



April 22, 2022

Kim Clouse
Corporate Credentialing
The Ohio state University Wexner Medical Center
700 Ackerman Road Suite 2120
Columbus, Ohio 43202

Re: Final Address Assignment
Community: City of Dublin, Franklin County, Ohio 43016
Project: OSU Wexner Medical Center

Dear Kim Clouse,

The City of Dublin has assigned **6700 University Boulevard**, as the addresses to the new Outpatient Center. The building is located north of University Boulevard, in Parcel Number 273-013193 and 274-012326. If you would have any questions please contact our office at 614-410-4600.

See attachment.

Sincerely,



Carlos Gonzalez
Engineering Technician I

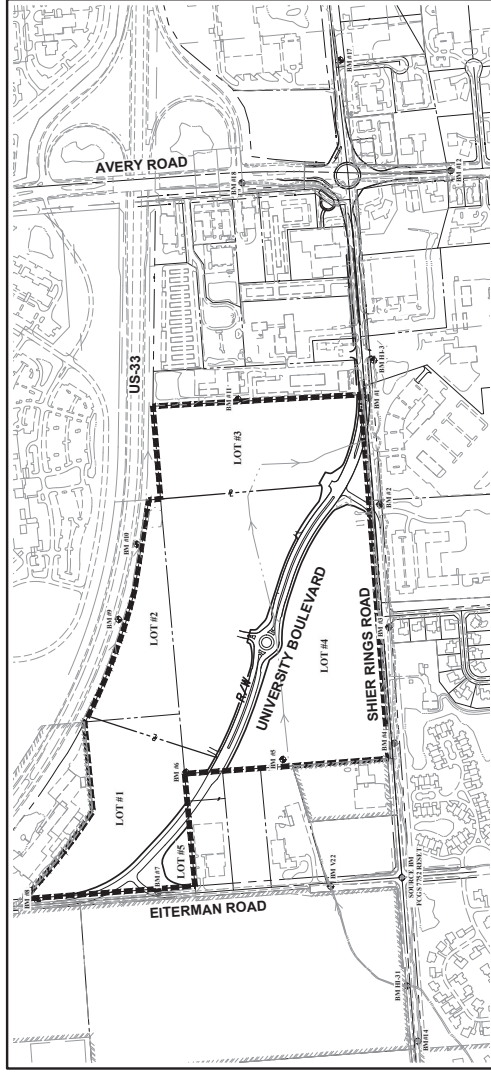
Attachments

Cc: Email Distribution List
Caitlynn Seymour, Police

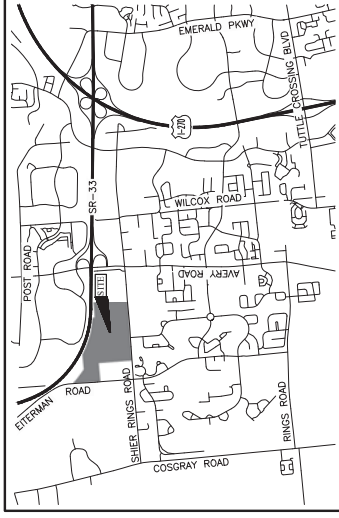
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO VIRGINIA MILITARY SURVEY No. 3452 PRELIMINARY PLAT FOR UNIVERSITY BLVD PHASE 2 2019

BENCH MARKS (NWD 1989)

Bench Mark	Elevation	Description
H-2	942.03	Iron pipe set in concrete in the center of the intersection of University Blvd and Cosgray Road, 24 feet west of the centerline of Cosgray Road.
H-3	938.15	Aluminum pipe in the northwest corner of the west head of a culvert located at the intersection of University Blvd and Cosgray Road, 74 feet south of the centerline of Shier Rings Road, 48 feet west of the site entrance to the Dublin Maintenance Buildings.
H-31	938.28	Aluminum pipe in the center of the north-south line of Shier Rings Road, 217 feet south of the centerline of Shier Rings Road.
V22	938.34	Bench mark in the west-southwest corner of the intersection of University Blvd and Cosgray Road, 18.5 feet west of the centerline of University Blvd.
SOURCE BM FOR FOGS 5024 RESET	938.06	Aluminum cap in PVC encased concrete monument, at the centerline of University Blvd, 115 feet north of the intersection of University Blvd and Cosgray Road. Monument is on the south line of VMS 0148. Original monument was replaced by a metal monument with a brass top. FOGS 7752 replaced a brass set on lot 10 to 12, deep.
FOGS 5024 RESET	948.17	Bronze disk in concrete monument, at the centerline of right of way of University Blvd, 115 feet north of the intersection of University Blvd and Cosgray Road. Monument is on the south line of VMS 0148. Original monument was replaced by a metal monument with a brass top.
BM #1	926.71	North (inclusion) benchmark set on a 18 inch by 18 inch concrete slab on the south side of Shier Rings Road, being the 8th traverse west of Avery Road.
BM #2	921.04	North (inclusion) benchmark set on a 18 inch by 18 inch concrete slab on the south side of Shier Rings Road, being the 9th traverse west of Avery Road.
BM #3	922.55	North (inclusion) benchmark set on a 18 inch by 18 inch concrete slab on the south side of Shier Rings Road, being the 10th traverse west of Avery Road.
BM #4	926.27	North (inclusion) benchmark set on a 18 inch by 18 inch concrete slab on the south side of Shier Rings Road, being the 11th traverse west of Avery Road.
BM #5	926.06	Reinforced stake set in the south face of a 14 inch by 14 inch concrete slab on the south side of Shier Rings Road, being the 12th traverse west of Avery Road.
BM #6	926.17	Reinforced stake set in the northwest face of a 14 inch by 14 inch concrete slab on the south side of Shier Rings Road, being the 13th traverse west of Avery Road.
BM #7	926.06	West (inclusion) benchmark set on a 18 inch by 18 inch concrete slab on the west side of Shier Rings Road, being the 14th traverse west of Avery Road.
BM #8	926.05	West (inclusion) benchmark set on a 18 inch by 18 inch concrete slab on the west side of Shier Rings Road, being the 15th traverse west of Avery Road.
BM #9	926.06	West (inclusion) benchmark set on a 18 inch by 18 inch concrete slab on the west side of Shier Rings Road, being the 16th traverse west of Avery Road.
BM #10	926.06	West (inclusion) benchmark set on a 18 inch by 18 inch concrete slab on the west side of Shier Rings Road, being the 17th traverse west of Avery Road.
BM #11	926.29	Checked stake on the west rim of a sanitary manhole 44 feet west of the intersection of University Blvd and Cosgray Road.
BM #12	924.53	Checked stake at the centerline of University Blvd, 115 feet north of the intersection of University Blvd and Cosgray Road, in the center median, across through F.C. road monument line.
BM #14	942.80	Reinforced stake in the north side of a wooden utility pole located on the west side of Shier Rings Road, being the second western utility pole south of the intersection of University Blvd and Cosgray Road.
BM #15	942.71	Reinforced stake in the north side of a wooden utility pole located on the west side of Shier Rings Road, being the 8th western utility pole north of the intersection with Shier Rings Road.
BM #17	922.30	Checked 'X' on the north face of a 18 inch by 18 inch concrete slab on the southeast corner of the east end of a concrete 18x24 zone.
BM #18	925.43	Checked stake on the southeast corner of a concrete 18x24 zone, being on the west side of Avery Road, across from the entrance ramp to eastbound U.S. 33.



INDEX MAP
Scale: 1" = 400'



LOCATION MAP
NOT TO SCALE

- Lot lines, open spaces, reserves and right-of-way lines are based on the Virginia Military Survey No. 3452 and are preliminary and are subject to change when the final preliminary plat approval and one year of recordation has elapsed.
- Impass/Gross points shown on the private street locations and additional streets will be provided subject to the City of Dublin and the Ohio State Department of Public Safety.
- Building lines not shown but shall be per Dublin City Code.

SHEET INDEX

TITLE SHEET	AREA
EXISTING CONDITIONS	PP1
PRELIMINARY PLAT DETAIL	PP2
UTILITY PLAN	PP3
TYPICAL SECTIONS	PP4
TREE PRESERVATION PLAN	PP5
	PP6-PP12

SITE DATA

Zone 10-1
Research Office District

Lot	Area
Lot 1	499.82 Acres
Lot 2	414.00 Acres
Lot 3	533.77 Acres
Lot 4	516.43 Acres
Lot 5	524.55 Acres
Public R/W Area:	507.33 Acres
	509.84 Acres

PROJECT DESCRIPTION
This project is a proposed for construction of a 4-lane divided roadway referred to as University Boulevard from Eiterman Road to a point 5100 feet north of the intersection of University Blvd and Cosgray Road. The research & development and other uses are shown by zoning on the north side of University Blvd, road and south of SR-33.

ZONING
Zone 10-1
Research Office District

ENGINEER/SURVEYOR
5500 New Albany Road
Dublin, Ohio 43017
Tel: (614) 775-4834
Fax: (614) 775-4800
(Primary Project Contact)

DEVELOPER/OWNER
5200 Emerald Parkway
Dublin, Ohio 43017



VICINITY MAP
SCALE: NTS

- LEGEND**
- ST - B ST - EXISTING STORM SEWER
 - PROPOSED STORM SEWER (BY OTHERS)
 - PROPOSED SANITARY SEWER (BY OTHERS)
 - PROPOSED WATER MAIN (BY OTHERS)
 - PROPOSED FIBER (BY OTHERS)
 - PROPOSED ELECTRIC DUCT BANK (BY OTHERS)
 - PROPOSED GAS MAIN (BY OTHERS)
 - DUBLINK
 - EDB

SITE STATISTICS & REQUIREMENTS

SOIL:
BROWN MOTTLED SAND CLAY (S1), (HS) GROUP D
BROWN CLAY-SILT CLAY, TLL (HS) GROUP D

ZONING DISTRICT:
R - RESIDENTIAL DEVELOPMENT

PROPOSED USE:
AMBULATORY CARE FACILITY

PROPOSED ZONING:
R50 - OFFICE

TOTAL SITE AREA:
33,923 AC.

BARING CALCULATIONS (PHASE 1):
HANDICAPPED SPACES: 25 SPACES
SURFACE SPACES: 750
TOTAL SPACES: 775

BARING CALCULATIONS (PHASE 2):
HANDICAPPED SPACES: 25 SPACES
SURFACE SPACES: 750
TOTAL SPACES: 775

SEWERAGE:
100' PAVEMENT & BUILDING
US ROUTE 335
20' PAVEMENT / 50' BUILDING
EASTERN PERIMETER BOUNDARY: 15' PAVEMENT / 50' BUILDING
WESTERN PERIMETER BOUNDARY: 15' PAVEMENT / 50' BUILDING
INTERNAL PARCEL: (EXCEPT AS NOTED FOR PRIVATE DRIVES)

MAX. BUILDING SEPARATION:
MAX. BUILDING HEIGHT: 6' / 10'

SITE COVERAGE PROVIDED (PHASE 1): 52.2%
AREAS: 1,300 ACRES (68,800 S.F.)
SEWALX AREA: 1,300 ACRES (68,800 S.F.)
PAVEMENT AREA: 9.29 ACRES (404,933 S.F.)
TEMP. PAVEMENT AREA: 0.76 ACRES (33,170 S.F.)

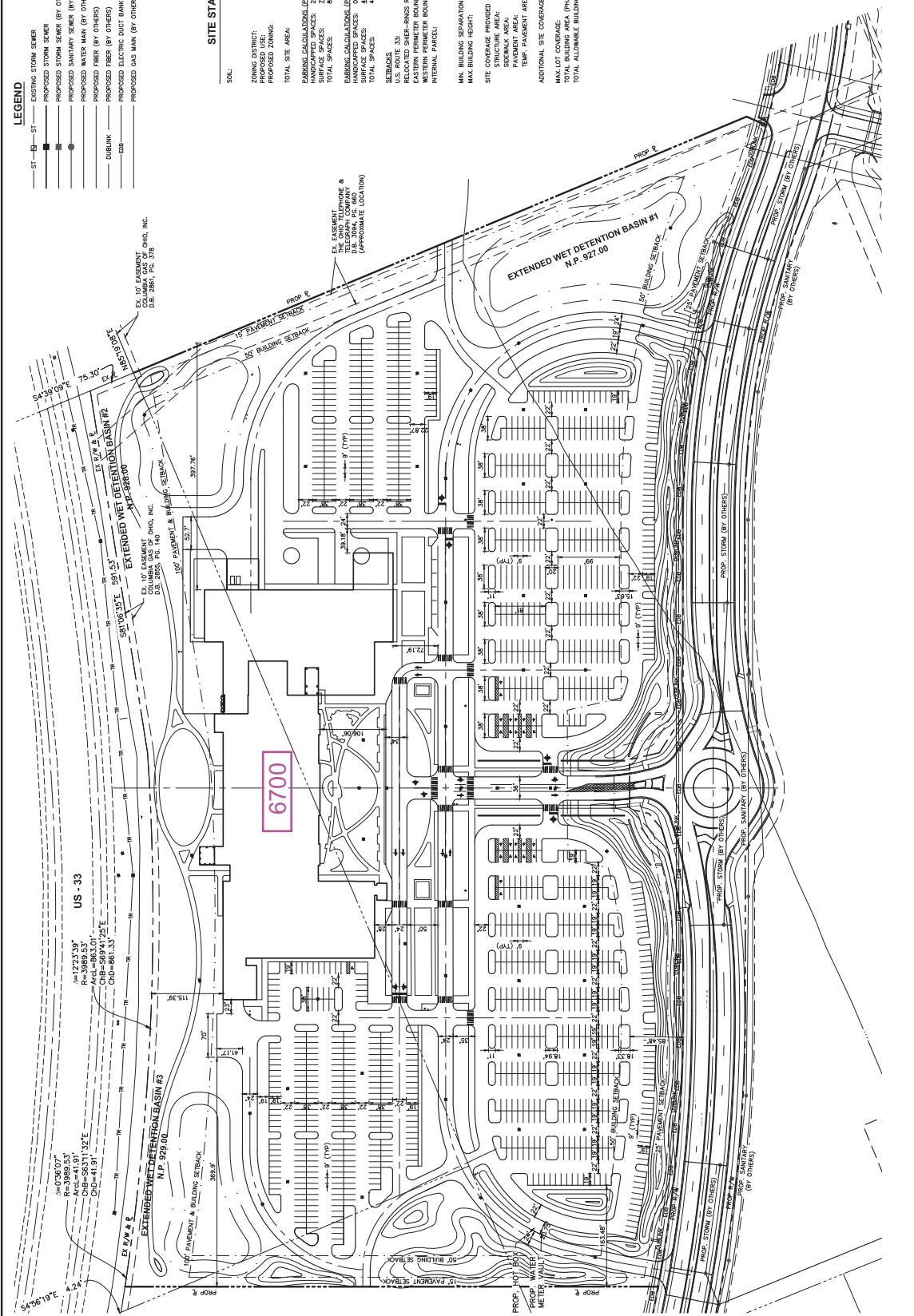
ADDITIONAL SITE COVERAGE FOR PHASE 2 NOT TO EXCEED A TOTAL OF 10%:
MAX LOT COVERAGE: 75%
TOTAL BUILDING AREA (PHASE 1): 13.27 ACRES (578,246 S.F.)
TOTAL ALLOWABLE BUILDING AREA: 25.44 ACRES (1,108,287 S.F.)



CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN
FOR
OSU MEDICAL CAMPUS PUD

PLAN PREPARED BY:
ADVANCED
CITY ENGINEERS & SURVEYORS
422 Beecher Road
Dublin, Ohio 43003
ph: 614-488-7700
fax: 614-488-7702
www.advancedcs.com

SCALE: 1" = 80'
DATE: 09/29/2019
SHEET 1 / 3



SHEET INDEX

SITE PLAN	1
EXISTING CONDITIONS	2
UTILITY PLAN	3