



M E M O R A N D U M

DATE: December 11, 2025
TO: City of Dublin
FROM: American Structurepoint
RE: Cosgray Crossing
CC: Michael Roche, PE, Joel Perry, PE

This purpose of this memorandum is to identify the assumed flows for each subarea of the Cosgray Crossing project. Due to the preliminary nature of the site layout at this time, some assumptions had to be made for uses that were outside the ability to utilize Columbus' Sanitary Sewer Design Manual to determine approximate flows and populations for the designated uses. The breakdown of assumptions is as follows:

Residential/Condominium

- Populations determined via Columbus Sanitary Sewer Design Manual
- Studio apartments are assumed at 400 sf per unit
- One-bed units are assumed at 800 sf per unit
- Two-bed units are assumed at 1,200 sf per unit
- Condominium units are assumed at 1,000 sf per unit

Conference Areas

- Assumes one person per 20 sf of conference area
- Utilizes the Ohio EPA Greenbook for flow calculations of an Assembly Hall
 - 30 employees per conference area, 15 gallons per day per employee (450gal/day)
 - (3) gallons per day per seat

Hotel

- Utilizes the Ohio EPA Greenbook for flow calculations of a hotel building
 - Assumes 40 rooms per floor
 - Assumes 100 gpd per room

Retail/Office Space

- Utilizes approximate site area around structures containing retail and office space uses
- Follows guidelines of population counts provided by Columbus Sanitary Sewer Design Manual

Using the above assumptions, Table 1 below shows the summary of the site total flows broken down by subarea.

Table 1: Subarea Flow Summary

Subarea	Flows Generated (cfs)	Flows Generated (gpd)
A	0.2260	146,067
B	0.0052	3,361
C	0.1276	82,470
D	0.1124	72,646
E	0.0006	387
F	0.1538	99,403
G	0.2474	159,900
H	0.0006	387
I	0.2404	155,374
Subtotal	1.1140	719,997
Infiltration (@0.003 cfs/ac)	0.1143	73,874
Total	1.2283 CFS	0.794 MGD

Additionally, Tables 2-10 show the individual breakdown of how each flow was generated per subarea. A graphical interpretation is shown in Appendix A of this memorandum.

Table 2 Subarea A Sanitary Population Summary

Building Symbol	Residential (Studio) (2.2 Pop/Unit)	Residential (One Bed) (2.7 Pop/Unit)	Residential (Two Bed) (3.5 Pop/Unit)	Condominium (1000sf/unit) (3.5 pop/unit)	Hotel [gpd] / (cfs) (100 gpd/room)	Retail/Office (10 Pop/Ac)	Conference [gpd] / (cfs) (Greenbook)
A1					[40,000] / (0.062) (400 rooms)		[2,700] / (.0042) (30 Emp, 750 pop)
A2	135 (@61 Units)	165 (@61 Units)	74 (@21 Units)			30 (@1.50 AC)	
A3							[6,150] / (.0095) (30 Emp,1900 pop)
A4	Parking Lot						
A5				319 (@91 Units)		30 (@1.50 AC)	
Subtotal	135	165	74	319	-	60	-
TOTAL*							753 People
FLOW (cfs) (Assume 0.0002 cfs/person) (Includes greenbook values)							0.2260

*Excludes greenbook shown values

Table 3 Subarea B Sanitary Population Summary

Building Symbol	Residential (Studio) (2.2 Pop/Unit)	Residential (One Bed) (2.7 Pop/Unit)	Residential (Two Bed) (3.5 Pop/Unit)	Condominium (1000sf/unit) (3.5 pop/unit)	Hotel [gpd] / (cfs) (100 gpd/room)	Retail/Office (10 Pop/Ac)	Conference [gpd] / (cfs) (Greenbook)
B1						13 (@1.27 AC)	
B2						13 (@1.27 AC)	
Subtotal	-	-	-	-	-	26	-
TOTAL*							26 People
FLOW (cfs) (Assume 0.0002 cfs/person) (Includes greenbook values)							0.0052

*Excludes greenbook shown values

Table 4 Subarea C Sanitary Population Summary

Building Symbol	Residential (Studio) (2.2 Pop/Unit)	Residential (One Bed) (2.7 Pop/Unit)	Residential (Two Bed) (3.5 Pop/Unit)	Condominium (1000sf/unit) (3.5 pop/unit)	Hotel [gpd] / (cfs) (100 gpd/room)	Retail/Office (10 Pop/Ac)	Conference [gpd] / (cfs) (Greenbook)
C1					[40,000] / (0.062) (400 rooms)		
C2						31 (@3.05 AC)	
C3	99 (@45 Units)	122 (@45 Units)	53 (@15 Units)			23 (@2.25 AC)	
C4	Parking Lot						
Subtotal	99	122	53	-	-	54	-
TOTAL*							328 People
FLOW (cfs) (Assume 0.0002 cfs/person) (Includes greenbook values)							0.1276

*Excludes greenbook shown values

Table 5 Subarea D Sanitary Population Summary

Building Symbol	Residential (Studio) (2.2 Pop/Unit)	Residential (One Bed) (2.7 Pop/Unit)	Residential (Two Bed) (3.5 Pop/Unit)	Condominium (1000sf/unit) (3.5 pop/unit)	Hotel [gpd] / (cfs) (100 gpd/room)	Retail/Office (10 Pop/Ac)	Conference [gpd] / (cfs) (Greenbook)
D1						10 (@1.00 AC)	
D2	174 (@79 Units)	214 (@79 Units)	92 (@27 Units)			10 (@1.00 AC)	
D3							
D4						30 (@3.00 AC)	
D5	Parking Lot						
D6			32 (@9 Units)				
Subtotal	174	214	124	-	-	50	-
						TOTAL	562 People
						FLOW (cfs) (Assume 0.0002 cfs/person)	0.1124

Table 6 Subarea E Sanitary Population Summary

Building Symbol	Residential (Studio) (2.2 Pop/Unit)	Residential (One Bed) (2.7 Pop/Unit)	Residential (Two Bed) (3.5 Pop/Unit)	Condominium (1000sf/unit) (3.5 pop/unit)	Hotel [gpd] / (cfs) (100 gpd/room)	Retail/Office (10 Pop/Ac)	Conference [gpd] / (cfs) (Greenbook)
E1						3 (@2.23 AC)	
Subtotal	-	-	-	-	-	3	-
						TOTAL	3 People
						FLOW (cfs) (Assume 0.0002 cfs/person)	0.0006

Table 7 Subarea F Sanitary Population Summary

Building Symbol	Residential (Studio) (2.2 Pop/Unit)	Residential (One Bed) (2.7 Pop/Unit)	Residential (Two Bed) (3.5 Pop/Unit)	Condominium (1000sf/unit) (3.5 pop/unit)	Hotel [gpd] / (cfs) (100 gpd/room)	Retail/Office (10 Pop/Ac)	Conference [gpd] / (cfs) (Greenbook)
F1				210 (@60 Units)		10 (@1.00 AC)	
F2	173 (@79 Units)	212 (@79 Units)	92 (@26 Units)			10 (@1.00 AC)	
F3	Parking Lot						
F4						30 (@3.00 AC)	
F5			32 (@9 Units)				
Subtotal	173	212	124	210	-	50	-
						TOTAL	769 People
						FLOW (cfs) (Assume 0.0002 cfs/person)	0.1538

Table 8 Subarea G Sanitary Population Summary

Building Symbol	Residential (Studio) (2.2 Pop/Unit)	Residential (One Bed) (2.7 Pop/Unit)	Residential (Two Bed) (3.5 Pop/Unit)	Condominium (1000sf/unit) (3.5 pop/unit)	Hotel [gpd] / (cfs) (100 gpd/room)	Retail/Office (10 Pop/Ac)	Conference [gpd] / (cfs) (Greenbook)
G1	225 (@103 Units)	276 (@103 Units)	120 (@35 Units)				
G2	Parking Lot						
G3				560 (@160 Units)			
G4			56 (@16 Units)				
Subtotal	225	276	176	560	-	-	-
						TOTAL	1,237 People
						FLOW (cfs) (Assume 0.0002 cfs/person)	0.2474

Table 9 Subarea H Sanitary Population Summary

Building Symbol	Residential (Studio) (2.2 Pop/Unit)	Residential (One Bed) (2.7 Pop/Unit)	Residential (Two Bed) (3.5 Pop/Unit)	Condominium (1000sf/unit) (3.5 pop/unit)	Hotel [gpd] / (cfs) (100 gpd/room)	Retail/Office (10 Pop/Ac)	Conference [gpd] / (cfs) (Greenbook)
H1						3 (@2.23 AC)	
Subtotal	-	-	-	-	-	3	-
						TOTAL	3 People
						FLOW (cfs) (Assume 0.0002 cfs/person)	0.0006

Table 10 Subarea I Sanitary Population Summary

Building Symbol	Residential (Studio) (2.2 Pop/Unit)	Residential (One Bed) (2.7 Pop/Unit)	Residential (Two Bed) (3.5 Pop/Unit)	Condominium (1000sf/unit) (3.5 pop/unit)	Hotel [gpd] / (cfs) (100 gpd/room)	Retail/Office (10 Pop/Ac)	Conference [gpd] / (cfs) (Greenbook)
I1	234 (@106 Units)	287 (@106 Units)	124 (@36 Units)				
I2	Parking Lot						
I3				476 (@136 Units)			
I4			81 (@23 Units)				
Subtotal	234	287	205	476	-	-	-
						TOTAL	1,202 People
						FLOW (cfs) (Assume 0.0002 cfs/person)	0.2404

Appendix A

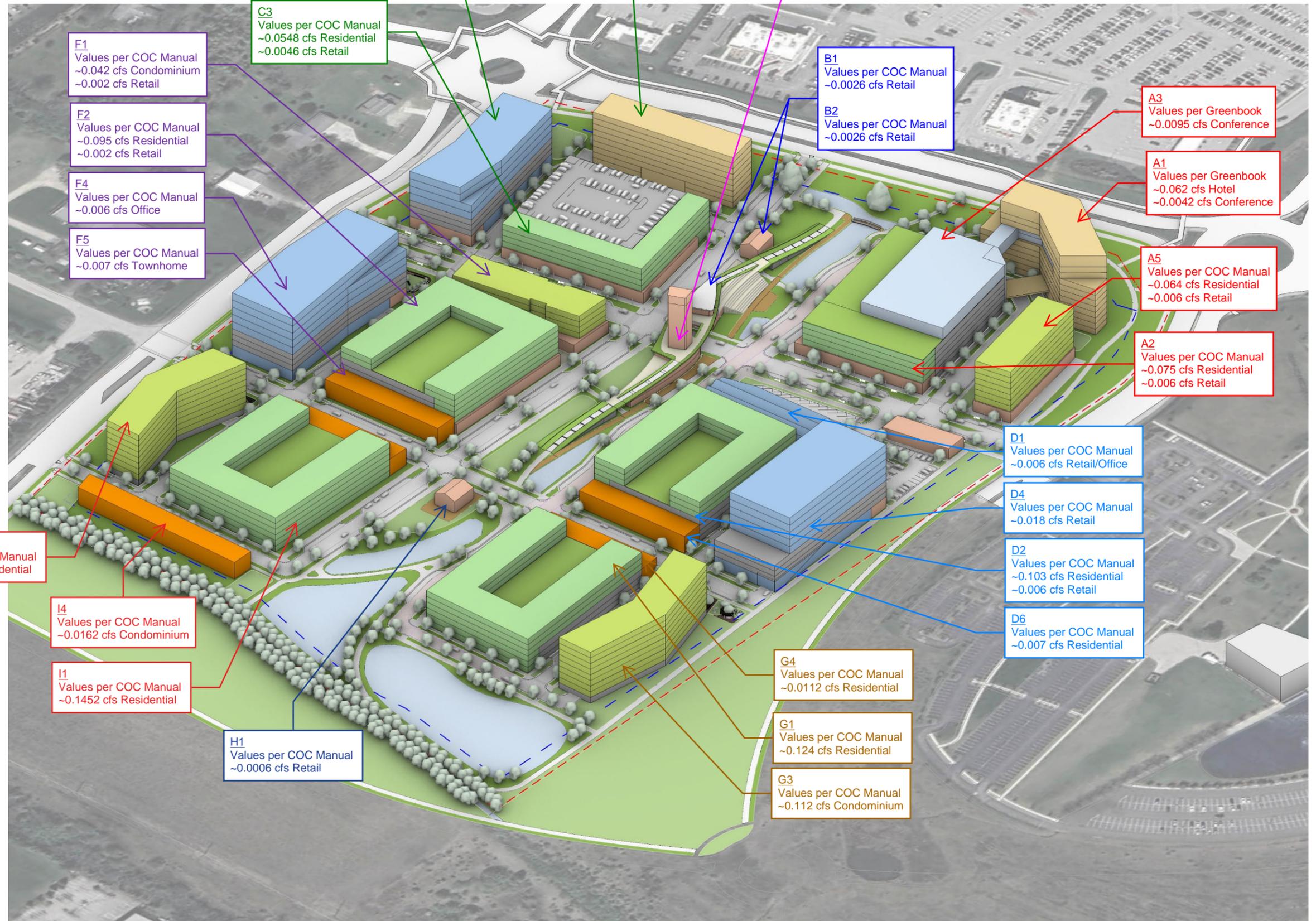
Infiltration adds ~0.1143 cfs to entire site

Site Total CFS = Approx. 1.2283 cfs

DATE:
2025.11.26

nbbj

Colliers



TOTAL DEVELOPMENT	
BLOCK AREA (SF)	1,659,700
(ACRES)	38.101
HOTEL	325,800
OFFICE / RESEARCH	588,800
CONFERENCE	53,000
RETAIL	159,600
RESIDENTIAL	752,700
(UNITS) APPROX	886
STUDIO (25%)	221
1 BED (50%)	443
2 BED (25%)	221
CONDOMINIUM	447,000
TOWNHOUSE	57
REQUIRED	4751
PARKING	
Surface (spaces)	372
Garage (spaces)	3957
TOTAL	4328
TOTAL DEV excluding parking	2,383,900
TOTAL DEV with parking	3,291,663