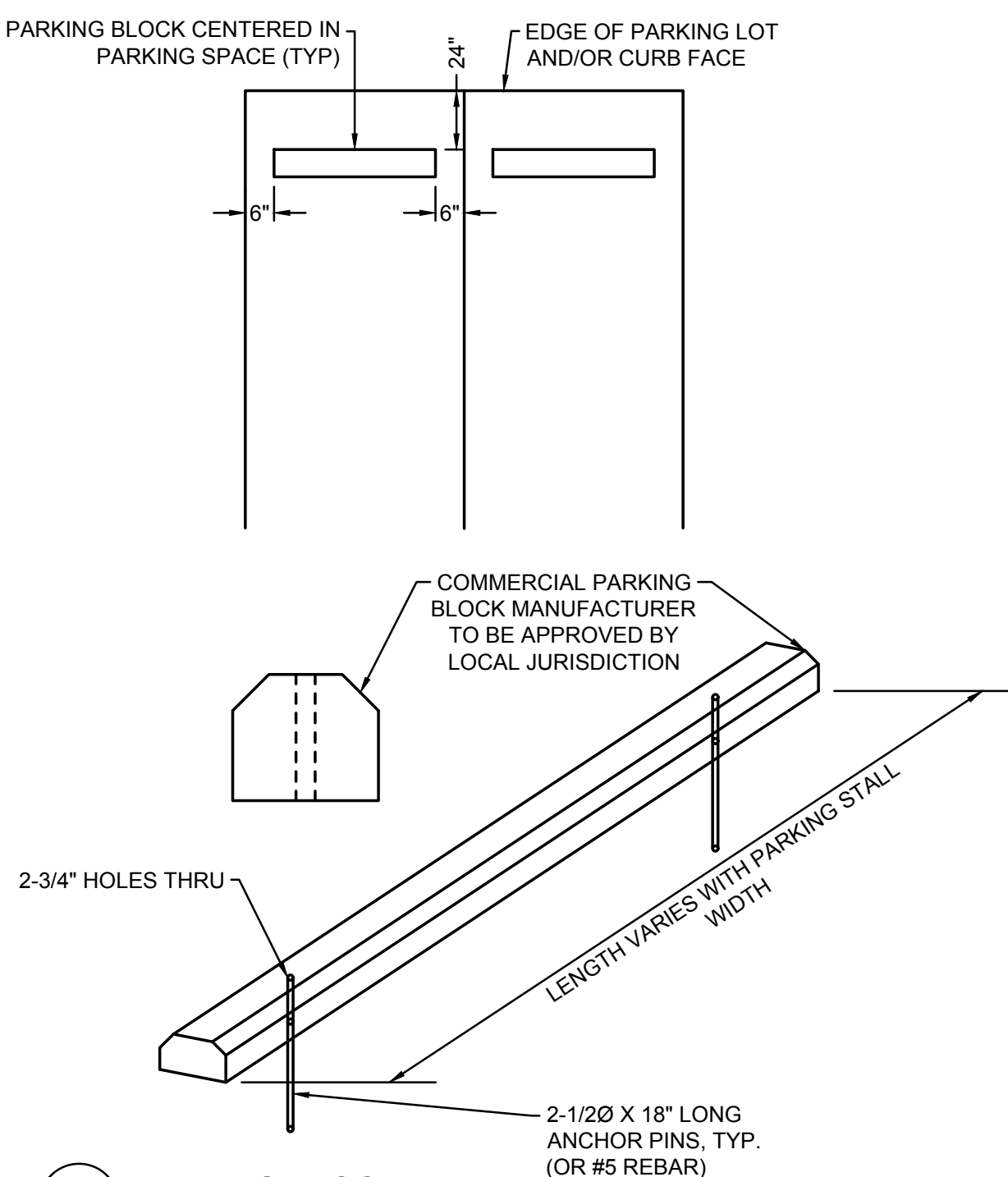
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A STANDARD AND VAN ACCESSIBLE PARKING STRIPING
NOT TO SCALE



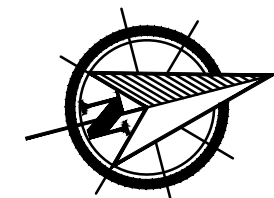
B ADA ACCESSIBLE PARKING SIGN
NOT TO SCALE



C PARKING BLOCK
NOT TO SCALE

- UTILITY LEGEND**
- SS SANITARY SERVICE
 - W WATER
 - DWS DOMESTIC WATER SERVICE
 - FWS FIRE WATER SERVICE
 - STM STORM SEWER
 - CATCH BASIN
 - HEADWALL
 - SANITARY MANHOLE
 - FIRE HYDRANT

- SITE LEGEND**
- PL PROPERTY LINE
 - R/W RIGHT-OF-WAY
 - STRAIGHT CURB
 - FENCE
 - PARKING BLOCK
 - SIGN
 - CONCRETE BOLLARD



MATCHLINE: SEE SHEET 3

REVISIONS	DATE	SHEET NO.	DESCRIPTION

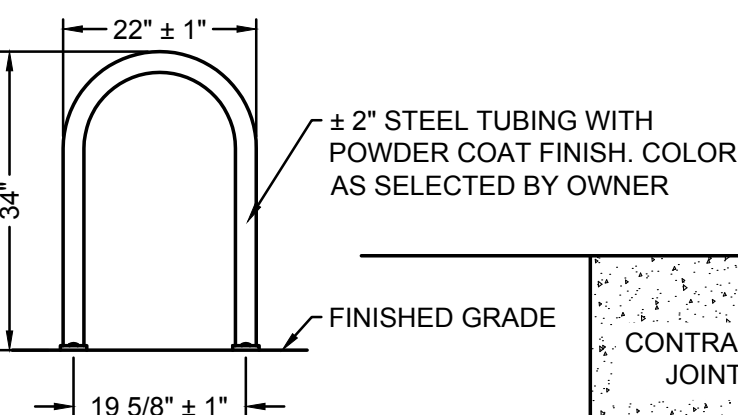
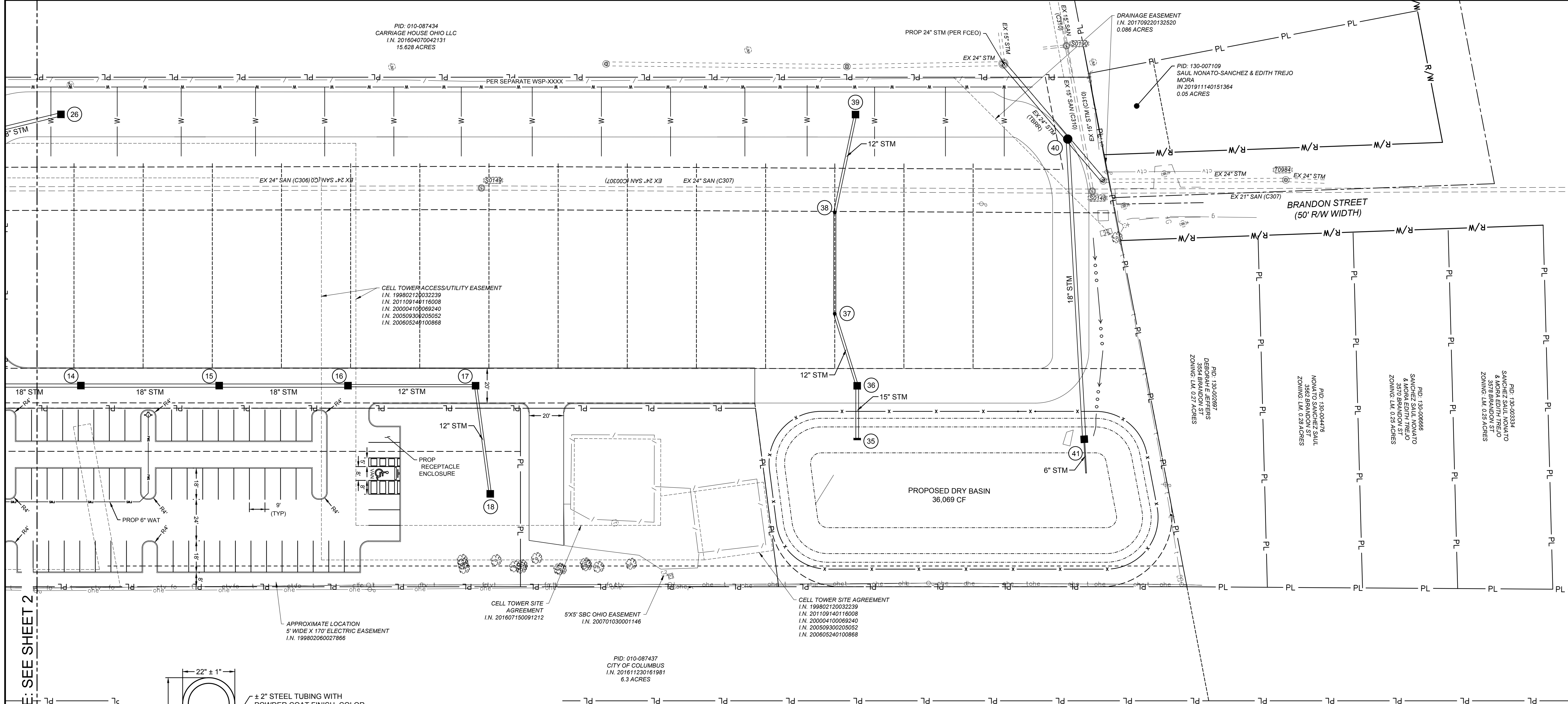
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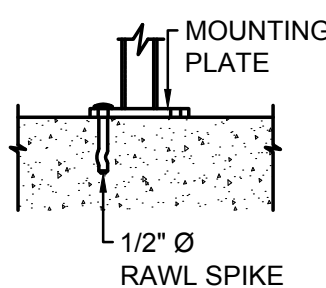
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MATCHLINE: SEE SHEET 2

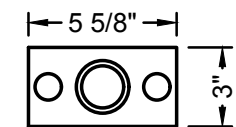
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15.628 ACRES



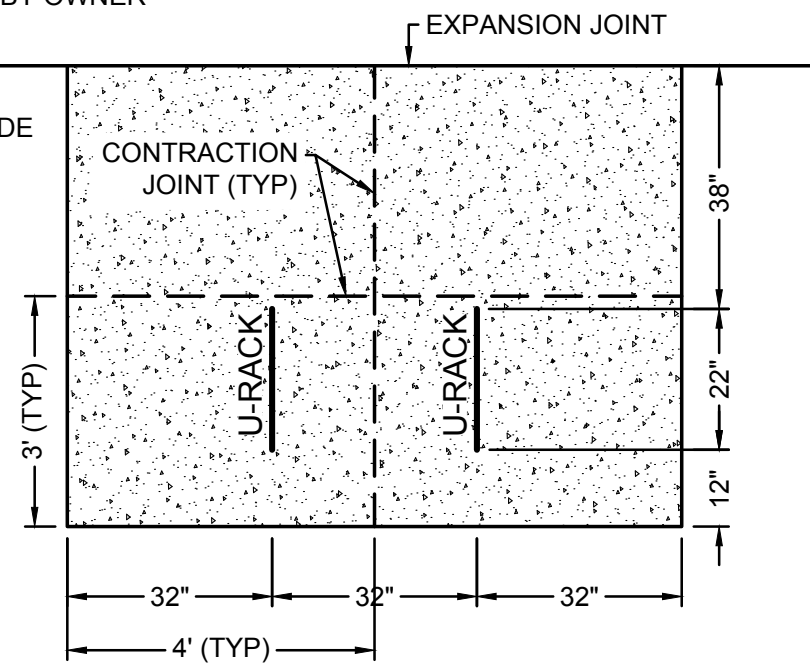
ELEVATION VIEW



SECTION VIEW



PLAN VIEW

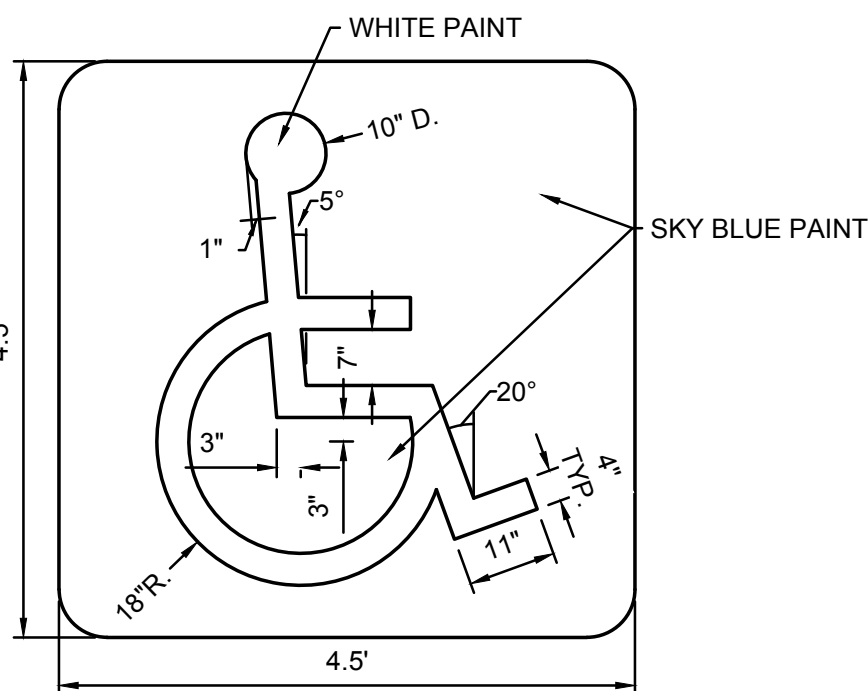


PLAN VIEW

- NOTES:
- INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - 'U' RACKS TO HAVE POWDER COAT FINISH. COLOR AS SELECTED BY OWNER.
 - RACK TO BE SURFACE MOUNTED TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS.
 - SCORE PATTERN TO BE EXACT AND SQUARE.
 - SEE SITE PLAN FOR LOCATION.

D INVERTED U-STYLE BICYCLE RACK
NOT TO SCALE

PID: 010-087437
CITY OF COLUMBUS
I.N. 201611230161981
6.3 ACRES



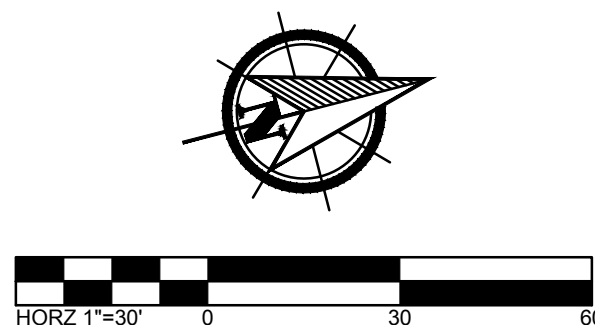
E ADA ACCESSIBLE PARKING SYMBOL
NOT TO SCALE

UTILITY LEGEND

- SS SANITARY SERVICE
- W WATER
- DWS DOMESTIC WATER SERVICE
- FWS FIRE WATER SERVICE
- STM STORM SEWER
- CATCH BASIN
- HEADWALL
- SANITARY MANHOLE
- FIRE HYDRANT

SITE LEGEND

- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- STRAIGHT CURB
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- PARKING BLOCK
- SIGN
- CONCRETE BOLLARD



FINAL SITE COMPLIANCE PLAN
FOR
2150 INNIS ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
SITE & UTILITY PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR
CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON
THESE PLANS THE CONTRACTOR
ASSUMES ALL RISKS OF ADDITIONAL
COSTS OF REVISIONS DUE TO
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