# FINAL DEVELOPMENT PLAN

FOR

# BRIDGE PARK WEST

NOVEMBER 3, 2014

CRAWFORD HOYING development

Developer

EMH&T Engineers, Surveyors, Planners, Scientists

Engineer

OHM ARCHITECTS ENGINEERS PLANNERS

Architect

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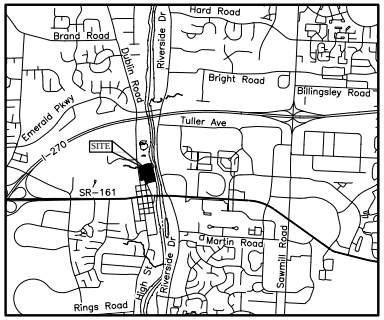
# CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
# FINAL DEVELOPMENT PLAN
# FOR
# BRIDGE PARK WEST
# 2014




**LOCATION MAP**
Not to Scale

**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 |

**SHEET INDEX**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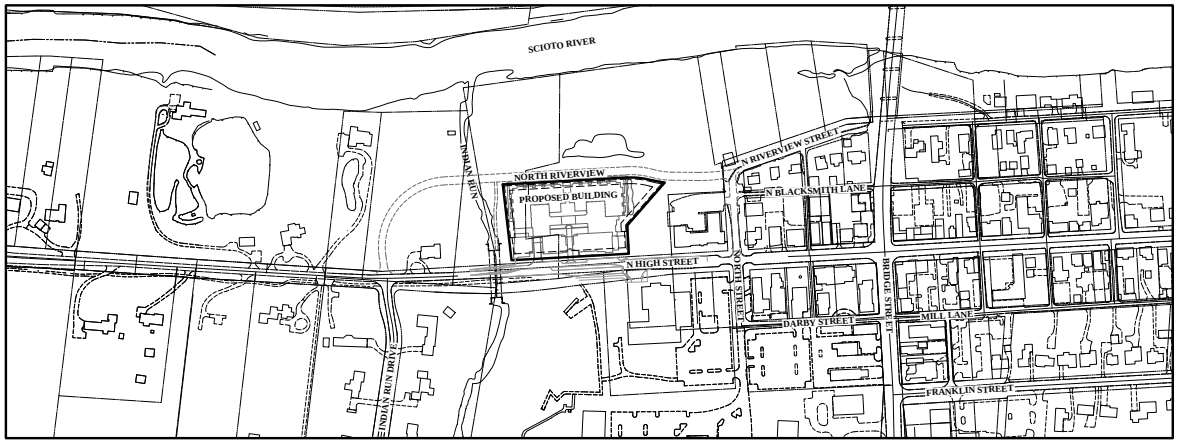


**INDEX MAP**
Full Size: 1" = 200'
Half Size: 1" = 400'

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

| 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** |

| Maximum Block Dimensions Per Block | | | | | |
|---|---|---|---|---|---|
| | Side Length (ft.) | | | | |
| | North | South | East | West | Perimeter (ft.) |
| Bridge Park West | 246 | 274 | 522 | 378 | 1420 |

| Maximum Allowable Block Dimensions per Zoning | | |
|---|---|---|
| | Length (ft.) | Perimeter (ft.) |
| BSC Historic Transition Neighborhood | 300 | 1000 |

| Residential 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 |

**DEVELOPER/OWNER**
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Fax: (614) 850-9191

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**ARCHITECT**
OHM Advisors
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Gahanna, Ohio 43230
Tel: (614) 418-0600
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**ZONING**
Zoned BSC Historic Transition Neighborhood

94&100 N High St.
Dublin, OH 43017

Site Area: ±2.4 Acres

**WAIVER TABLE**

A. Section153.060/153.063; (2) Maximum block length exceeds 300' length permitted in Historic Transition District; perimeter exceeds the 1000' maximum permitted.
B. Section 153.060 (C)(5)(a); Block Access Configurations: Vehicular access is not permitted from principal frontage – City Engineer approval required.
C. Section 153.060 (C)(6)(a); Midblock Pedestrian Way: Apartment Building, North Riverview Street may be exempted by reviewing body 153.063 (D)(3)(d) requested due to site constraints.
D. Section 153.060 (C)(6)(a); Midblock Pedestrian Way: Historic Mixed Use Building, waiver requested due to site constraints.
E. Section 153.063 (D)(4)(b); Building heights – apartment building exceeds 2 ½ story limit due to site constraints.

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

SHEET C1

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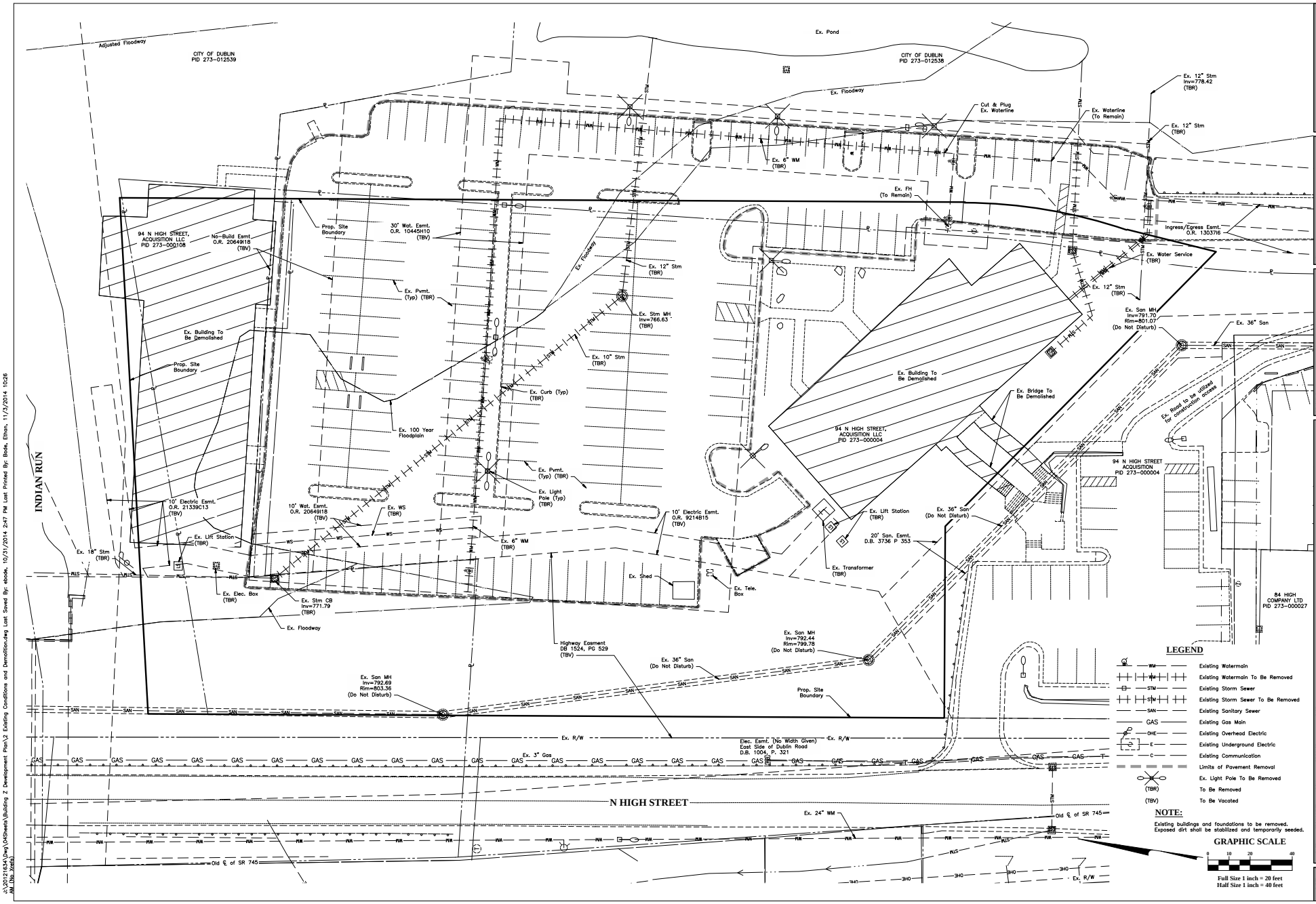


## LEGEND

| | |
|---|---|
| WM | Existing Watermain |
| WM | Existing Watermain To Be Removed |
| STM | Existing Storm Sewer |
| STM | Existing Storm Sewer To Be Removed |
| SAN | Existing Sanitary Sewer |
| GAS | Existing Gas Main |
| OHE | Existing Overhead Electric |
| E | Existing Underground Electric |
| C | Existing Communication |
| | Limits of Pavement Removal |
| | Ex. Light Pole To Be Removed |
| (TBR) | To Be Removed |
| (TBV) | To Be Vacated |

## NOTE:

Existing buildings and foundations to be removed.
Exposed dirt shall be stabilized and temporarily seeded.

GRAPHIC SCALE

0 10 20 40

Full Size 1 inch = 20 feet
Half Size 1 inch = 40 feet

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1000 CHESTNUT STREET, SUITE 1000
BINGHAMTON, NY 13905 Contact: 866-7336-8
fmh1.com

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Bridge Park West - Building Z
Dublin, Ohio

# EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET C2

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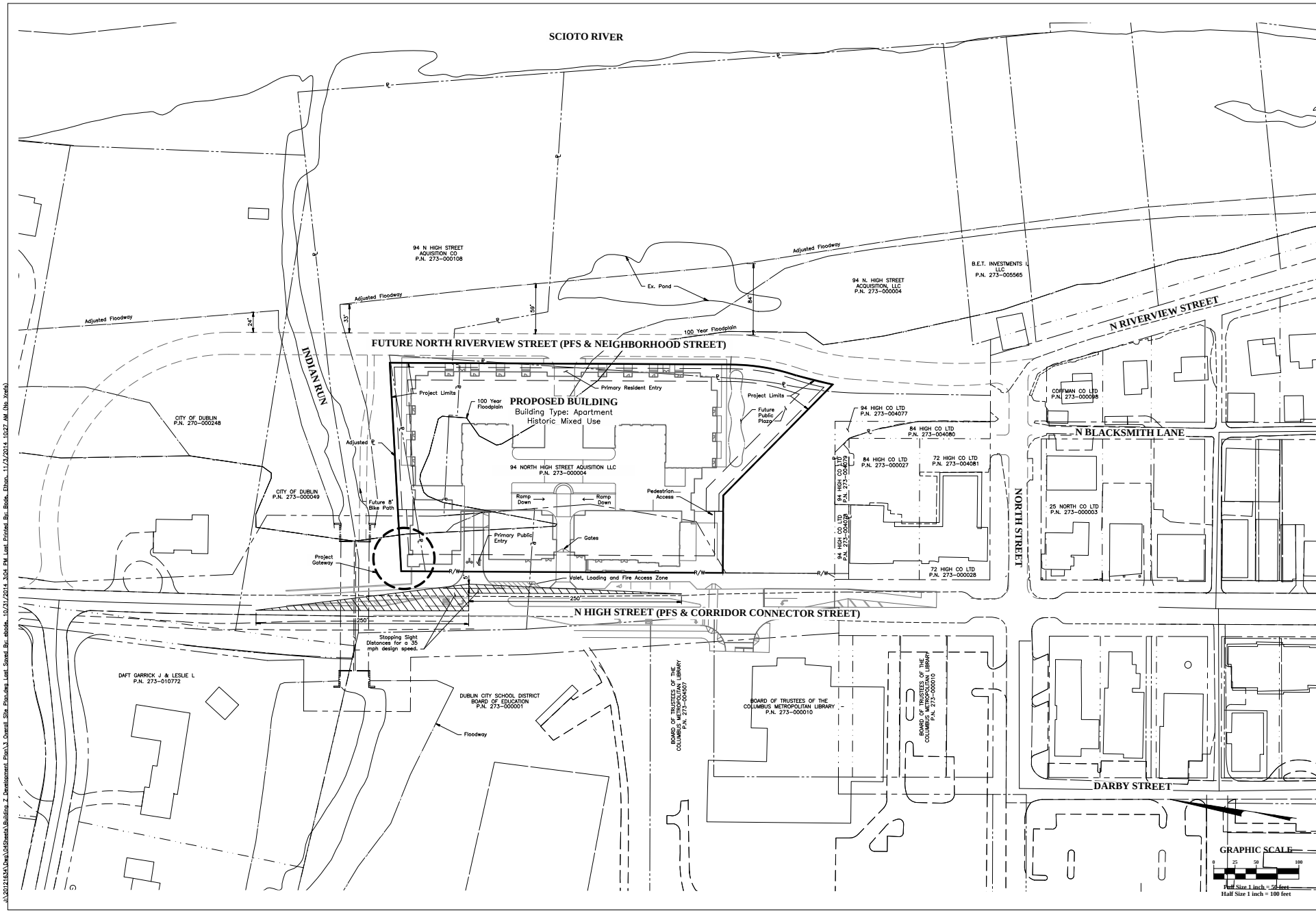


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Dublin, Ohio

OVERALL SITE PLAN

SHEET C3

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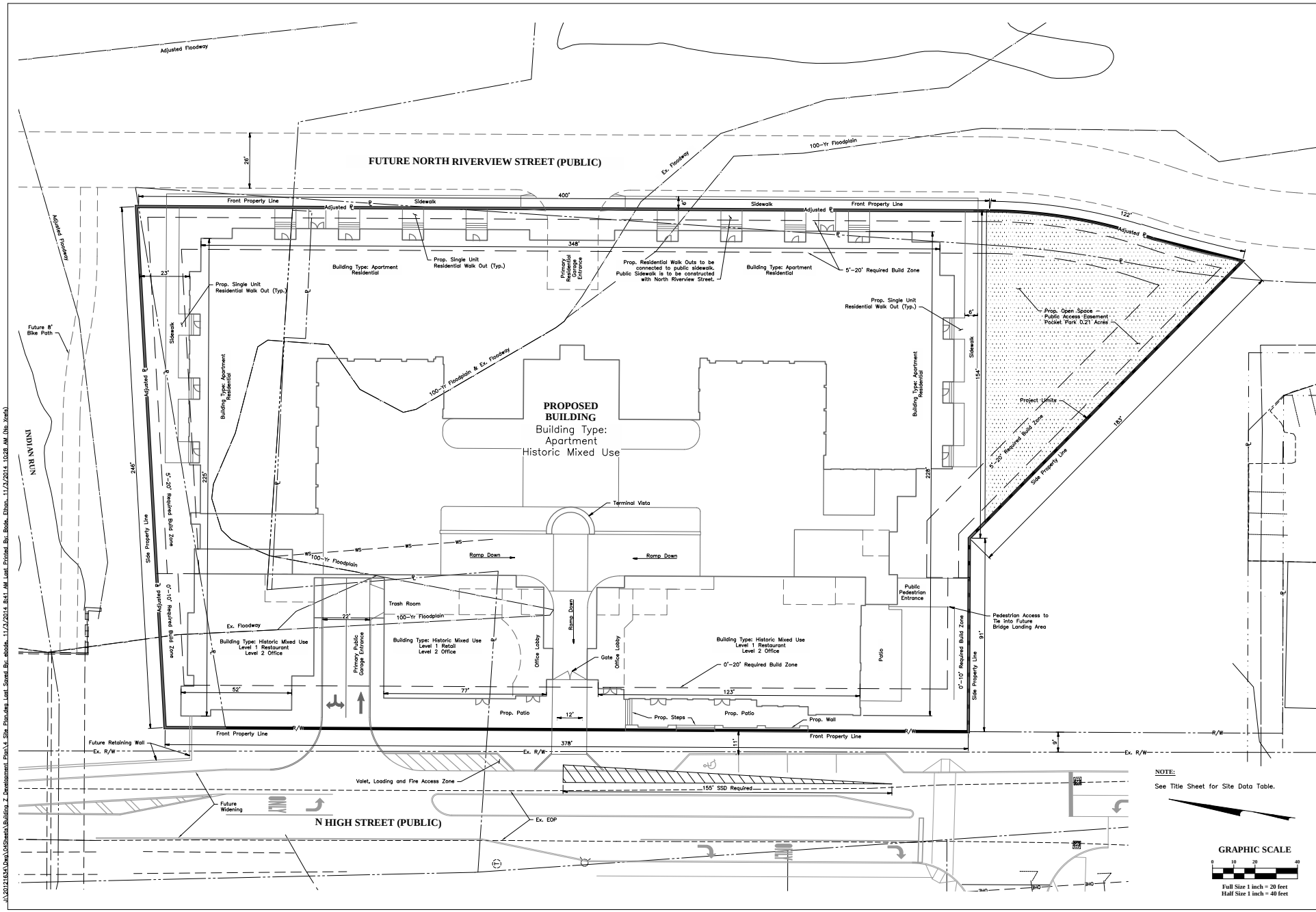


NOTE:

See Title Sheet for Site Data Table.

GRAPHIC SCALE

0 10 20 40

Full Size 1 inch = 20 feet
Half Size 1 inch = 40 feet

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SITE PLAN

SHEET C4

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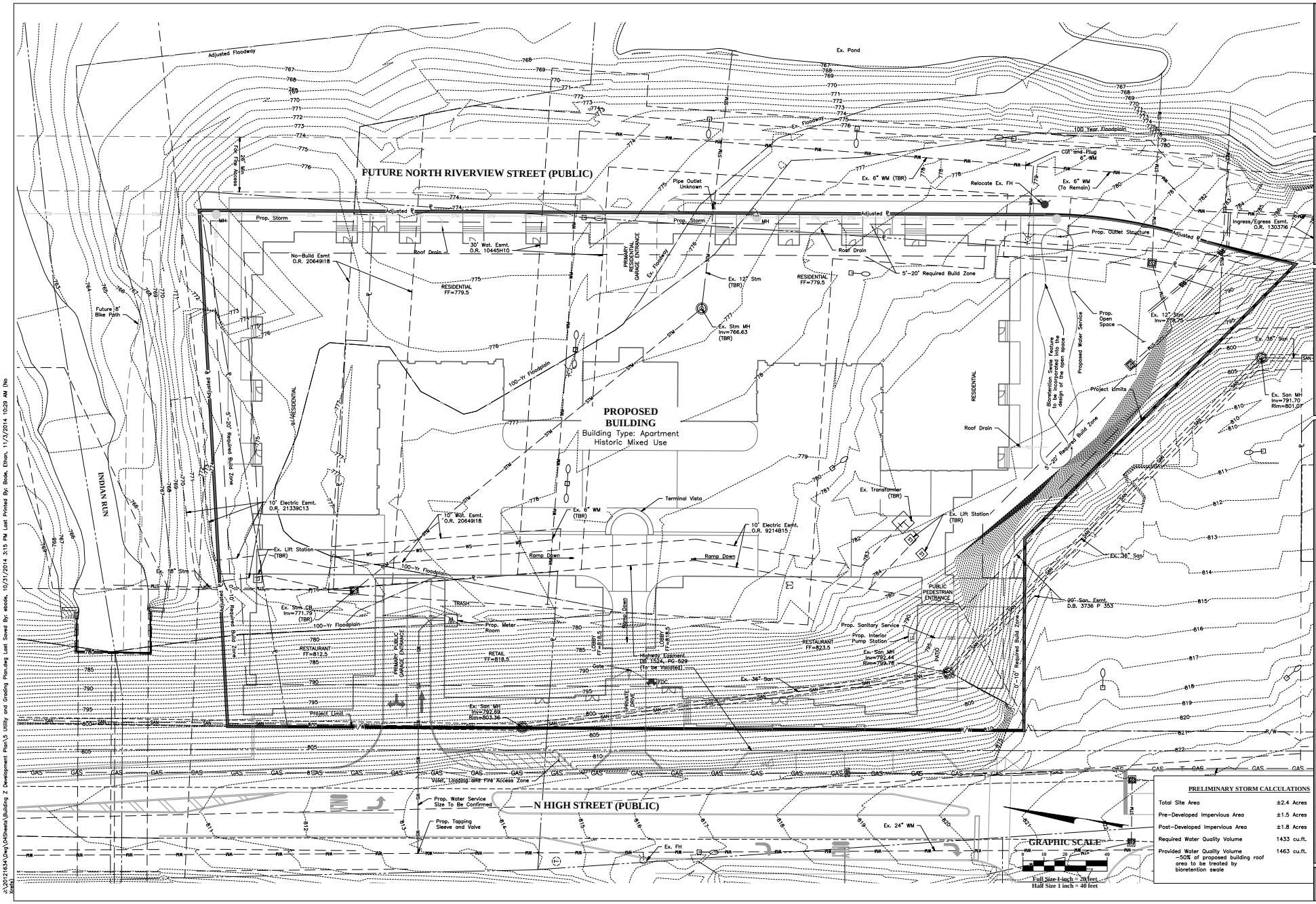


**PRELIMINARY STORM CALCULATIONS**

| | |
|---|---|
| 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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UTILITY AND GRADING PLAN

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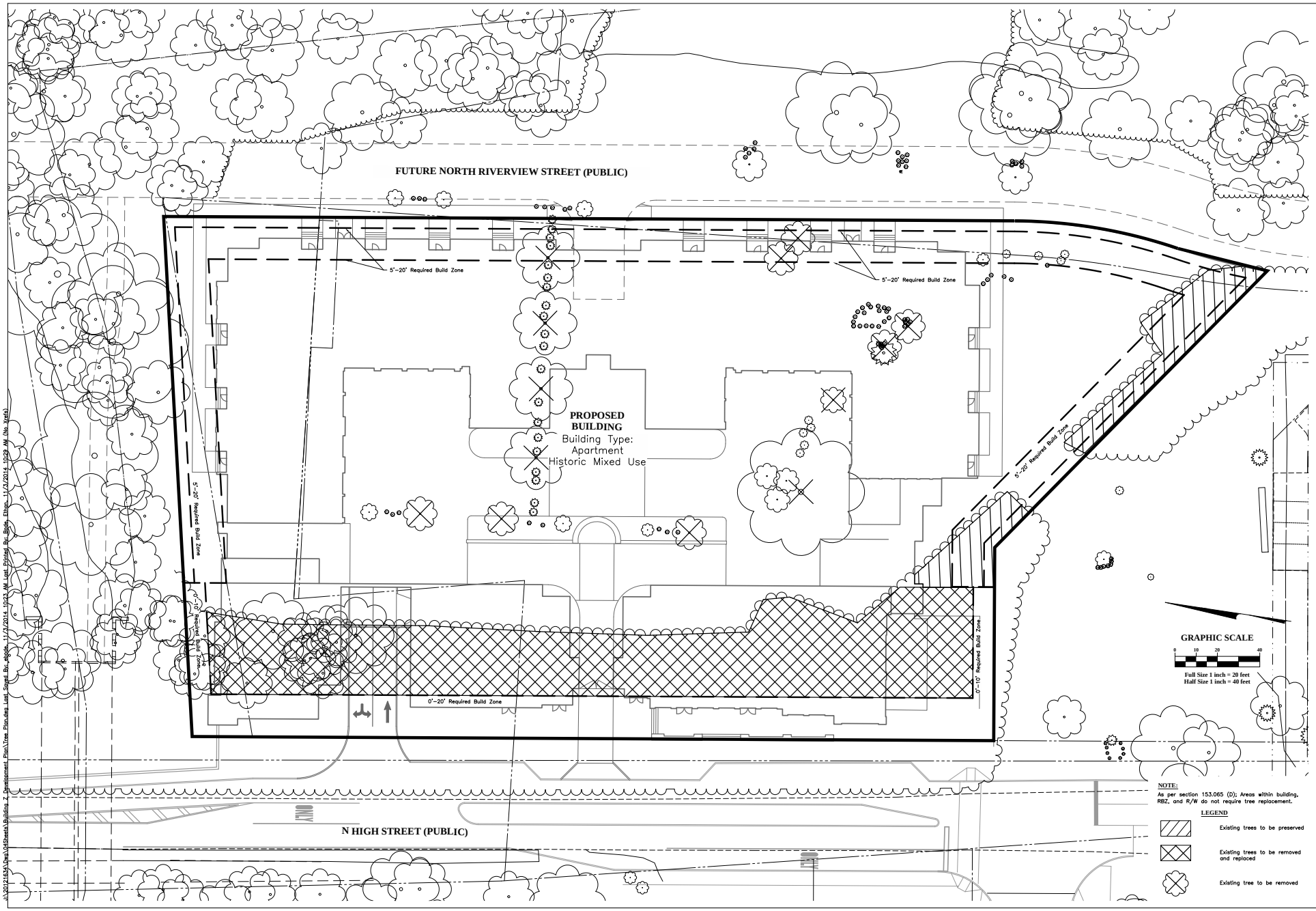


**NOTE:**
As per section 153.065 (D); Areas within building, RBZ, and R/W do not require tree replacement.

**LEGEND**

- Existing trees to be preserved
- Existing trees to be removed and replaced
- Existing tree to be removed

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TREE REPLACEMENT PLAN

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OVERALL LANDSCAPE PLAN

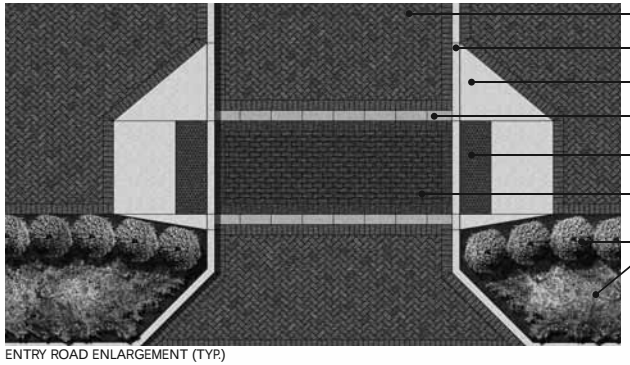
1"=30'-0"

## 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 FOUNTAIN
- K OUTDOOR PATIO
- L LAWN
- M BIOSWALE
- N DOG PARK
- O FIRE / BUILDING ACCESS
- P LOADING ZONE

## PLANTING LEGEND

- MEDIUM TO LARGE DECIDUOUS 20-40 FOOT HEIGHT OR SPREAD
- ORNAMENTAL TREE
- DECIDUOUS/EVERGREEN SHRUB
- PLANT BED




ENTRY ROAD ENLARGEMENT (TYP.)

¼" = 1'

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Overall Landscape Plan

LS1.0