BASIC DEVELOPMENT PLAN / BASIC SITE PLAN

FOR

BRIDGE PARK WEST

OCTOBER 14, 2014

CRAWFORD HOYING development

Developer

EMH&T Engineers, Surveyors, Planners, Scientists

Engineer

OHM ARCHITECTS ENGINEERS PLANNERS

Architect

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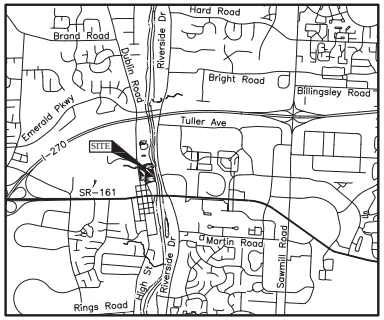
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC DEVELOPMENT PLAN/BASIC SITE PLAN
FOR
BRIDGE PARK WEST
2014



LOCATION MAP
Not to Scale

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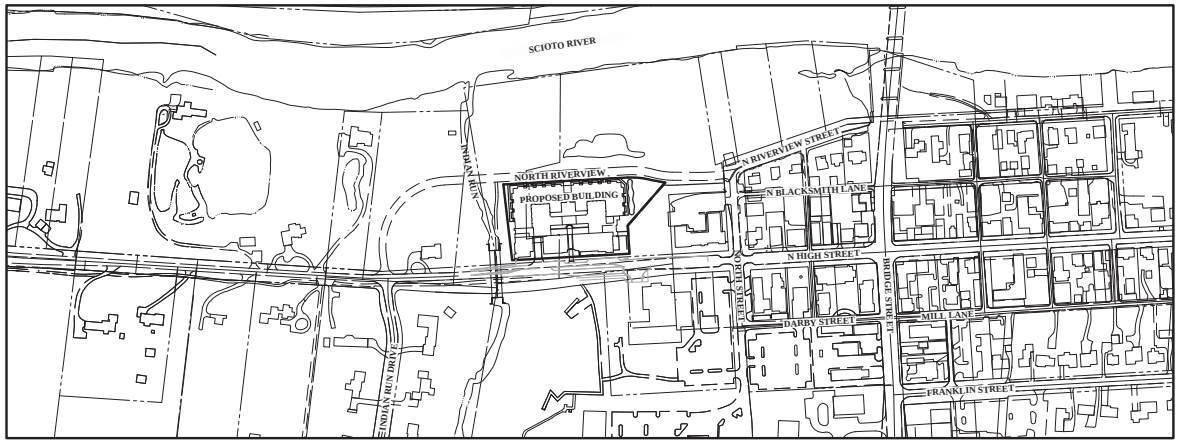

INDEX MAP
Full Size: 1" = 200'
Half Size: 1" = 400'

GRAPHIC SCALE
0 100 200 400
Full Size 1 inch = 200 feet
Half Size 1 inch = 400 feet

SITE DATA

Total Project Limits Area	±2.4 Acres
Residential Units	42 Units
Gross Density	±17.5 DU/Acre
Office Space	16,650 Sq. Ft.
Restaurant	11,800 Sq. Ft.
Retail	4,200 Sq. Ft.
Required Parking	242
Max Allowable Parking	302
Provided Parking	
Private Parking Garages	115
Electric Charging Spaces	2
ADA Accessible Parking	20
Public Parking	238
Total Parking Provided	375
Required Bicycle Parking	39
Provided Bicycle Parking	39
Maximum Block Length	300 Ft.
Maximum Perimeter Length	1,000 Ft.

Minimum Required Parking - Commercial

	SF	Spaces/1000 SF	Required Spaces
Level 1 Retail	4200	3	13
Level 1 Restaurant	11800	10	118
Level 2 Office	16650	2.5	42
Total	32650		**173**

Maximum Allowable Parking - Commercial

	Min. Spaces	Percentage	Required Spaces
Level 1 Retail	13	125%	17
Level 1 Restaurant	118	125%	148
Level 2 Office	42	125%	53
Total	173		**218**

Minimum Required Parking - Residential

	Units	Spaces/Unit	Required Spaces
1 bdrm	3	1	3
2 bdrm	25	1.5	38
3 bdrm	12	2	24
4 bdrm	2	2	4
Total	42		**69**

Maximum Allowable Parking - Residential

	Units	Spaces/Unit	Required Spaces
1 bdrm	3	2	6
2 bdrm	25	2	50
3 bdrm	12	2	24
4 bdrm	2	2	4
Total	42		**84**

DEVELOPER/OWNER

Crawford Hoying Development Partners
555 Metro Place North, Suite 600
Dublin, Ohio 43017
Tel: (614) 335-2020
Fax: (614) 850-9191

ENGINEER

EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4800

ARCHITECT

OHM Advisors
101 Mill Street, Suite 200
Gahanna, Ohio 43230
Tel: (614) 418-0600
Fax: (614) 418-0614

ZONING

Zoned BSC Historic
Transition Neighborhood

Site Area: ±2.4 Acres

Residentual Unit Break Down

	1 Bedroom	2 bedroom	3 Bedroom	4 Bedroom	Total
Floor 1	1	7	1	0	9
Floor 2	1	4	3	0	8
Floor 3	0	4	3	0	7
Floor 4	1	3	2	0	6
Floor 5	0	2	2	1	5
Floor 6	0	3	1	1	5
Floor 7	0	2	0	0	2
Total	3	25	12	2	42

Bridge Park West - Open Space Calculation

	Area (SF)	Units	Requirement	Minimum Required Open Area	
Level 1 Restaurant	11,800	-	1 SF per 50 SF of Commerical	236	
Level 1 Retail	4,200	-	1 SF per 50 SF of Commerical	84	
Level 2 Office	16,650	-	1 SF per 50 SF of Commerical	333	
Residential	-	42	200 SF per Unit	8,400	
			Total	**9,053**	
			Total Required Open Space	**9,100**	SF
				0.21	Acres
			Total Provided Open Space	**0.21**	Acres

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BRIDGE PARK
CRAWFORD HOYING
EMH&T

REVISIONS No.	Description	Date

Crawford Hoying Developers
Bridge Park West - Building Z
Dublin, Ohio
TITLE SHEET

SHEET C1

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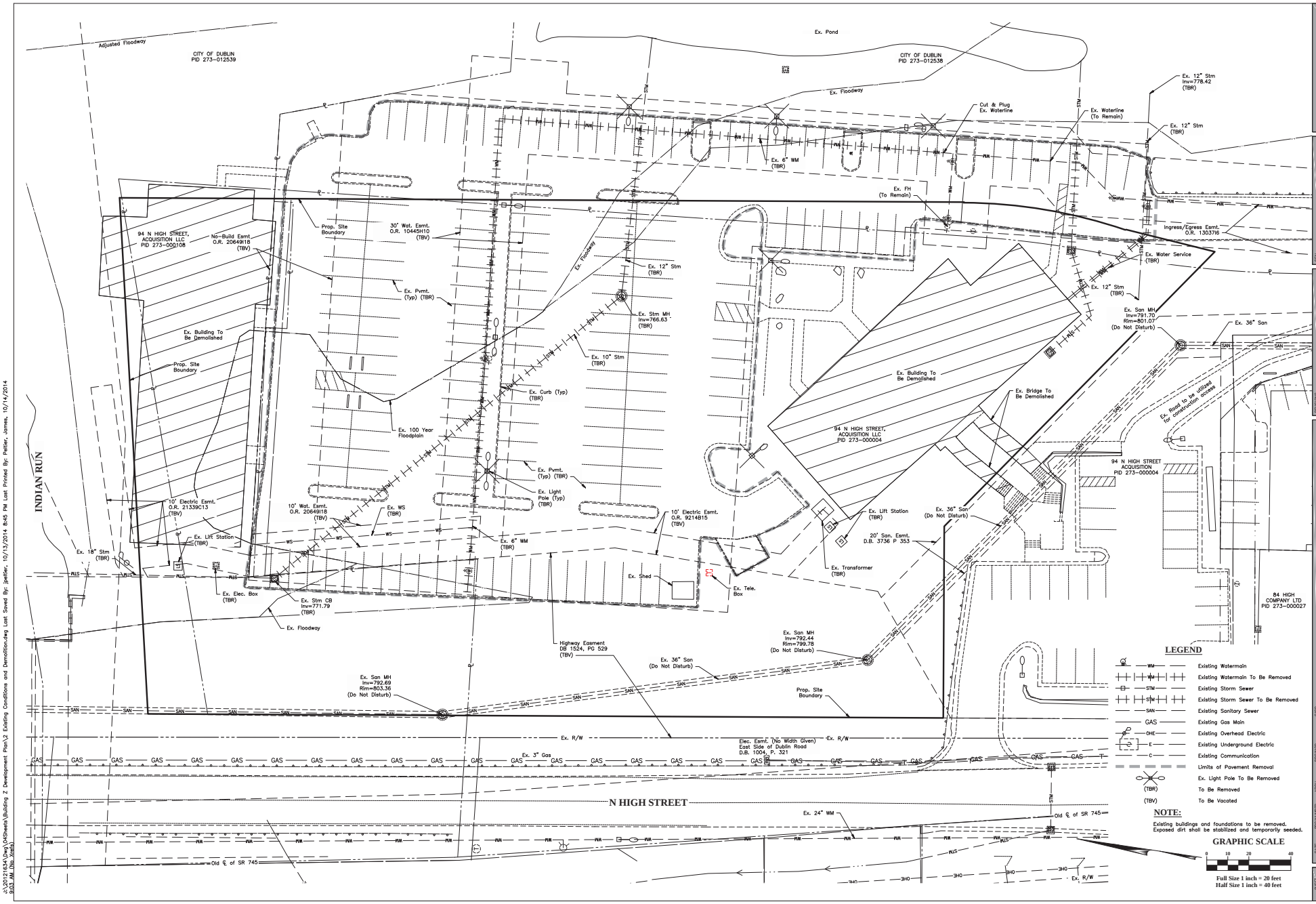

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CRAWFORD HOYING

SEAL	REVISIONS No.	Description	Date

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Bridge Park West - Building Z
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EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET C2

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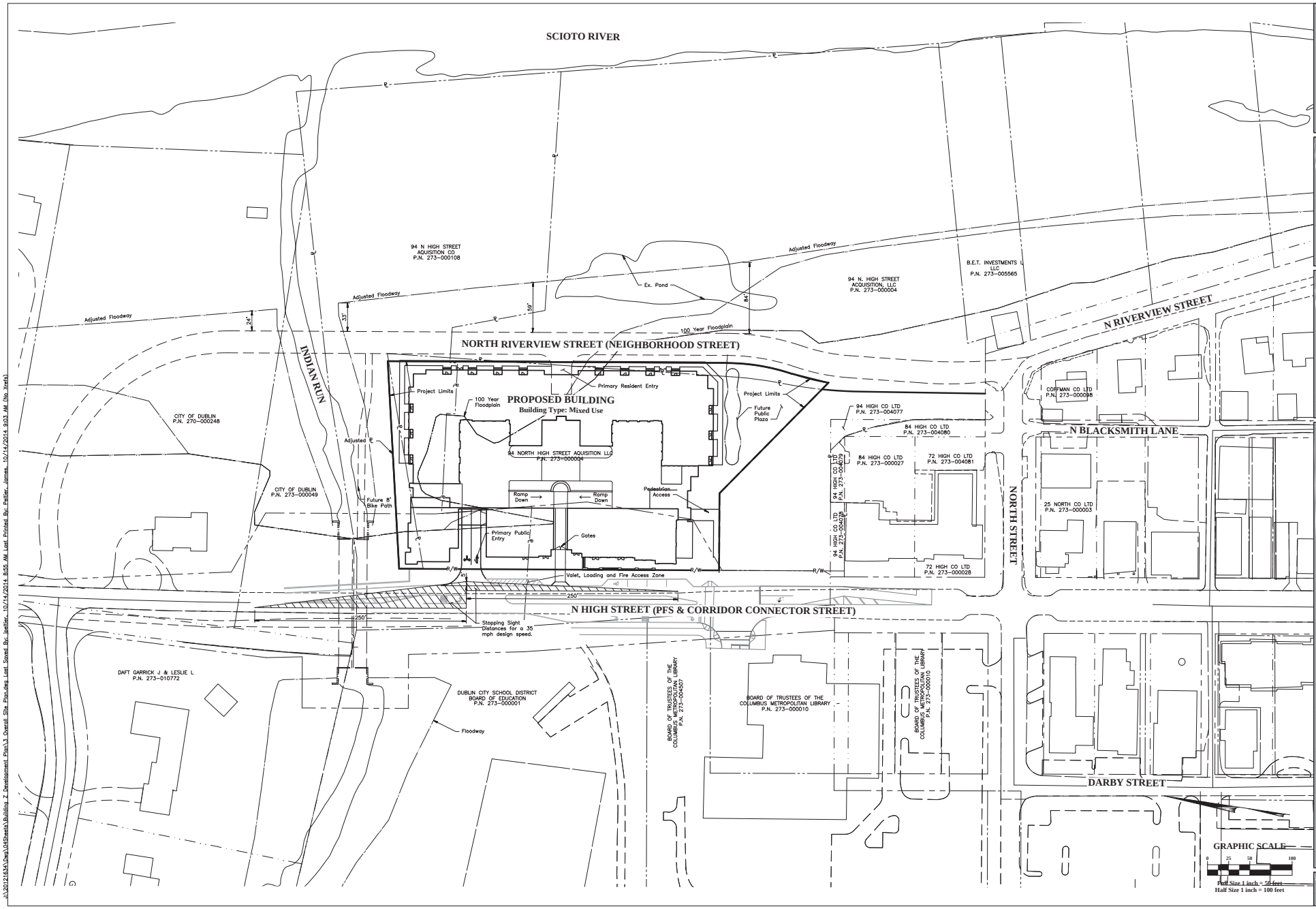

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OVERALL SITE PLAN

C3

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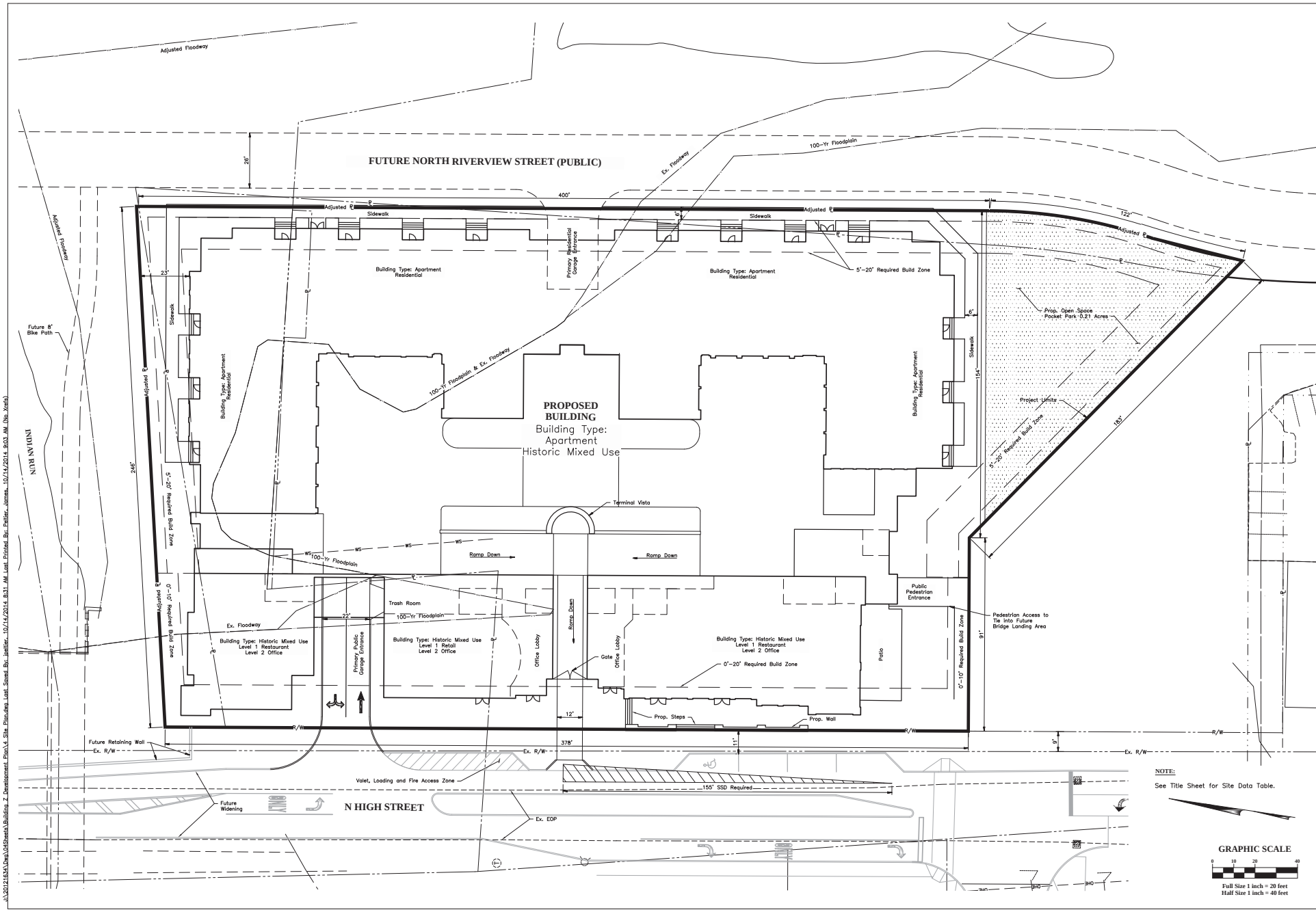

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SITE PLAN

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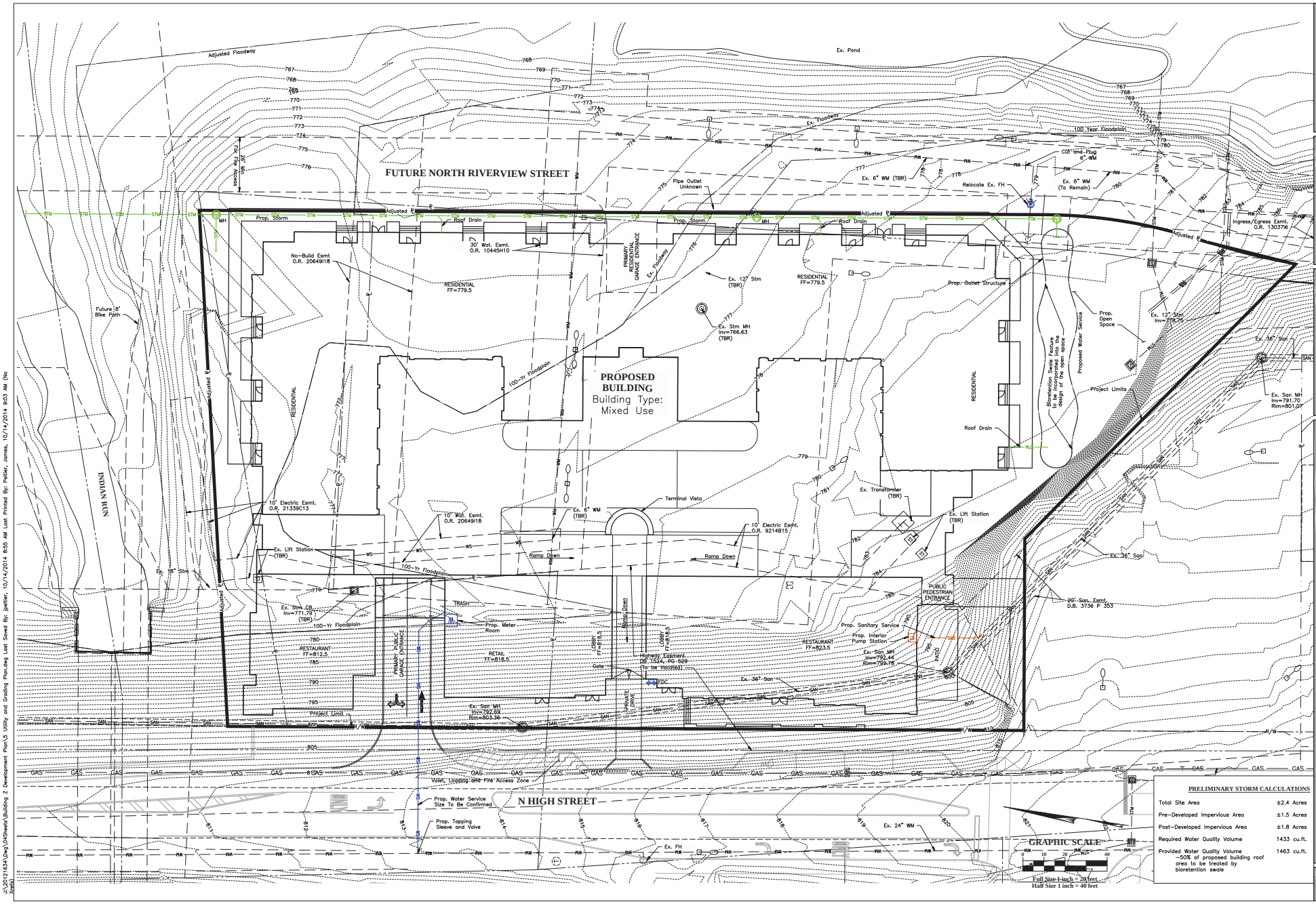

PRELIMINARY STORM CALCULATIONS

Total Site Area	±2.4 Acres
Pre-Developed Impervious Area	±1.5 Acres
Post-Developed Impervious Area	±1.8 Acres
Required Water Quality Volume	1433 cu.ft.
Provided Water Quality Volume ~50% of proposed building roof area to be treated by bioretention swale	1463 cu.ft.

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DUBLIN, OHIO
CRAWFORD HOYING

No.	Description	Date

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UTILITY AND GRADING PLAN

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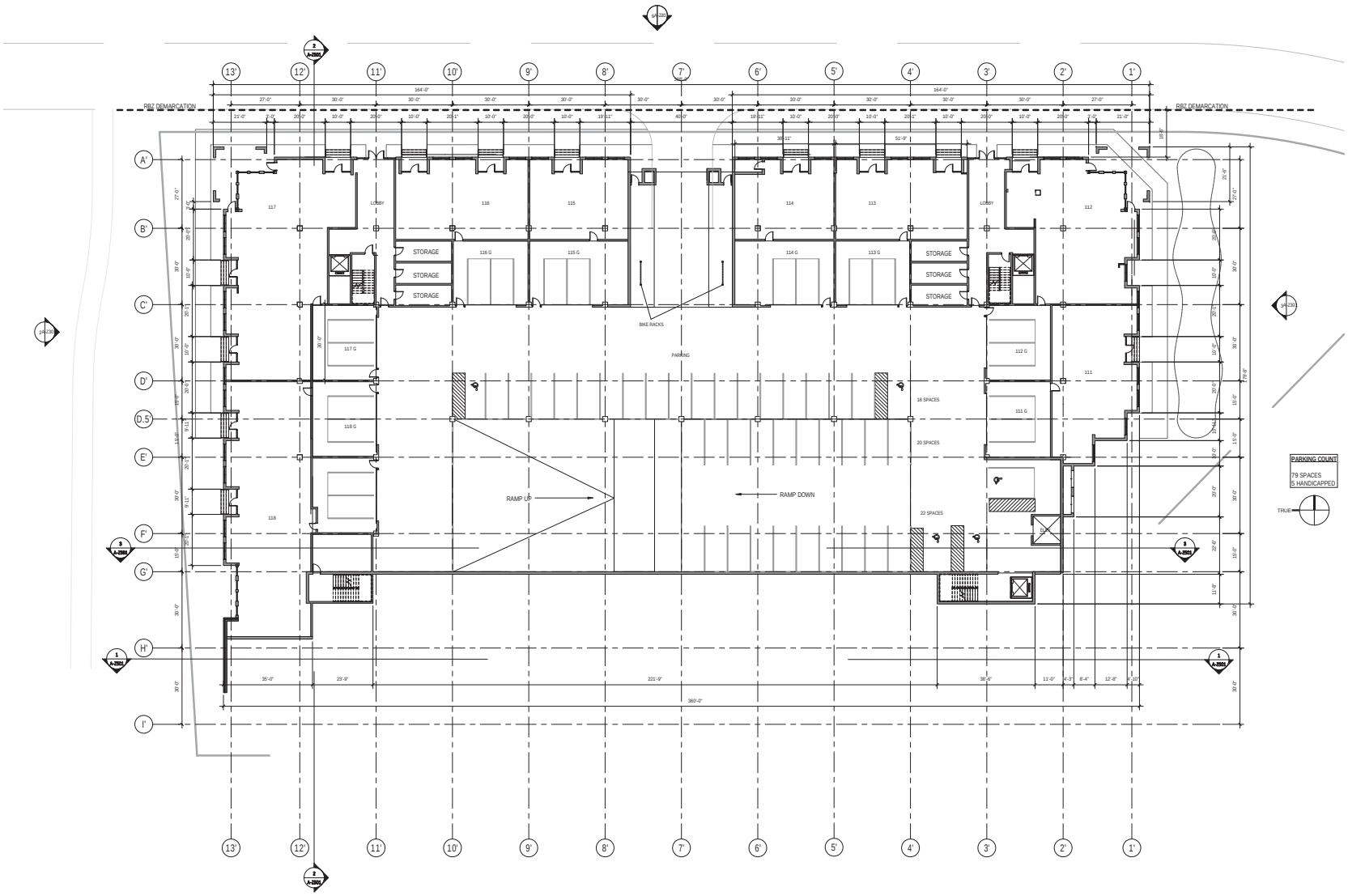

1 Work - Level Z1 (P1) North Riverview

SCALE: 1/16" = 1'-0"

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DUBLIN, OHIO

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Bridge Park West - Building Z
Dublin, Ohio

Building Z First Floor Plan

SHEET A-Z101

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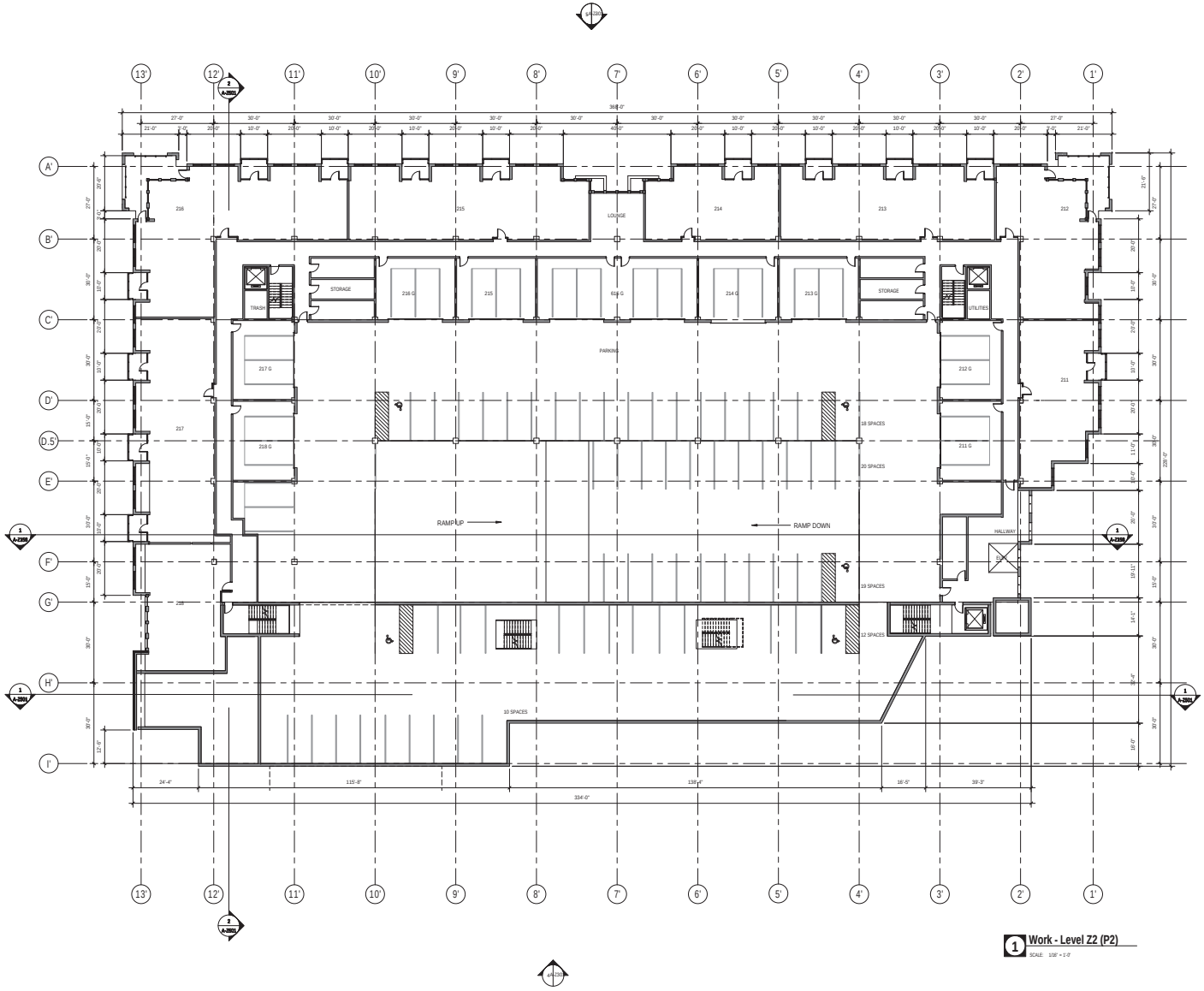

1 Work - Level Z2 (P2)
SCALE: 1/16" = 1'-0"

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Bridge Park West - Building Z
Dublin, Ohio

Building Z Second Floor Plan

SHEET A-Z102

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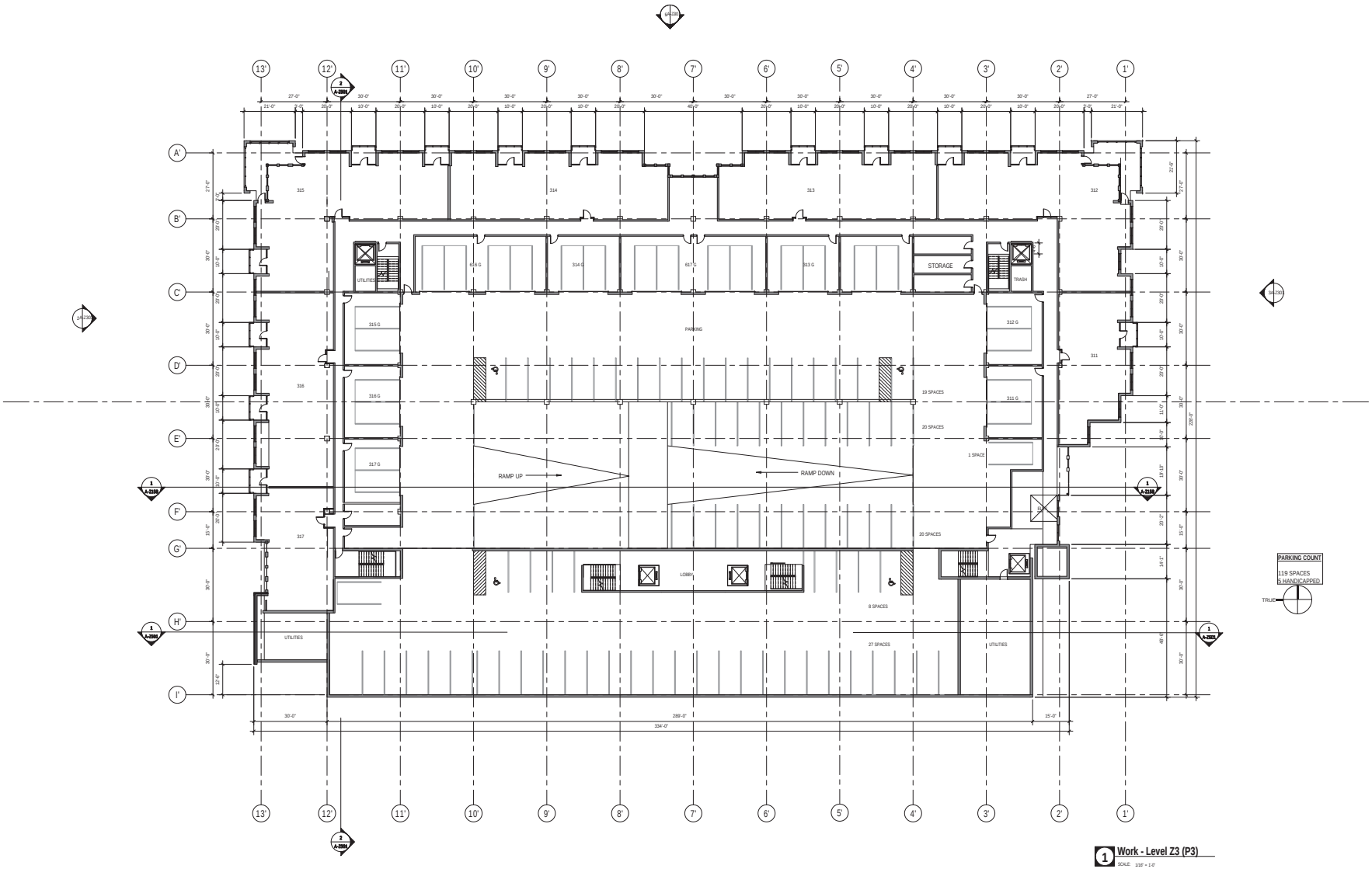

1 **Work - Level Z3 (P3)**
SCALE 1/16" = 1'-0"

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DUBLIN, OHIO

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Bridge Park West - Building Z
Dublin, Ohio

Building Z Third Floor Plan

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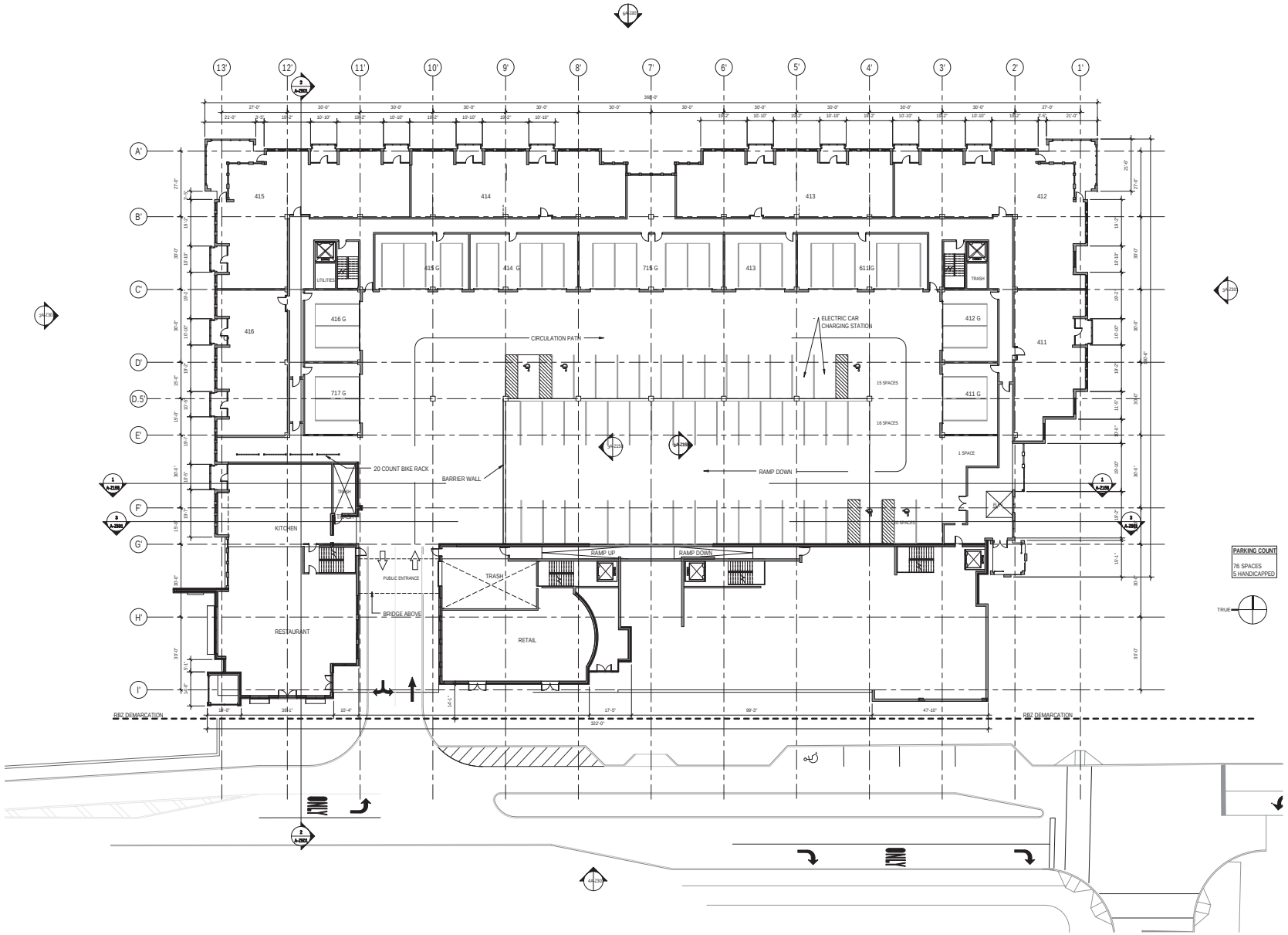

1 Work - Level Z4 (P4) High Street North

SCALE: 1/16" = 1'-0"

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DUBLIN, OHIO

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Crawford Hoying Developers
Bridge Park West - Building Z
Dublin, Ohio

Building Z Fourth Floor Plan

SHEET A-Z104

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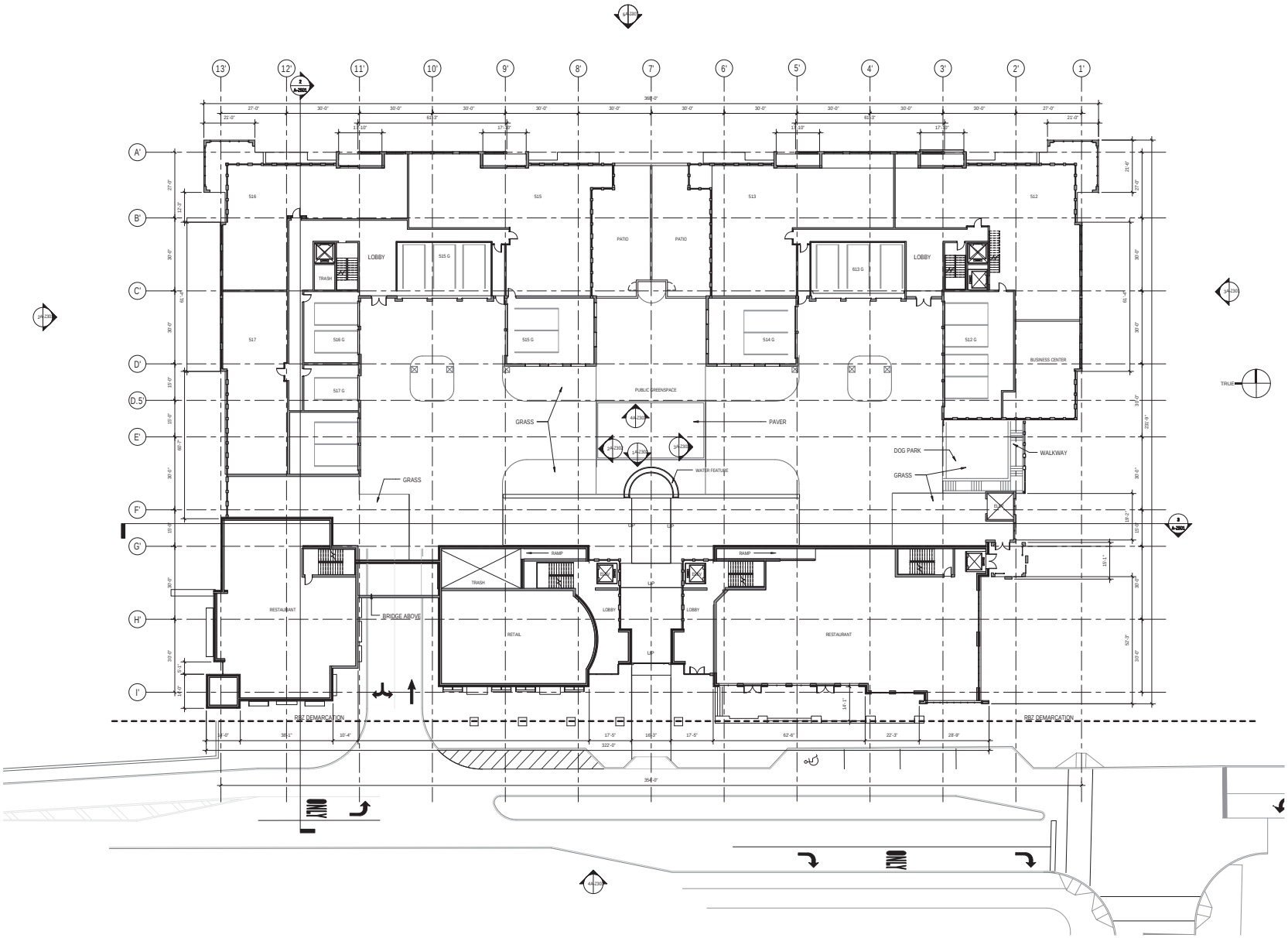

1 Work - Level Z5 (P5) High Street South

SCALE: 1/16" = 1'-0"

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BRIDGE PARK
DUBLIN, OHIO

CRAWFORD HOYING

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No.	Description	Date

Crawford Hoying Developers
Bridge Park West - Building Z
Dublin, Ohio

Building Z Fifth Floor Plan

DATE | PROJ MGR | REV | PROJ NUM | DWG

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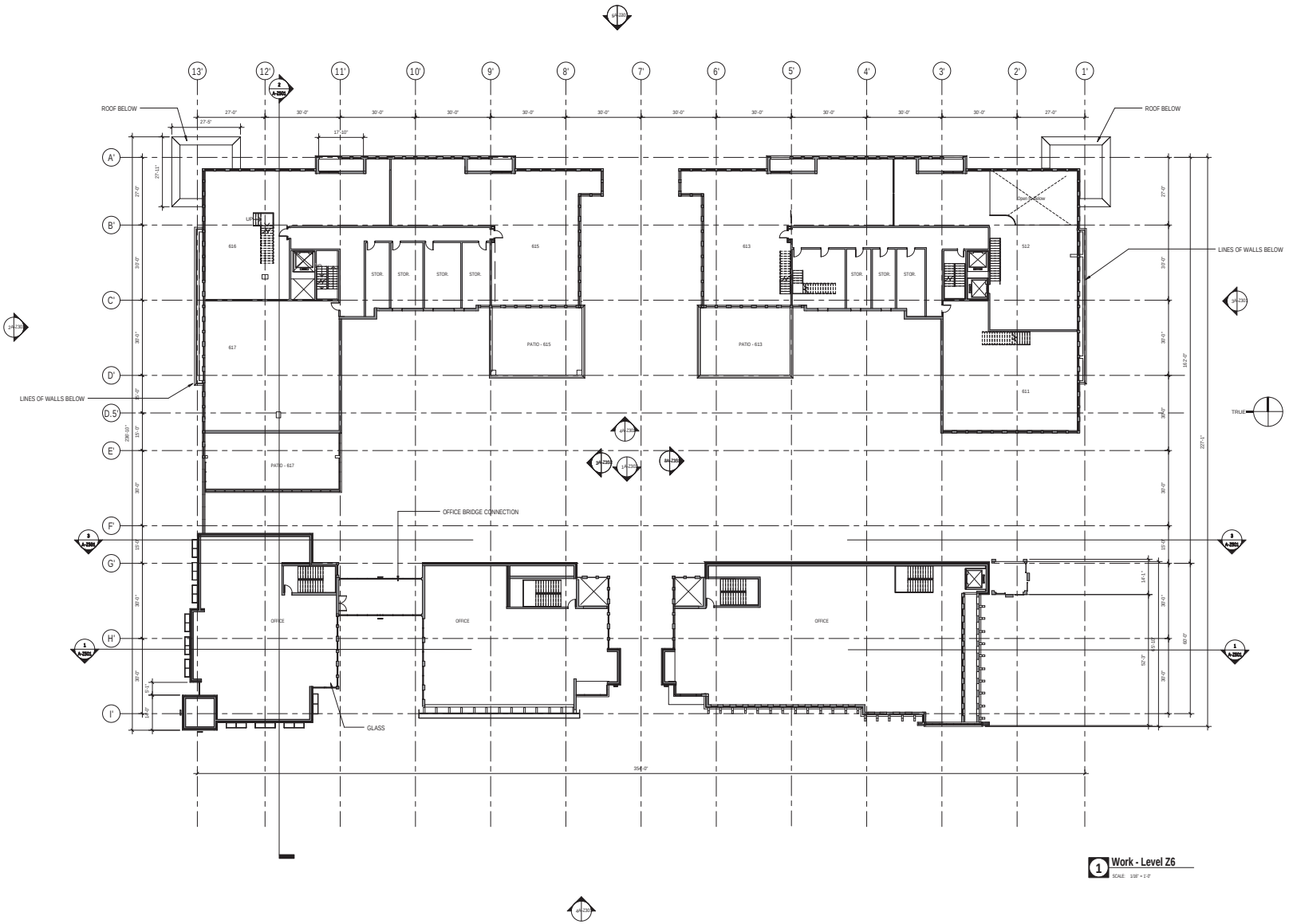

1 Work - Level Z6
SCALE: 1/16" = 1'-0"

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BRIDGE PARK
DUBLIN, OHIO

CRAWFORD HOYING

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Bridge Park West - Building Z
Dublin, Ohio
Building Z Sixth Floor Plan

SHEET A-Z106

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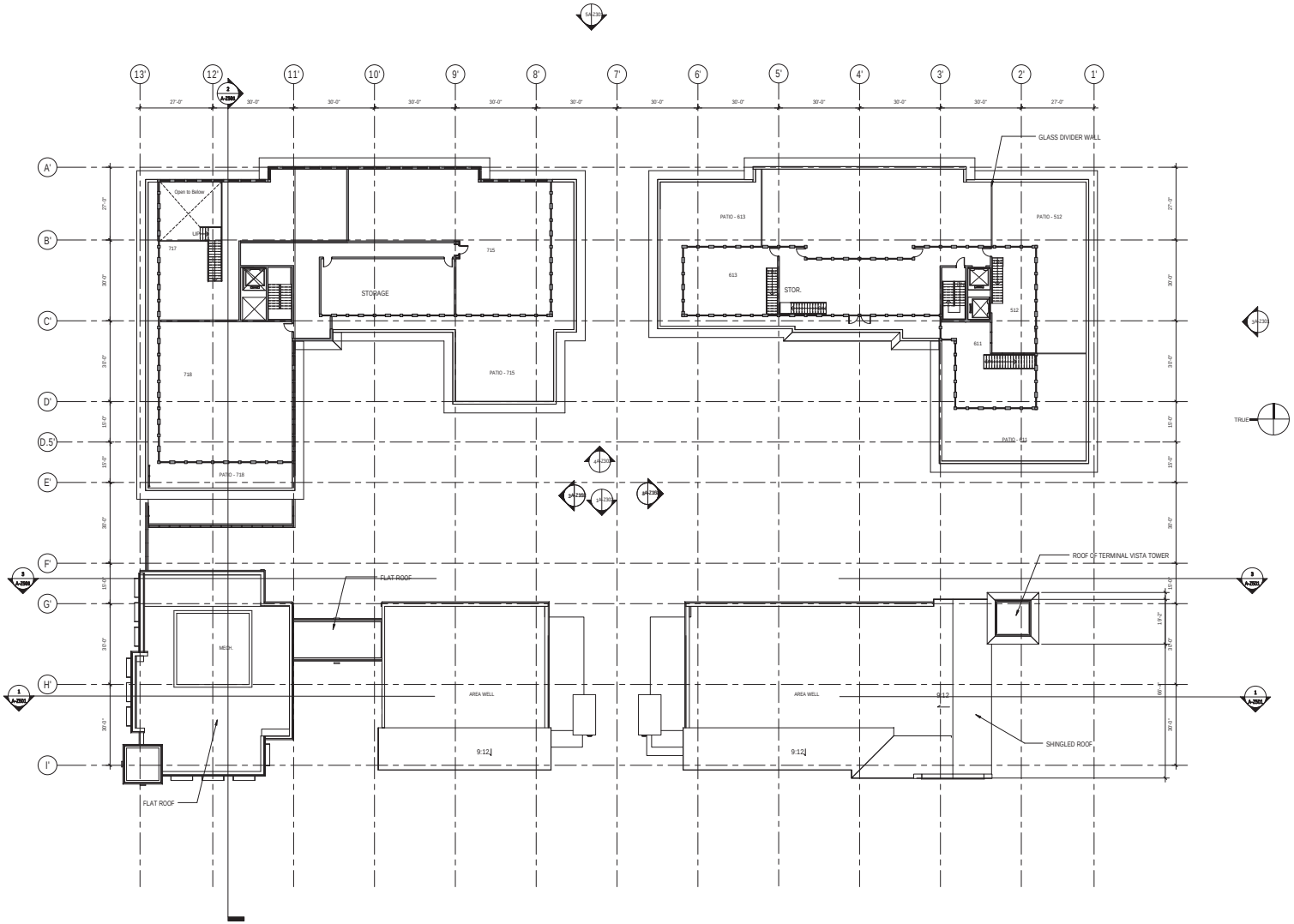

1 **Work - Level Z7**
SCALE: 1/16" = 1'-0"

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DUBLIN, OHIO

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Bridge Park West - Building Z
Dublin, Ohio

Building Z Seventh Floor Plan

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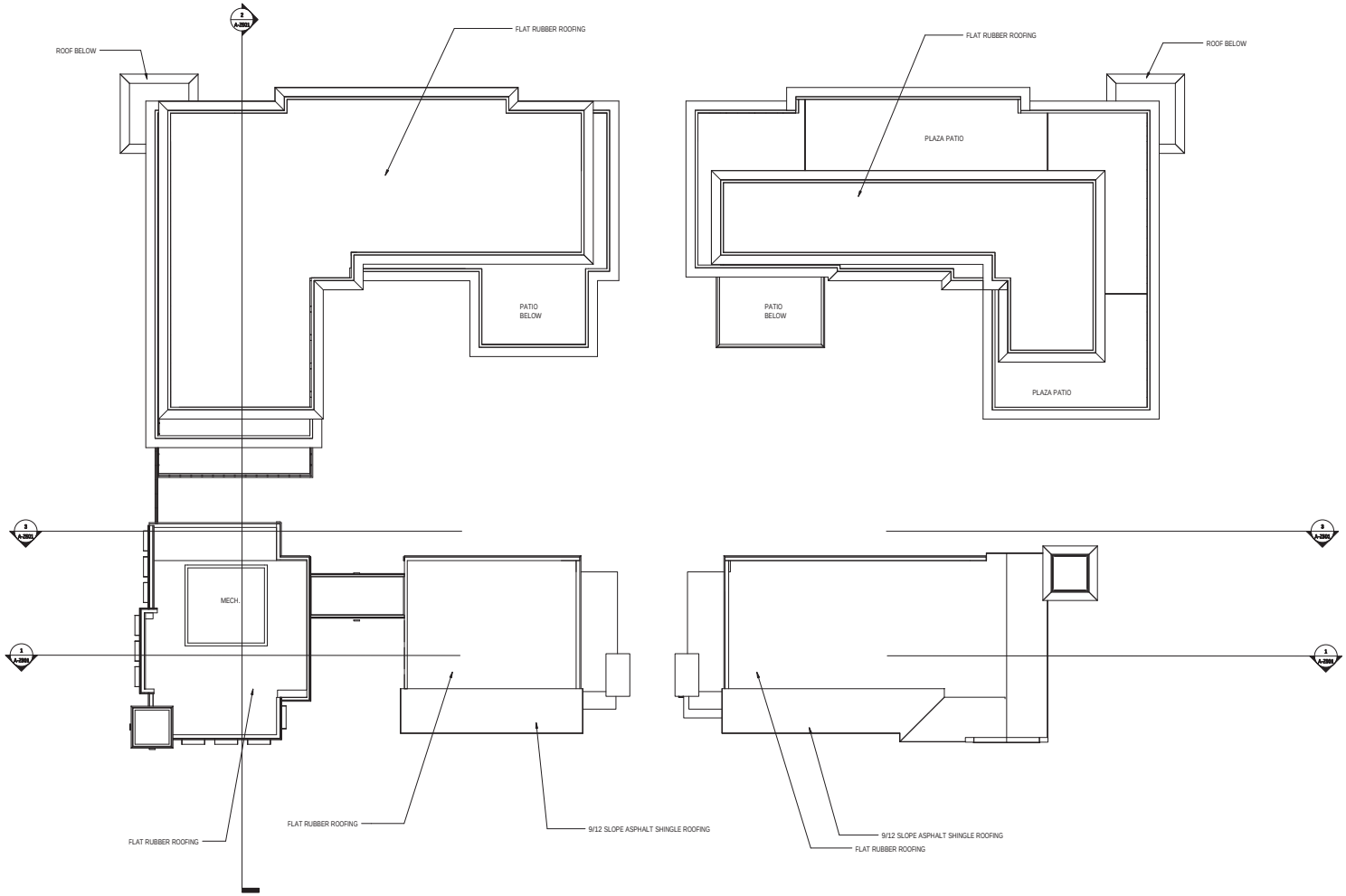

1 **Roof Plan**
SCALE: 1/16" = 1'-0"

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BRIDGE PARK
DUBLIN, OHIO

CRAWFORD HOYING
DEVELOPMENTS

No.	Description	Date
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Crawford Hoying Developers
Bridge Park West - Building Z
Dublin, Ohio
Building Z Roof Plan

SHEET A-Z108

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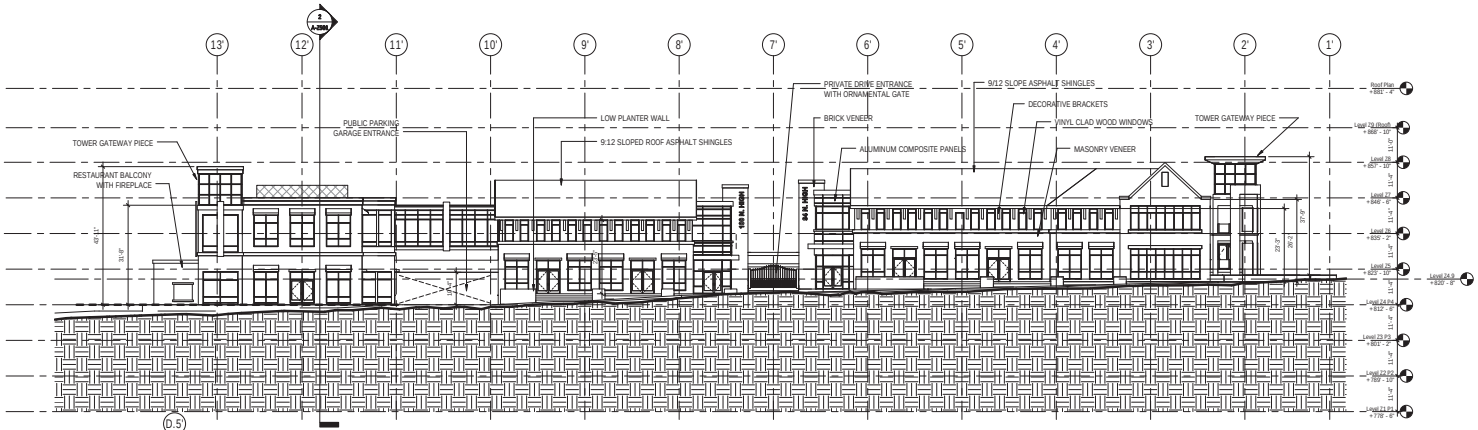
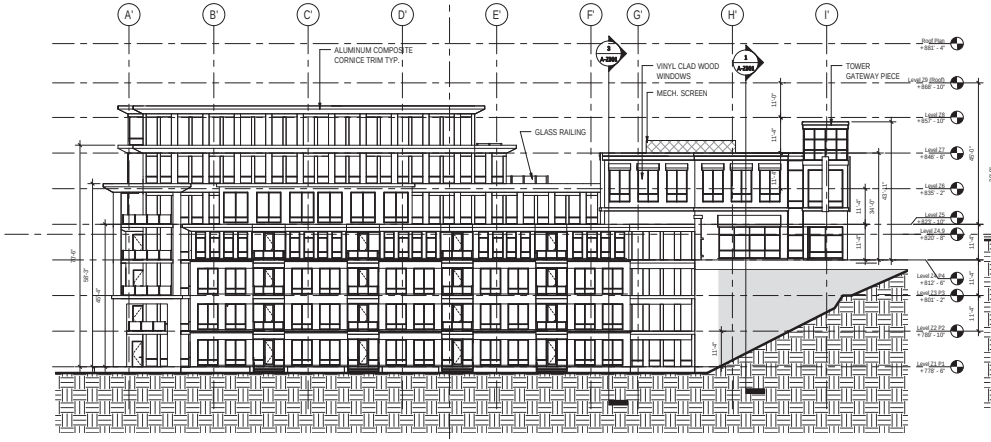


4 West Elevation
SCALE: 1/16" = 1'-0" A-Z101



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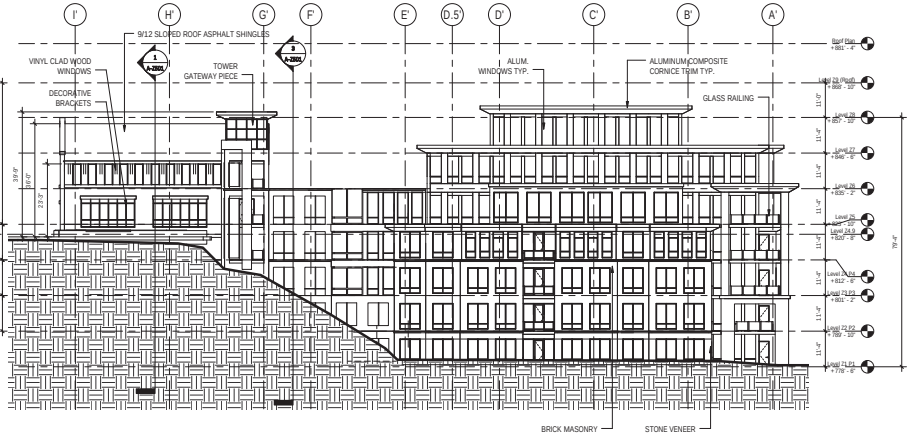

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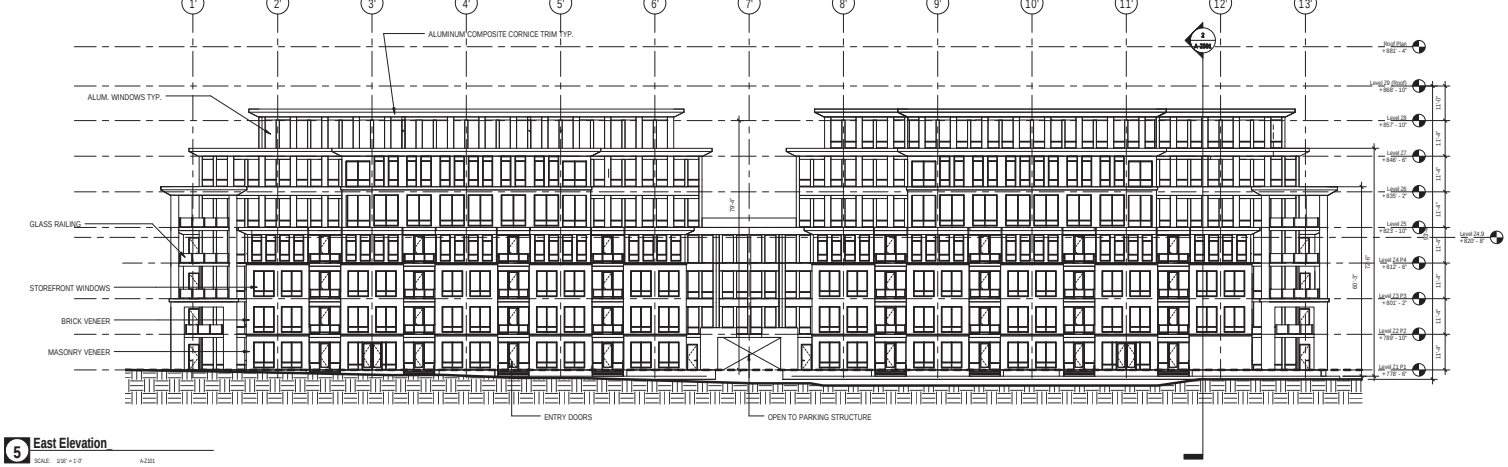

5 East Elevation
SCALE: 1/16" = 1'-0" A-Z101

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BRIDGE PARK
DUBLIN, OHIO
CRAWFORD HOYING

No.	Description	Date

Crawford Hoying Developers
Bridge Park West - Building Z
Dublin, Ohio
Building Z Elevations

A-Z301

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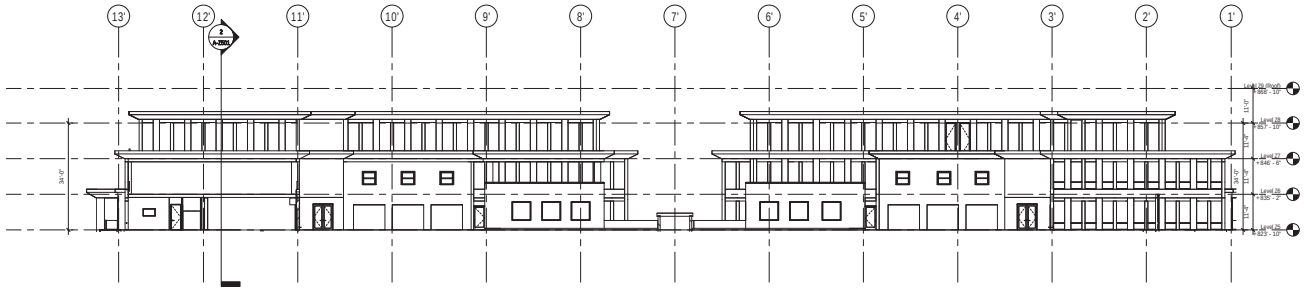

4 East Courtyard Elevation

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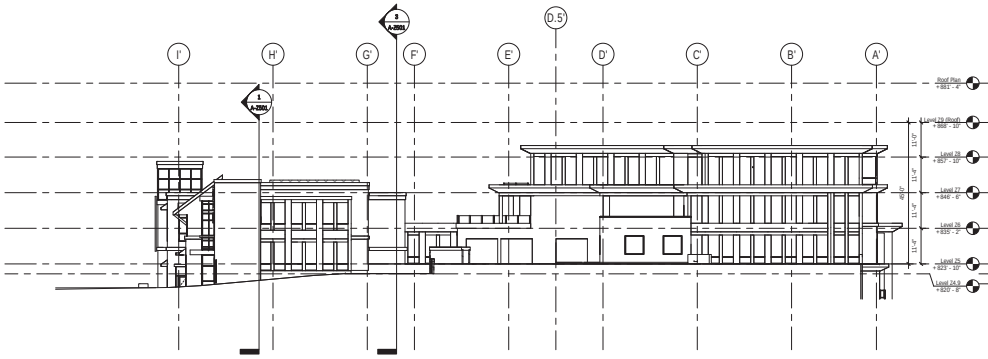

2 North Courtyard Elevation

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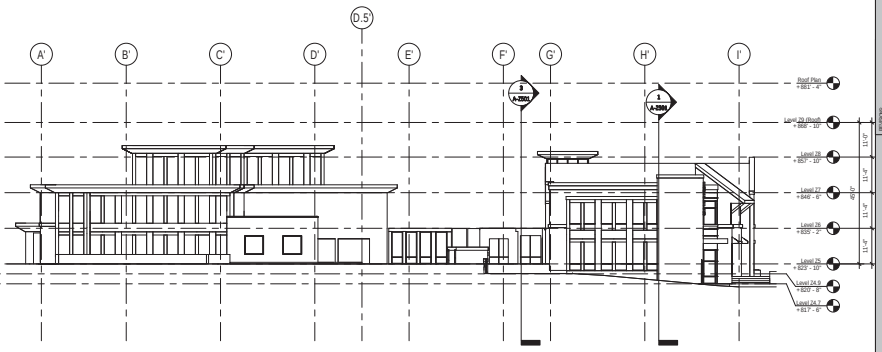

3 South Courtyard Elevation

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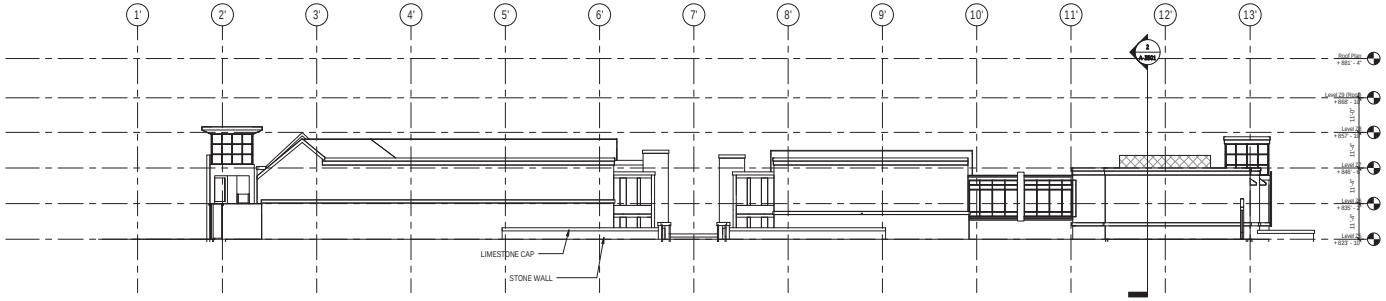

1 West Courtyard Elevation

SCALE: 1/16" = 1'-0" A-Z105

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DUBLIN, OHIO

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Crawford Hoying Developers
Bridge Park West - Building Z
Dublin, Ohio

Building Z Courtyard Elevations

SHEET A-Z302

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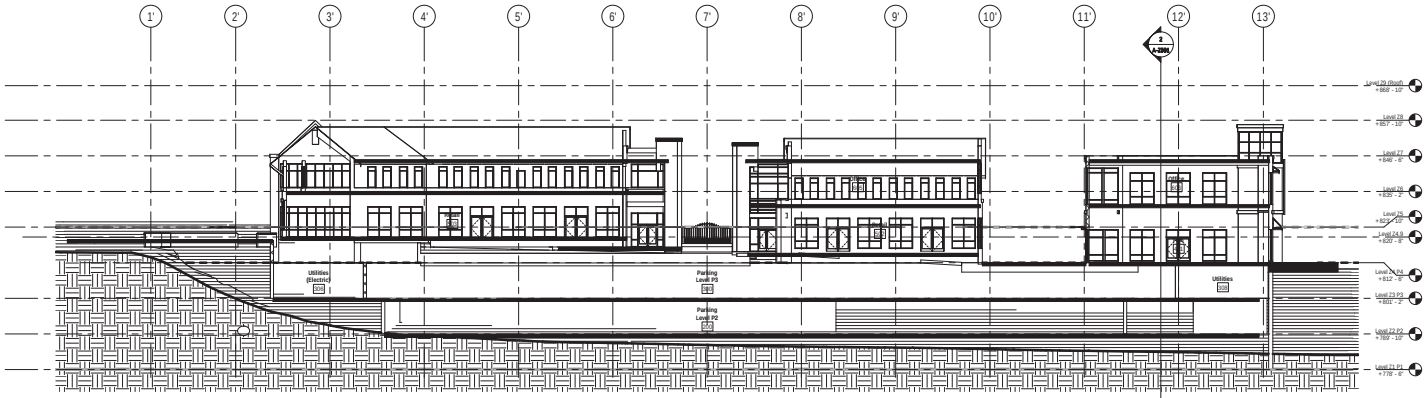
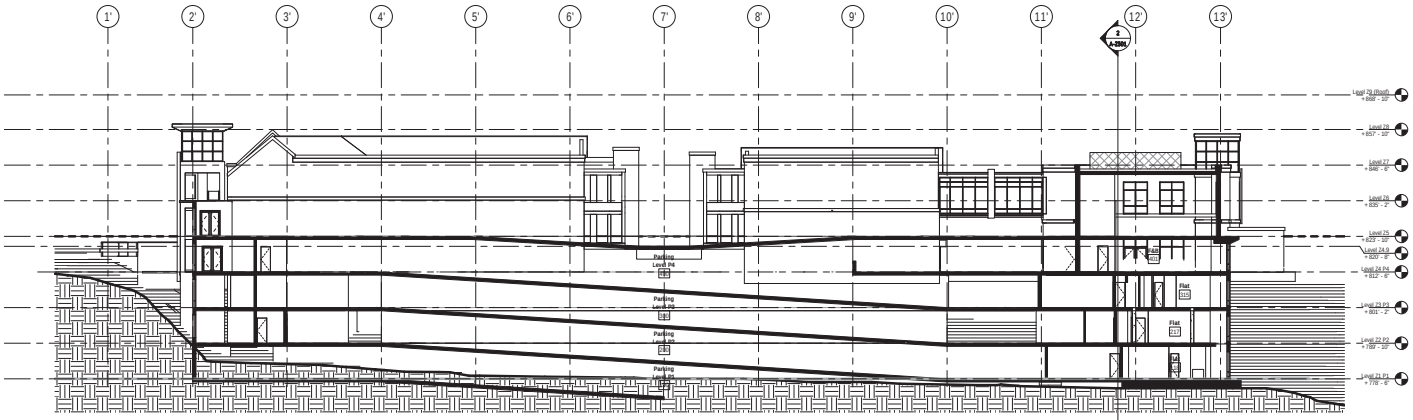


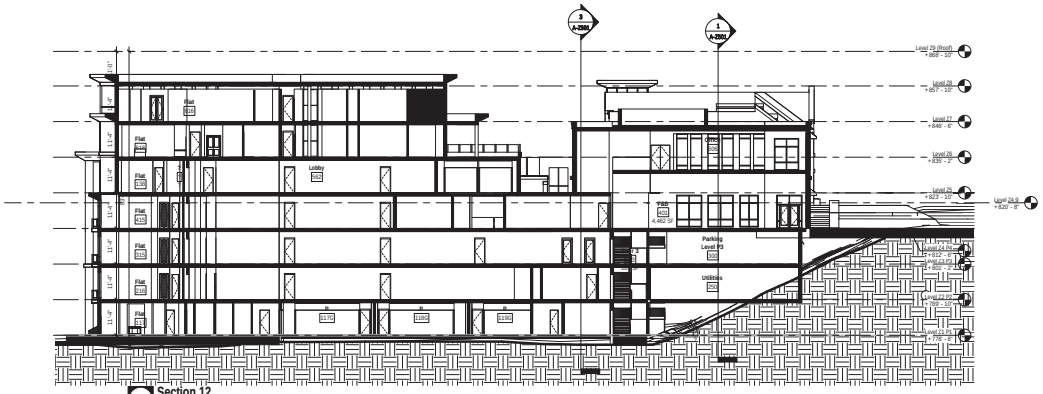
1 Section 38

SCALE: 1/16" = 1'-0" A-Z501



3 Section 35

SCALE: 1/16" = 1'-0" A-Z501



2 Section 12

SCALE: 1/16" = 1'-0" A-Z501

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BRIDGE PARK

CRAWFORD HOYING

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REVISIONS		

DATE PROJ NUMBER PROJ MGR PRJ LEAD CADD

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Dublin, Ohio

Building Z Sections

SHEET A-Z501

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Norht High Street Perspective

North River Street Perspective

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Bridge Park West - Building Z
Dublin, Ohio

Building Z 3-D Views

SHEET A-Z701

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N RIVERVIEW ST. (PRINCIPAL FRONTAGE ST.)

HIGH STREET (PRINCIPAL FRONTAGE ST.)

PROJECT LIMITS

FUTURE POCKET PLAZA

BRIDGE CONNECTION

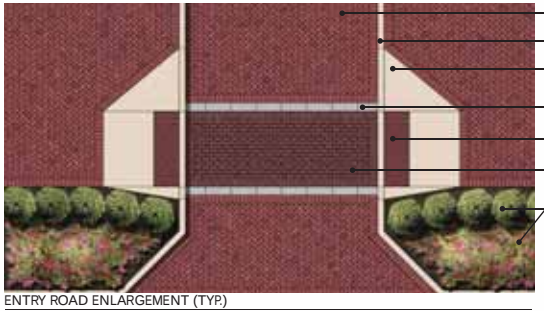
RAMP

RAMP

RAMP

SEE ENLARGEMENT

OVERALL LANDSCAPE PLAN
1"=20'-0"



ENTRY ROAD ENLARGEMENT (TYP.)
¼"= 1'

LEGEND

- A RESTAURANT / PATIO SEATING
- B GATEWAY - ARCHITECTURAL FEATURE
- C PUBLIC ENTRANCE TO PARKING STRUCTURE
- D LOADING / VALET / FIRE ACCESS W/ SIGNAGE
- E PRIVATE ENTRANCE
- F BICYCLE RACK (TYP.)
- G POCKET PLAZA - APPROX. 650 SQ. FT.
- H TERMINAL VISTA - ARCHITECTURAL FEATURE
- I POCKET PARK
- J FIRE ACCESS / LOADING ZONE
- K FOUNTAIN
- L LAWN
- M OUTDOOR PATIO
- N BIOSWALE
- O DOG PARK

PLANTING LEGEND

MEDIUM TO LARGE DECIDUOUS (35-40 FOOT HEIGHT OR SPREAD)

ORNAMENTAL TREE

DECIDUOUS/EVERGREEN SHRUB

PLANT BED

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BRIDGE PARK

CRAWFORD HOYING

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Bridge Park West - Building 2
Dublin, Ohio

Overall Landscape Plan

LS1.0

South Elevation

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BRIDGE PARK

CRAWFORD HOYING

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North High Street Elevation

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North River Street Elevation

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BRIDGE PARK

CRAWFORD HOYING

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North River Street Elevation

A-Z705

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North Elevation

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BRIDGE PARK
CRAWFORD HOYING

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ADD
PRJ USR
CAD

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North Elevation

SHEET
A-Z706

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