BASIC SITE PLAN
FOR
BRIDGE PARK EAST

CRAWFORD HOYING development

Developer

OCTOBER 13, 2014

EMH&T
Engineers, Surveyors, Planners, Scientists

Engineer

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

Architect

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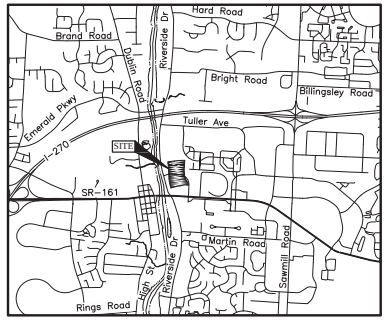
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK EAST
2014



LOCATION MAP
Not to Scale

Sheet Index Table	
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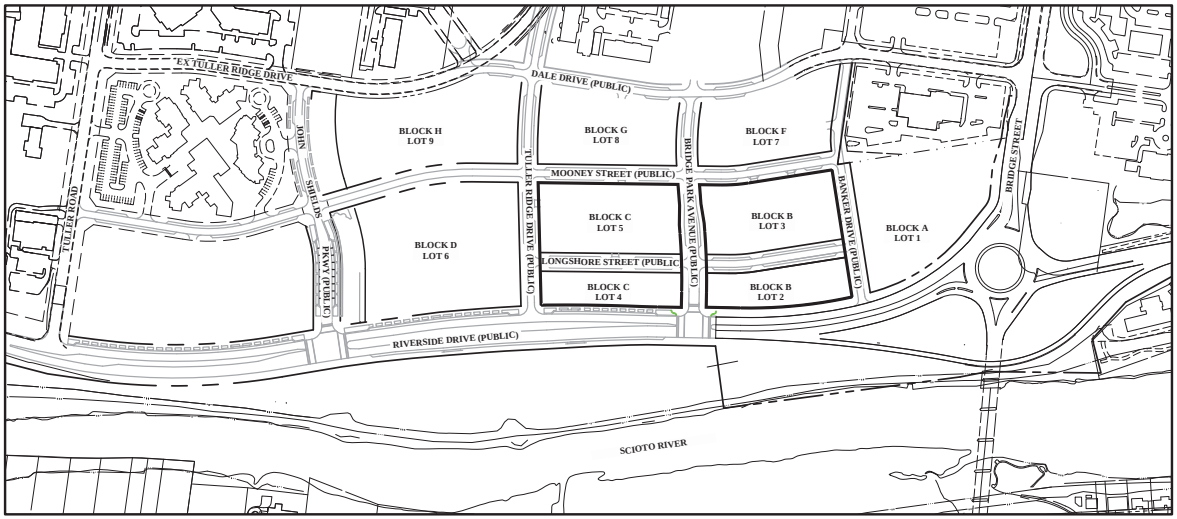
Architectural Elevations	BSP 8 – BSP 14



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

Residential Required Parking					
Building	3 BR	2 BR	1 BR	Studio	Total
B1	0	36	32	14	82
B2	4	15	21	0	40
B3	4	12	28	8	52
B4	6	22	39	5	72
C1	0	12	32	4	48
C2	0	0	0	0	0
C3	0	21	12	3	36
C4	6	22	39	5	72
Total Units	20	140	203	39	402
Min. Required Parking/Unit	2	1.5	1	1	
Max Allowable Parking/Unit	2	2	2	2	
Min. Parking Required	40	210	203	39	492
Max Parking Allowed	40	280	406	78	804

Commercial Required Parking				
Building	Office	Retail	Restaurant	Total
B1	30,120	15,060	15,060	60,240
B2	16,253	4,022	12,065	32,340
B3	0	5,549	11,265	16,814
B4	0	0	0	0
C1	0	0	18,369	18,369
C2	75,032	0	18,831	93,863
C3	17,340	5,726	11,627	34,693
C4	0	0	0	0
Total SF	138,745	30,357	87,217	256,319
Min. Required Parking/1,000SF	3	3	10	
Max Allowable	125%	125%	125%	
Min. Parking Required	417	92	873	1,382
Max Parking Allowed	522	115	1,092	1,729

Parking Provided			
	On Street	Parking Structure	Total
Block B	46	864	910
Block C	63	864	927
Total Parking Provided			1,837
Minimum Parking Required			1,874
Max Parking Allowed			2,533
Bicycle Parking Required			340
Bicycle Parking Provided			340
ADA Accessible Parking Required			29
ADA Accessible Parking Provided			29

SITE DATA

Zoned BSD Scioto River Neighborhood District

Block B Site Area: ±4.2 Acres

Block C Site Area: ±4.1 Acres

See Sheet BSP 7 for Open Space Calculations

DEVELOPER/OWNER
Crawford Hoying Development Partners
555 Metro Place North, Suite 600
Dublin, Ohio 43017
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Fax: (614) 850-9191

ENGINEER
EMH&T Inc.
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Fax: (614) 775-4800

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK EAST
TITLE SHEET

DATE
October 13, 2014

SCALE
As Noted

JOB NO.
2013-1481

SHEET
BSP 1

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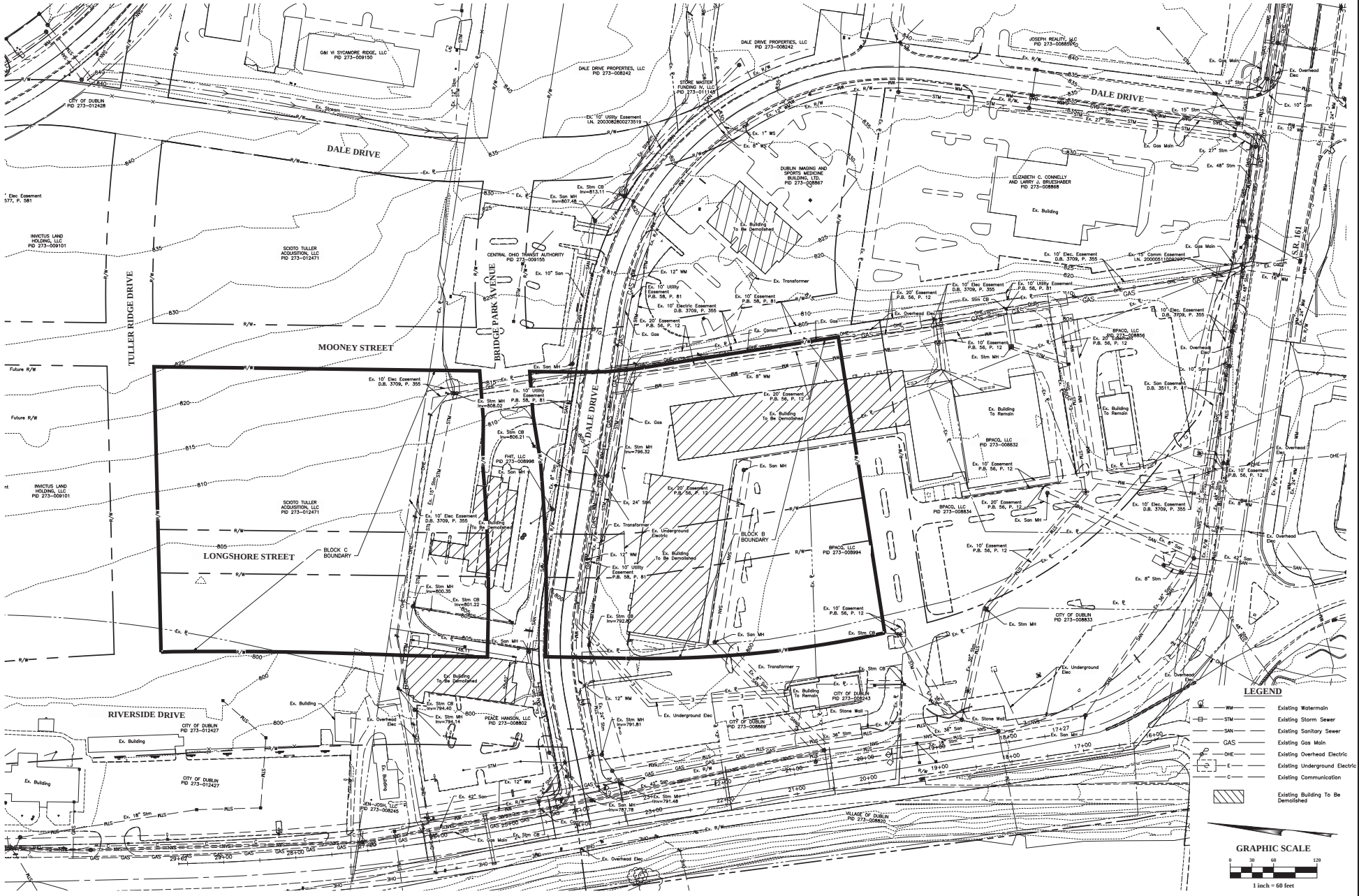


REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

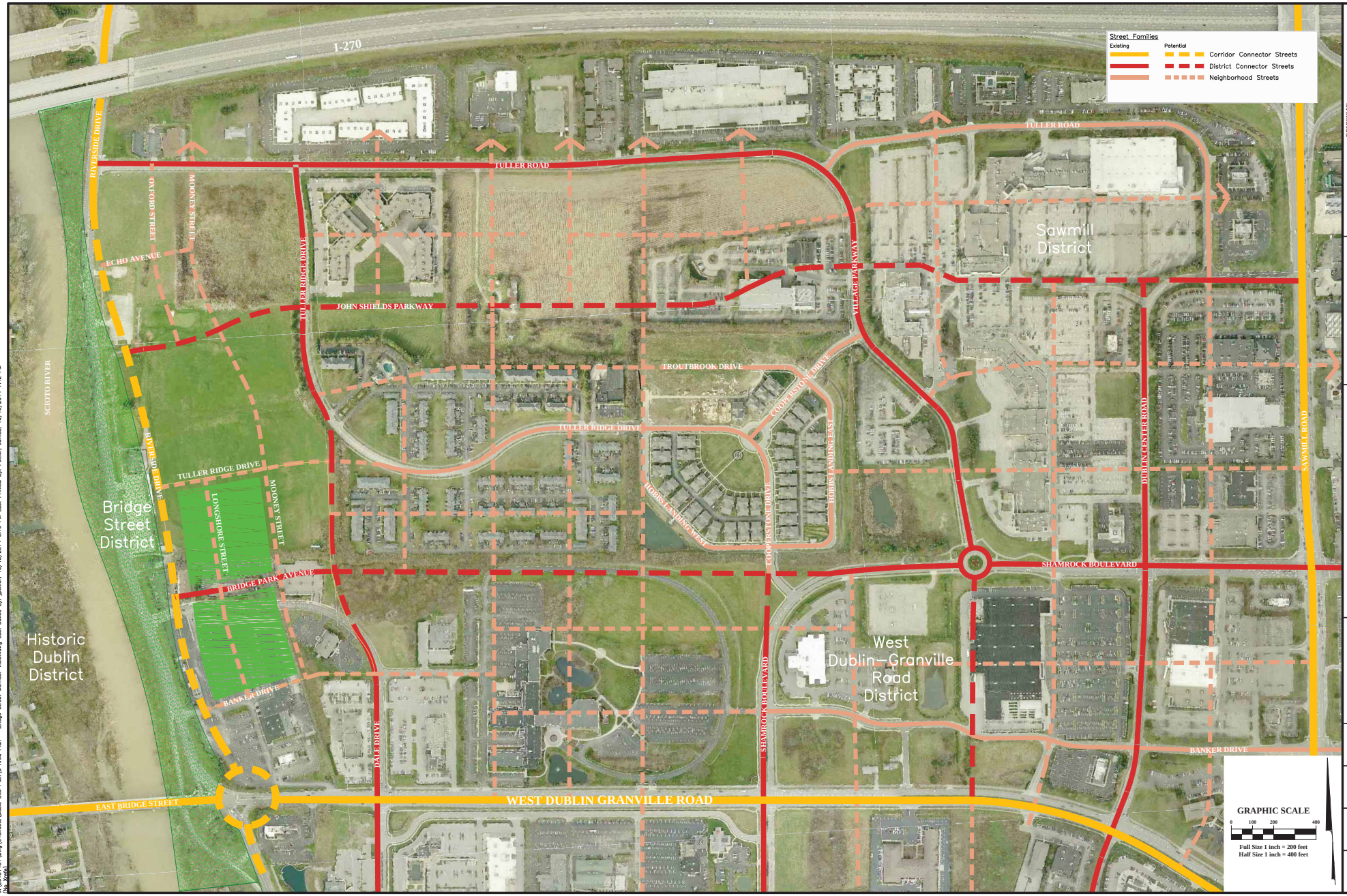
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK EAST
EXISTING CONDITIONS PLAN

DATE
October 13, 2014

SCALE
1" = 60'

JOB NO.
2013-1481

SHEET
BSP 2



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK EAST
AREA PLAN - BRIDGE STREET CORRIDOR VISION

DATE
October 13, 2014

SCALE
Full Size: 1" = 200'
Half Size: 1" = 400'

JOB NO.
2013-1481

SHEET
BSP 3

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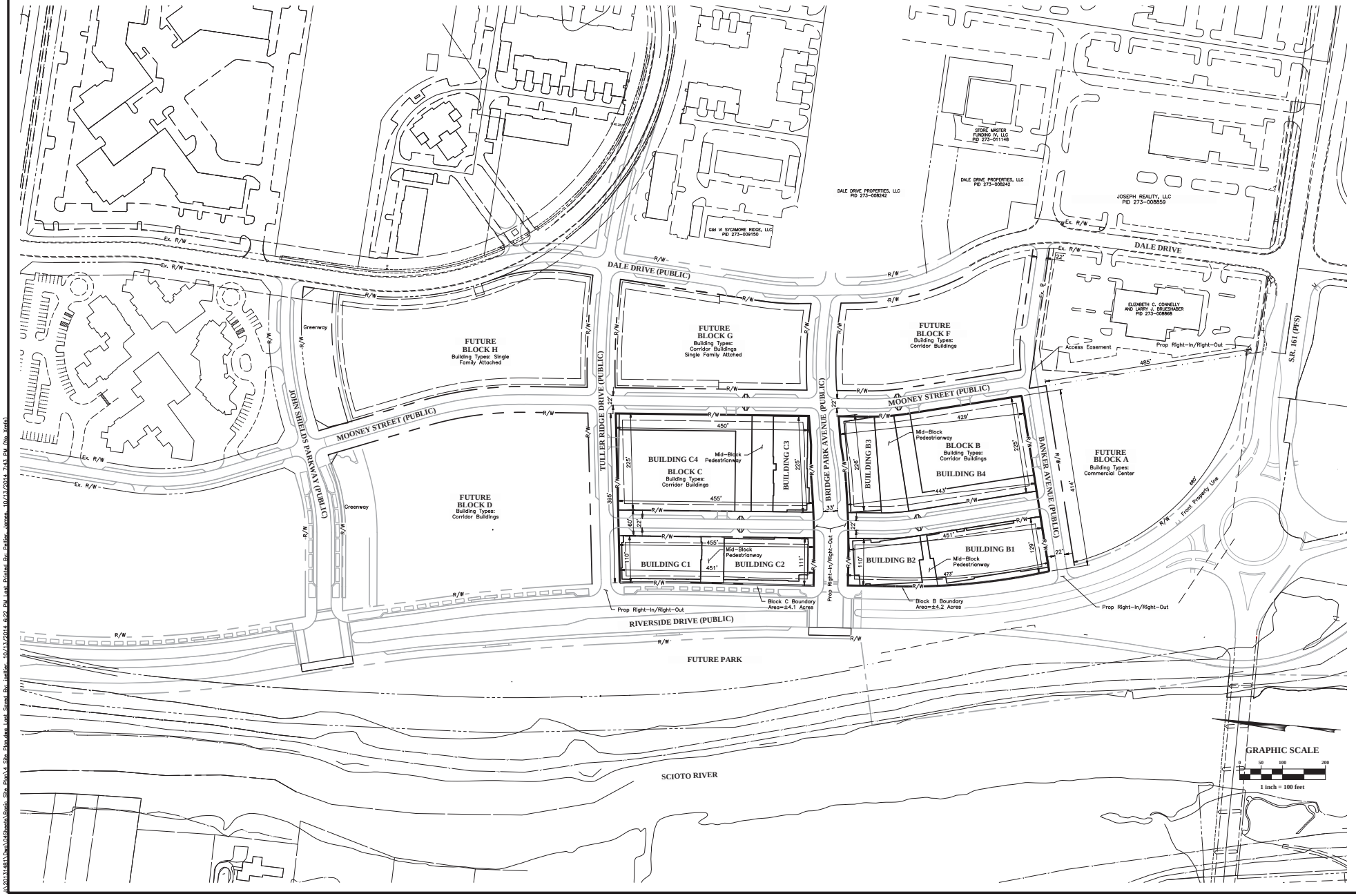


REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

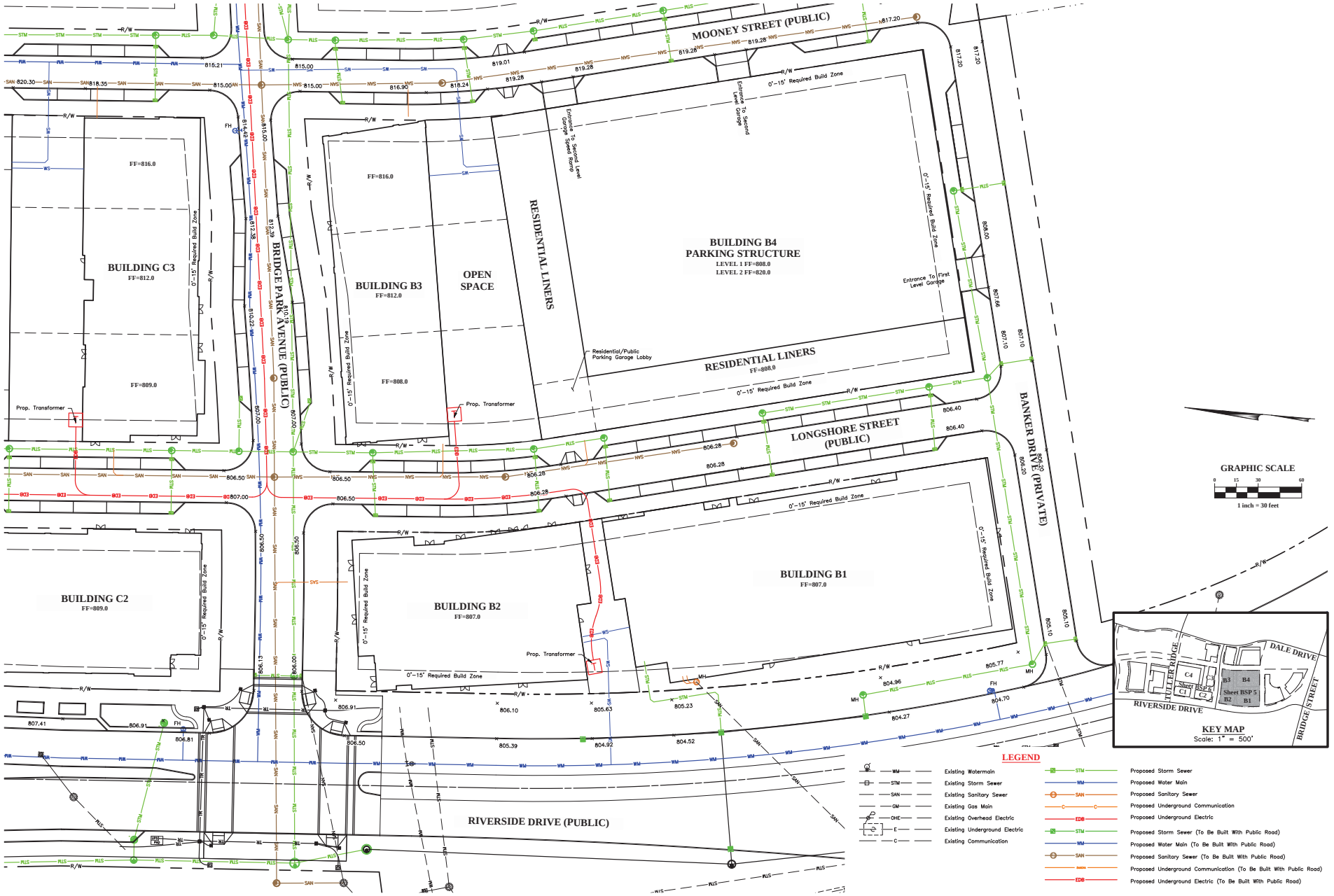
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK EAST
OVERALL SITE PLAN

DATE
October 13, 2014

SCALE
1" = 100'

JOB NO.
2013-1481

SHEET
BSP 4



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK EAST
BLOCK B SITE PLAN

DATE
October 13, 2014

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
BSP 5

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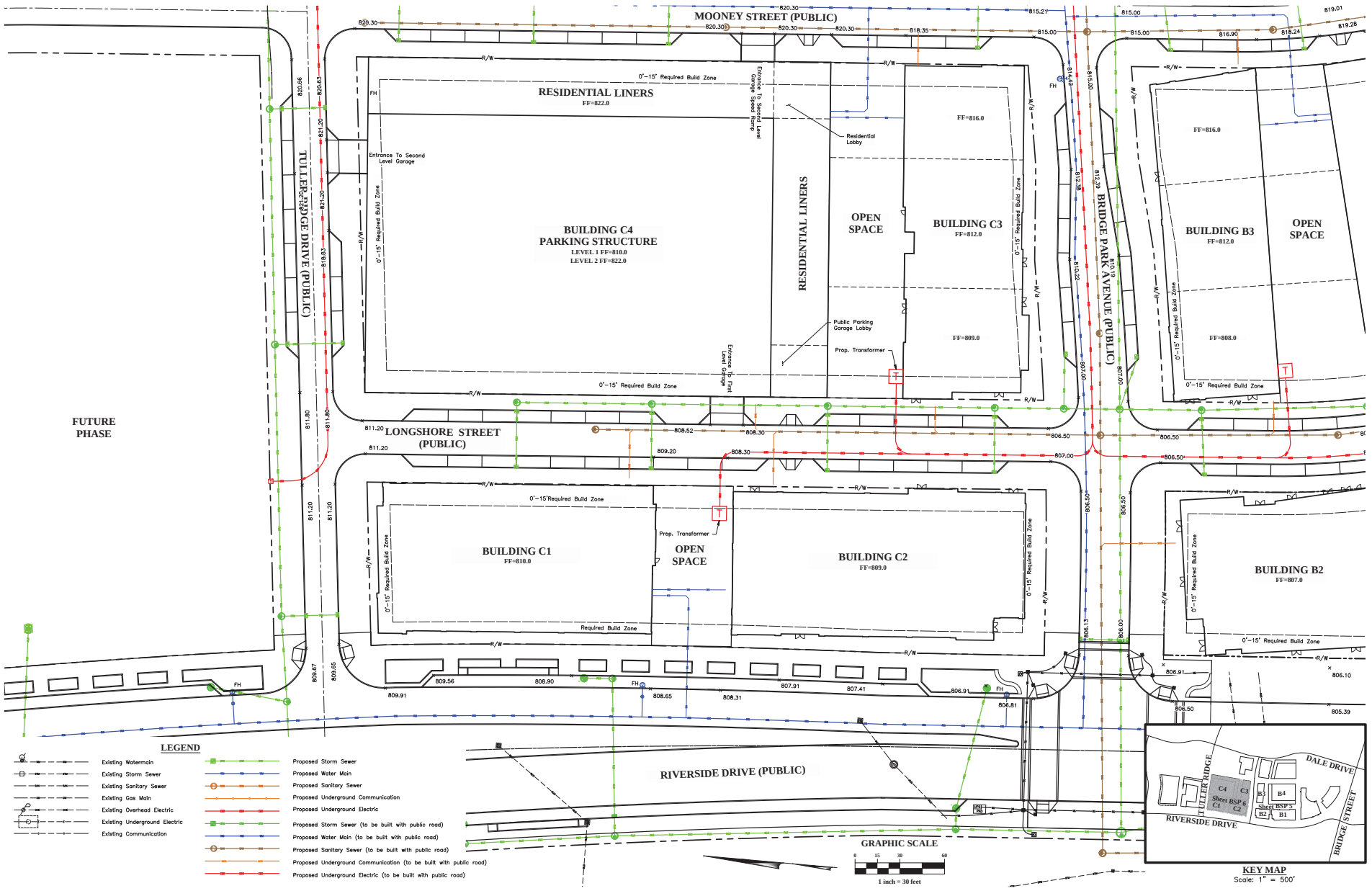

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK EAST
BLOCK C SITE PLAN

DATE
October 13, 2014

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
BSP 6

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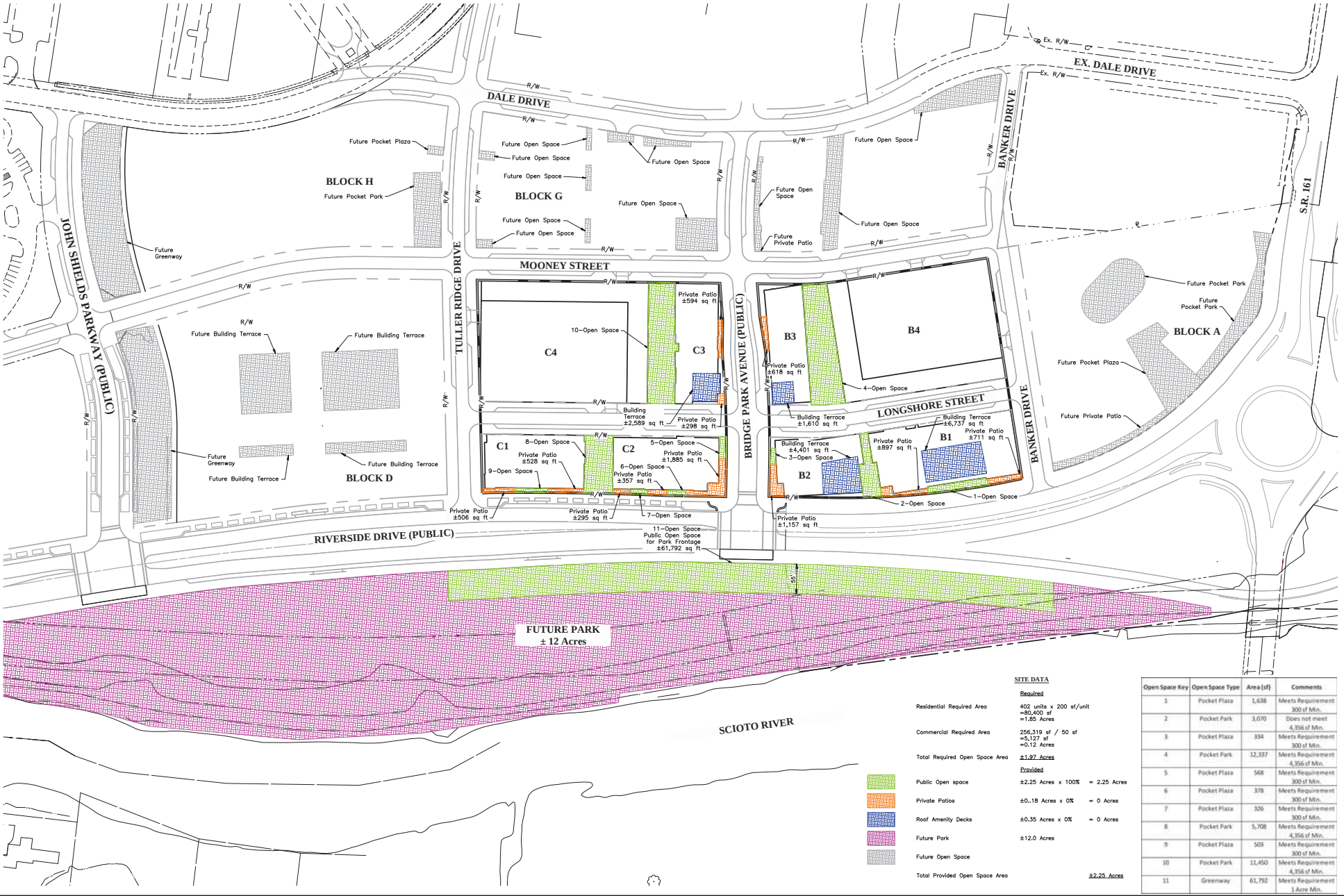

SITE DATA

	Required
Residential Required Area	402 units x 200 sf/unit =80,400 sf =1.85 Acres
Commercial Required Area	256,319 sf / 50 sf =5,127 sf =0.12 Acres
Total Required Open Space Area	±1.97 Acres
	Provided
Public Open space	±2.25 Acres x 100% = 2.25 Acres
Private Patios	±0..18 Acres x 0% = 0 Acres
Roof Amenity Decks	±0.35 Acres x 0% = 0 Acres
Future Park	±12.0 Acres
Future Open Space	
Total Provided Open Space Area	±2.25 Acres

Open Space Key	Open Space Type	Area (sf)	Comments
1	Pocket Plaza	1,638	Meets Requirement 300 sf Min.
2	Pocket Park	3,070	Does not meet 4,356 sf Min.
3	Pocket Plaza	334	Meets Requirement 300 sf Min.
4	Pocket Park	12,337	Meets Requirement 4,356 sf Min.
5	Pocket Plaza	568	Meets Requirement 300 sf Min.
6	Pocket Plaza	378	Meets Requirement 300 sf Min.
7	Pocket Plaza	326	Meets Requirement 300 sf Min.
8	Pocket Park	5,708	Meets Requirement 4,356 sf Min.
9	Pocket Plaza	503	Meets Requirement 300 sf Min.
10	Pocket Park	11,450	Meets Requirement 4,356 sf Min.
11	Greenway	61,792	Meets Requirement 1 Acre Min.

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK EAST
OPEN SPACE AREA PLAN

DATE
October 13, 2014

SCALE
1" = 80'

JOB NO.
2013-1481

SHEET
BSP 7

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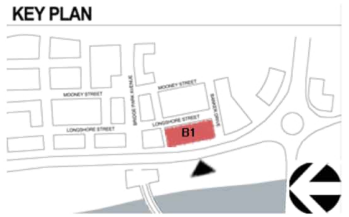
BRIDGE PARK
DUBLIN, OH

KEY PLAN



CRAWFORD HOYING
development

B1- WEST ELEVATION
CORRIDOR BUILDING

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

10.13.2014

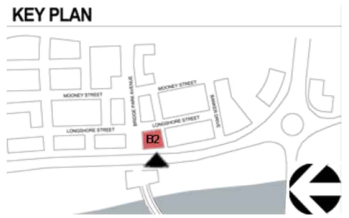
BRIDGE PARK
DUBLIN, OH

CRAWFORD HOYING development

B2- WEST ELEVATION

CORRIDOR BUILDING

KEY PLAN



MOODY•NOLAN
RESPONSIVE ARCHITECTURE

10.13.2014

BRIDGE PARK
DUBLIN, OH

CRAWFORD HOYING
development

B3- NORTH ELEVATION
CORRIDOR BUILDING

KEY PLAN

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

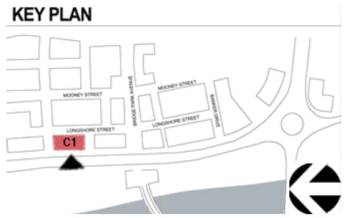
10.13.2014

BRIDGE PARK
DUBLIN, OH

CRAWFORD HOYING
development

C1- WEST ELEVATION
CORRIDOR BUILDING

KEY PLAN



MOODY•NOLAN
RESPONSIVE ARCHITECTURE

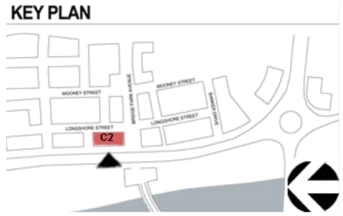
10.13.2014

BRIDGE PARK
DUBLIN, OH

CRAWFORD HOYING
development

C2- WEST ELEVATION
CORRIDOR BUILDING

KEY PLAN



MOODY•NOLAN
RESPONSIVE ARCHITECTURE

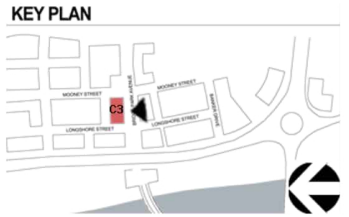
10.13.2014

BRIDGE PARK
DUBLIN, OH

CRAWFORD HOYING
development

C3- SOUTH ELEVATION
CORRIDOR BUILDING

KEY PLAN



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RESPONSIVE ARCHITECTURE

10.13.2014

CRAWFORD HOYING
development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE