CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK C
2015

Sheet Index

Title Sheet	FSP 1
Existing Conditions Plan	FSP 2
Overall Site Plan	FSP 3
Block C Site Plan	FSP 4
Block C Utility	FSP 5
Block C Grading Plan	FSP 6
Open Area Plan	FSP 7
Open Space Details	FSP 8
Typical Sections	FSP 9–11
Street Lighting Plan	FSP 12–15
Materials Plan – The Pavilion	L100
Canopy Plan – The Pavilion	L100A
Canopy Section – The Pavilion	L100B
Materials Plan – The Mews	L101
Lighting and Furnishing Plan – The Pavilion	L200
Lighting and Furnishing Plan – The Mews	L201
Planting Plan – The Pavilion	L300
Planting Plan – The Mews	L301
Tree Survey	L400
Tree Survey	L401

Architectural Sheets

Site Use Diagram
Building Varity Statement
C1- Cover - West Elevation Rendering
C1 - Level 1 Floor Plan
C1 - Level 2 Floor Plan
C1 - Level 3 Floor Plan
C1 - Level 4 Floor Plan
C1 - Level 5 Floor Plan
C1 - Level 6 - Roof Plan
C1 - Section
C1 - West Code Elevation
C1 - North Code Elevation
C1 - East Code Elevation
C1 - South Code Elevation
C1- Roof Garden Elevations
C1 - Exterior Light Fixtures
C1 - Waiver Summary
C1 - View from Northeast Corner
C1 - View from Southwest Corner

C2 - Cover - West Elevation Rendering
C2 - Level 1 Floor Plan
C2 - Level 2 Floor Plan
C2 - Level 3 Floor Plan
C2 - Level 4 Floor Plan
C2 - Level 5 Floor Plan
C2 - Level 6 - Roof Plan
C2 - Section
C2 - West Code Elevation
C2 - East Code Elevation
C2 - North Code Elevation
C2 - South Code Elevation
C2 - Exterior Light Fixtures
C2 - Waiver Summary
C2 - View from Northeast Corner
C2 - View from Southwest Corner

C3 - Cover - South Elevation Rendering
C3 - Level 1 Floor Plan
C3 - Level 2 Floor Plan
C3 - Level 3 Floor Plan
C3 - Level 4 Floor Plan
C3 - Level 5 Floor Plan
C3 - Level 6 - Roof Plan
C3 - Section
C3 - South Code Elevation
C3 - West Code Elevation
C3 - East Code Elevation
C3 - North Code Elevation
C3 - Exterior Light Fixtures
C3 - Waiver Summary
C3 - View from Southwest Corner
C3 - View from Northeast Corner

C4/C5- Cover - West Elevation Rendering
C4/C5 - East Elevation Rendering
C4/C5 - Level 1 Floor Plan
C4/C5 - Level 2 Floor Plan
C4/C5 - Level 3 Floor Plan
C4/C5 - Level 4 Floor Plan
C4/C5 - Level 5 Floor Plan
C4/C5 - Level 6 Floor Plan/ Garage Roof
C4/C5 - Level 7 - Roof Plan
C4/C5 - Section
C4/C5 - East Code Elevation
C4/C5 - North Code Elevation
C4/C5 - West Code Elevation
C4/C5 - South Code Elevation
C4/C5 - Exterior Light Fixtures
C4/C5 - Waiver Summary
C4/C5- View from Southeast Corner
C4/C5 - View from Southwest Corner

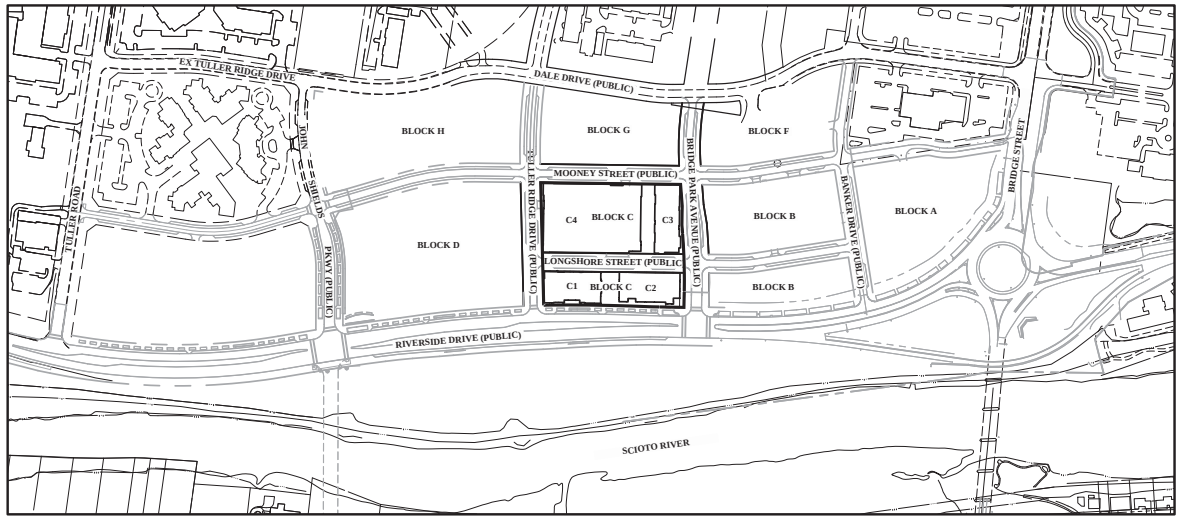
Parking

ST1 - C4 - LEVEL 1 PARKING LAYOUT
ST2 - C4 - LEVEL 2 PARKING LAYOUT
ST3 - C4 - LEVEL 3 PARKING LAYOUT
ST4 - C4 - LEVEL 4 PARKING LAYOUT
ST5 - C4 - LEVEL 5 PARKING LAYOUT
ST6 - C4 - LEVEL 6 PARKING LAYOUT
ST7 - C4 - PARKING CIRCULATION DIAGRAM

Secondary Material Summary
EIFS
Vinyl Window
Armstrcraft
Metal Panel

Final Plat

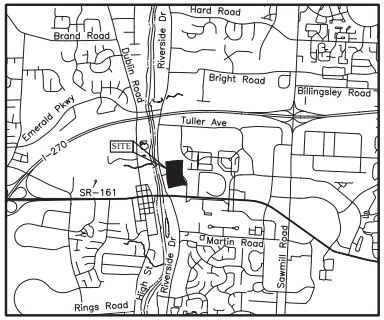
Final Plat Title Sheet	1
Final Plat	2



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

PLAN SET	APPROVAL DATE
Basic Site Plan	January 20, 2015
Basic Development Plan	January 20, 2015
Preliminary Plat	February 5, 2015



LOCATION MAP
Not to Scale

Residential Required Parking

Building	3 BR	2 BR	1 BR	Studio	Total
C1	5	18	20	3	46
C2	0	0	0	0	0
C3	8	12	20	3	38
C4	0	20	30	10	65
Total Units	13	50	70	16	149
Min. Required Parking/Unit	2	1.5	1	1	
Max Allowable Parking/Unit	2	2	2	2	
Min. Parking Required	26	75	70	16	187
Max Parking Allowed	26	100	140	32	298
Bicycle Parking Required					75

Commercial Required Parking

Building	Office/Retail	Restaurant	Total
C1	0	18,411	18,411
C2	75,552	18,888	94,440
C3	23,163	11,627	34,790
C4	0	0	0
Total SF	98,715	48,926	147,641
Min. Required Parking/1,000SF	3	10	
Max Allowable	125%	125%	
Min. Parking Required	297	490	787
Max Parking Allowed	372	613	985
Bicycle Parking Required			79

Parking Provided

	On Street	Parking Structure	Total
Block C	114	864	978
Total Parking Provided			978
Minimum Parking Required			938
Max Parking Allowed			1,203
Bicycle Parking Required			154
Bicycle Parking Provided			154
ADA Accessible Parking Required			20
ADA Accessible Parking Provided			20

SITE DATA

6720 Riverside Drive Dublin, Ohio 43017

Zoned BSD Scioto River Neighborhood District

Block C Site Area: ±3.47 Acres

Residential Units: 149 Units

Gross Density: ±42.9 DU/Acre

See Sheet 7 for Open Space Calculations

See attached Parking Calculations

PROJECT DESCRIPTION

This is a proposal for the development of Block C on approximately 3.47 acres, in addition to new public rights-of-way, for a future mixed-use development located on the east side of Riverside Drive, south of the future John Shields Parkway, west of Dale Drive, and north of West Dublin-Granville Road.

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
Moody-Nolan, Inc.
300 Spruce Street, Suite 300
Columbus, Ohio 43215
Tel: (614) 461-4664
Fax: (614) 280-8881

LANDSCAPE ARCHITECT
MKSK
462 South Ludlow Alley
Columbus, Ohio 43215
Tel: (614) 621-2796
Fax: (614) 621-3604

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK C
TITLE SHEET

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

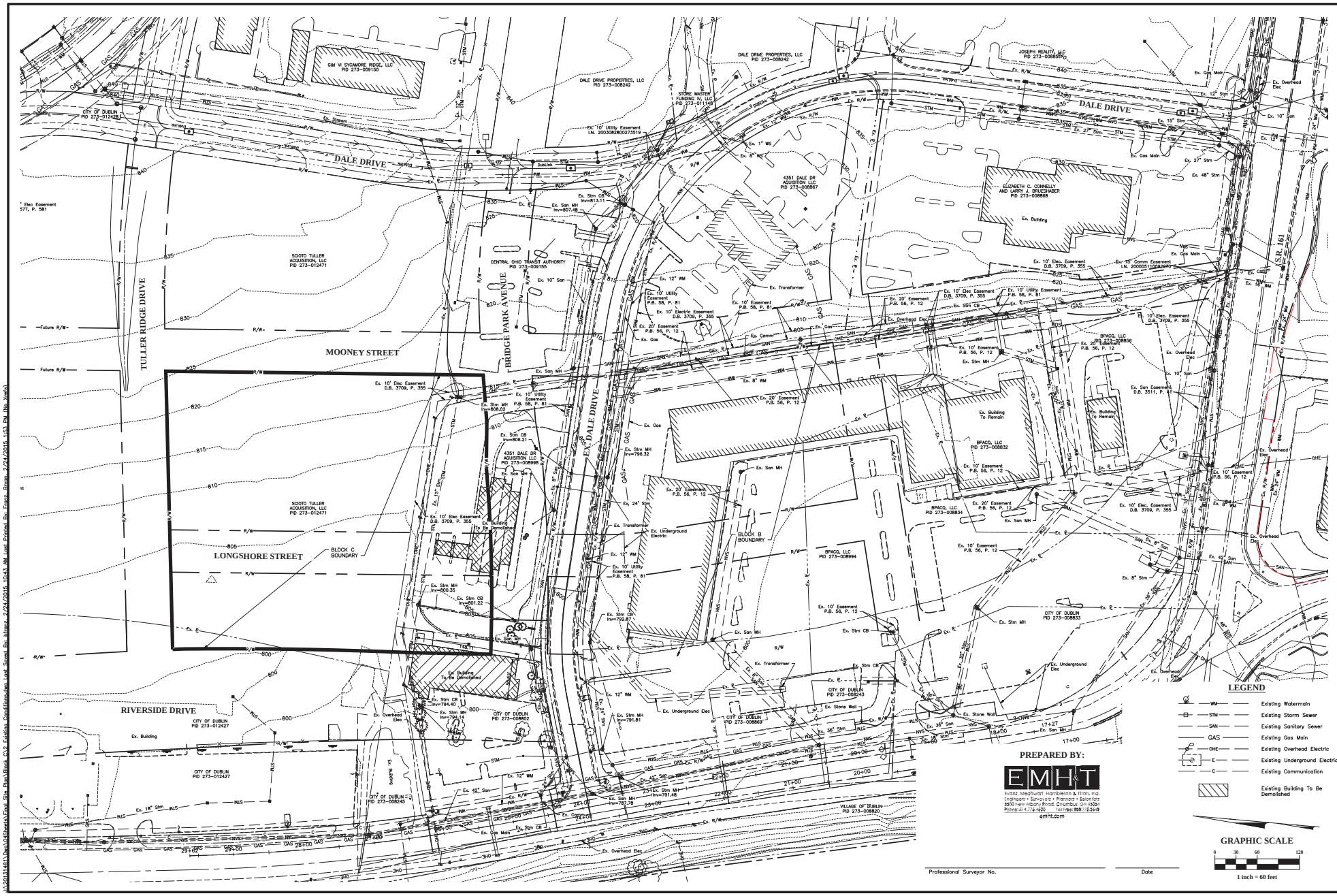
DATE
February 24, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FSP 1

J:\2013\1481\Dwg\C\CSheets\Final Site Plan\Block C\1. Title Sheet.dwg, Layout: Fsp_Intitle, 2/24/2015 1:03 PM, Last Printed By: Ernie Brown, 2/24/2015 1:51 PM (No. York)



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
EXISTING CONDITIONS PLAN

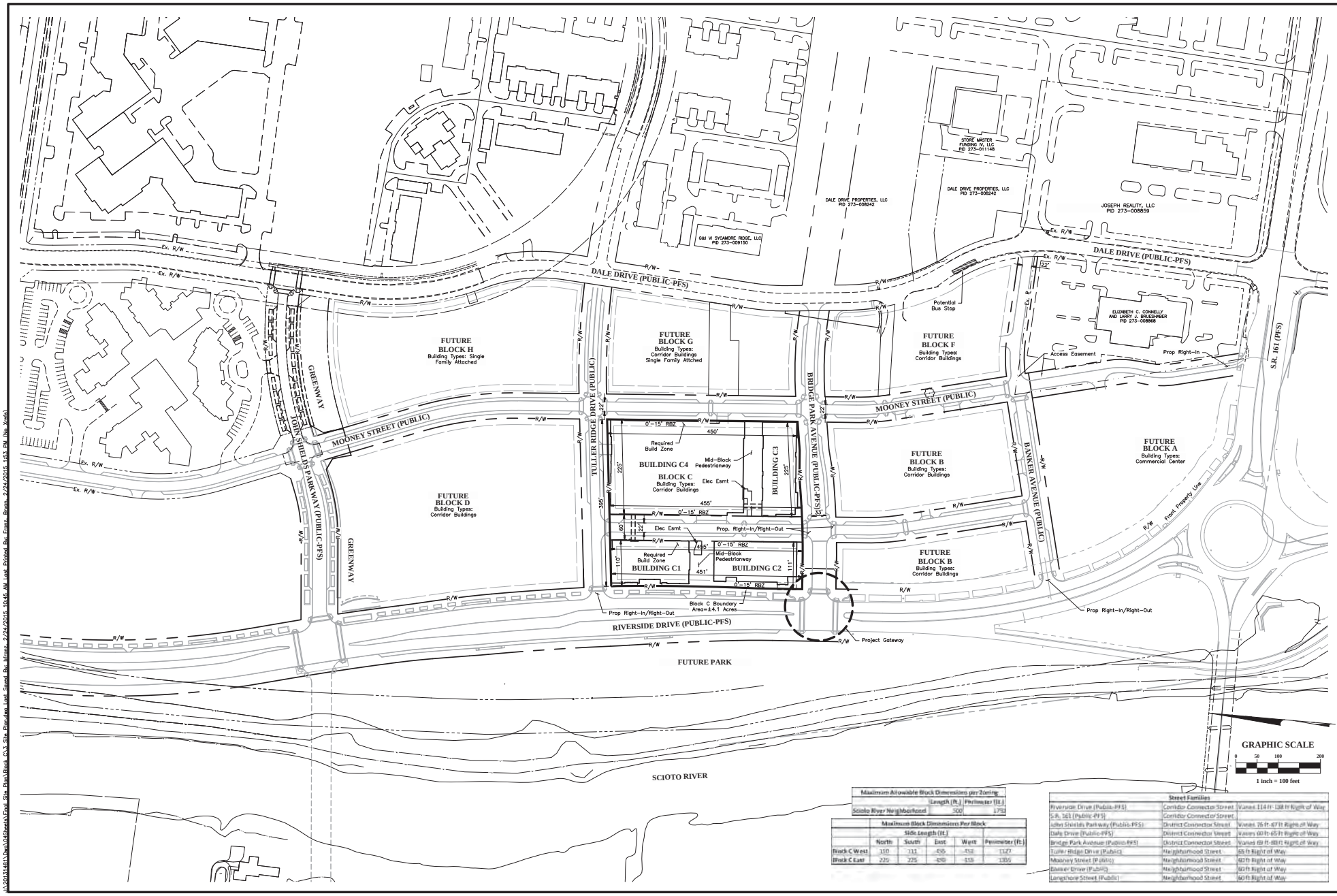
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
February 24, 2015

SCALE
1" = 60'

JOB NO.
2013-1481

SHEET
FSP 2



Maximum Allowable Block Dimensions per Zoning		
	Length (ft.)	Perimeter (ft.)
Scioto River Neighborhood	500	1750

Maximum Block Dimmions Per Block					
	Side Length (ft.)				
	North	South	East	West	Perimeter (ft.)
Block C West	110	111	455	451	1127
Block C East	225	225	450	455	1355

Street Families		
Riverside Drive (Public-PFS)	Corridor Connector Street	Varies 114 ft-138 ft Right of Way
S.R. 161 (Public-PFS)	Corridor Connector Street	
John Shields Parkway (Public-PFS)	District Connector Street	Varies 76 ft-67 ft Right of Way
Dale Drive (Public-PFS)	District Connector Street	Varies 60 ft-65 ft Right of Way
Bridge Park Avenue (Public-PFS)	District Connector Street	Varies 69 ft-88 ft Right of Way
Tuller Ridge Drive (Public)	Neighborhood Street	65 ft Right of Way
Mooney Street (Public)	Neighborhood Street	60 ft Right of Way
Banker Drive (Public)	Neighborhood Street	60 ft Right of Way
Longshore Street (Public)	Neighborhood Street	60 ft Right of Way

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
OVERALL SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

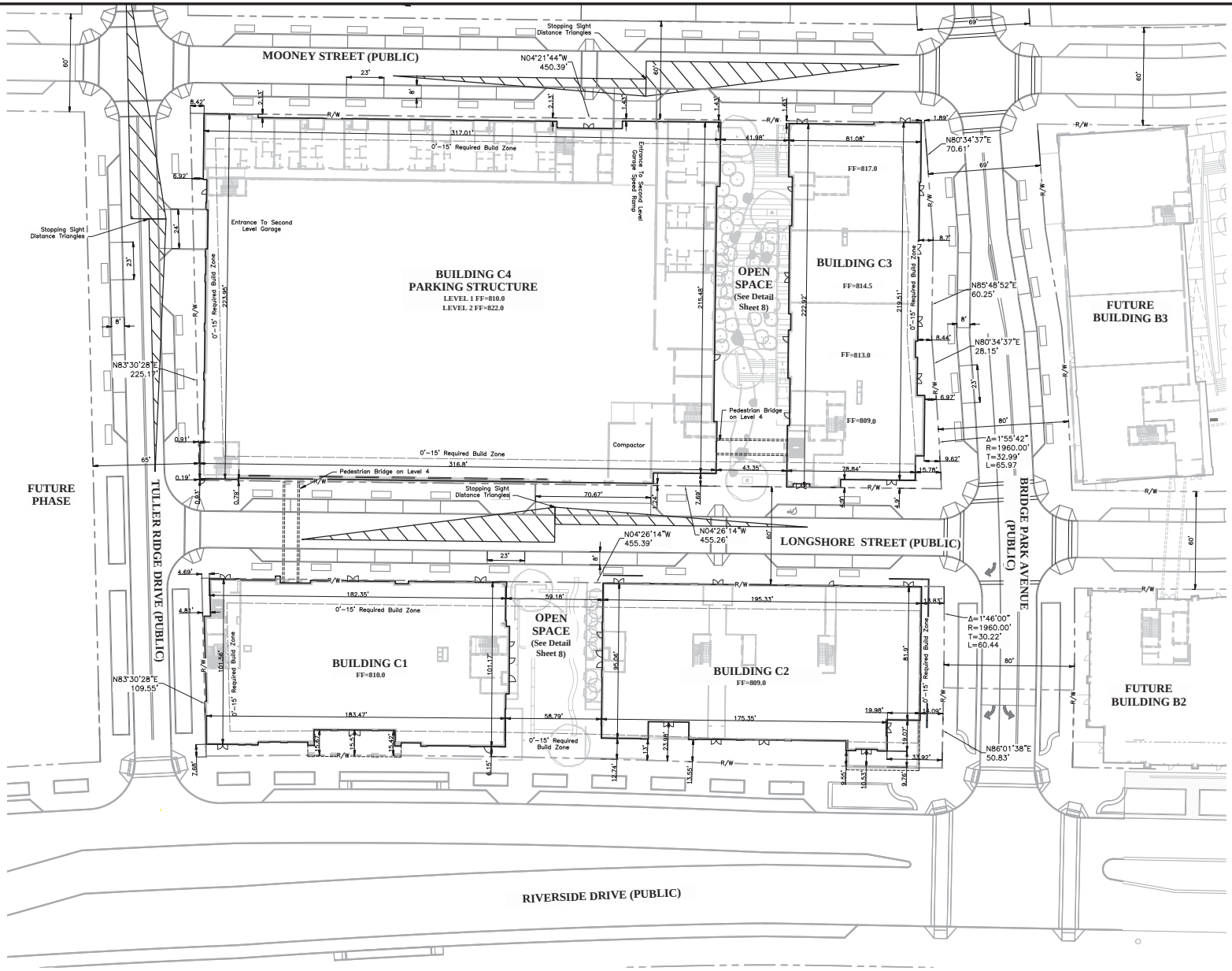
DATE
February 24, 2015

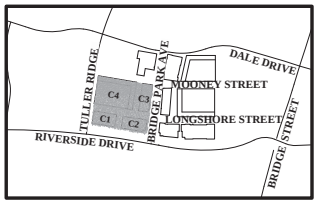
SCALE
1" = 100'

JOB NO.
2013-1481

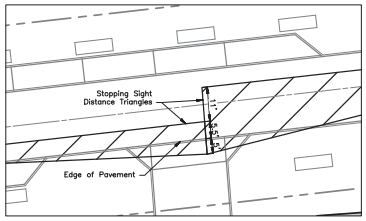
SHEET
FSP 3

J:\2013\1481\Dwg\CivSheets\Final Site Plan\Block C\3 Site Plan\Fsp Last Saved By: kfrank 2/24/2015 10:45 AM Last Plotted By: Frank, Brian 2/24/2015 1:53 PM (No Xrefs)





KEY MAP
Scale: 1" = 500'



STOPPING SIGHT DISTANCE DETAIL
1"=20'

STOPPING SIGHT DISTANCE NOTES:

- Posted speed limit 25 mph
- SSD = 155 ft
  (Major road driver's eye to front of minor road driver's car)

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
Fax: 614.775.4800 emht.com

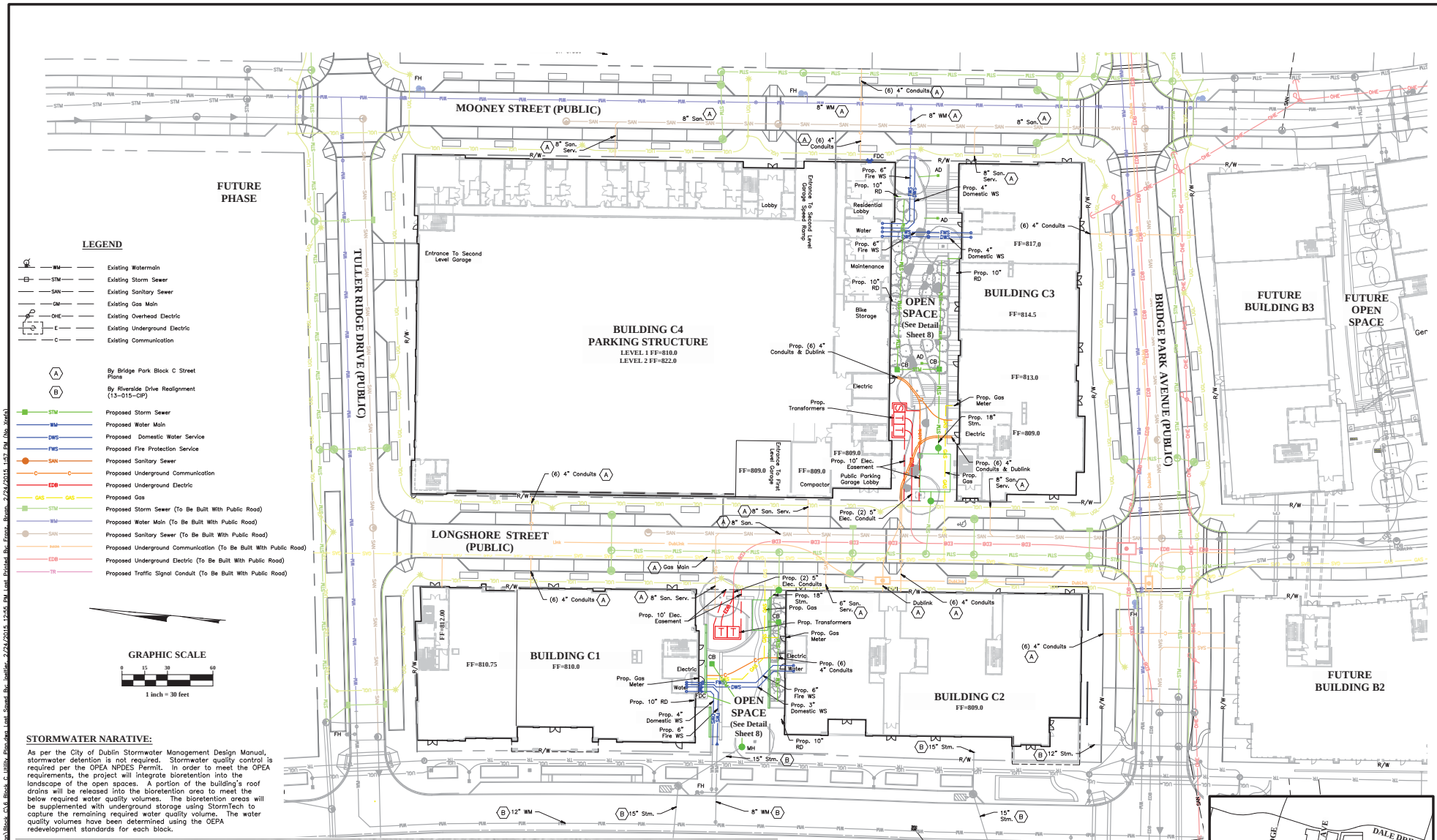
DATE
February 24, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 4

J:\2013\1481\Dwg\Civil\Sheets\Final Site Plan\Block C\5 Block C Site Plan\Block C5.5 Block C Site Plan.dwg Layout: Sheet 4 Plotted By: Frank Romin, 2/24/2015 12:43 PM Last Saved By: Frank Romin, 2/24/2015 12:43 PM (No Xrefs)



STORMWATER NARATIVE:

As per the City of Dublin Stormwater Management Design Manual, stormwater detention is not required. Stormwater quality control is required per the OPEA NPDES Permit. In order to meet the OPEA requirements, the project will integrate bioretention into the landscape of the open spaces. A portion of the building's roof drains will be released into the bioretention area to meet the below required water quality volumes. The bioretention areas will be supplemented with underground storage using StormTech to capture the remaining required water quality volume. The water quality volumes have been determined using the OEPA redevelopment standards for each block.

BLOCK C WATER QUALITY VOLUME CALCULATIONS

						Redevelopment Area: Required Water Quality Volume				New Impervious Area: Required Water Quality Volume				
Building	Open Space	Limits of Disturbance (Acres)	Existing Impervious Area (Acres)	Proposed Impervious Area (Acres)	New Impervious Area (Acres)	Redevelopment Area (Acres)	Percent Impervious	"C" Coefficient	20% of Water Quality Volume (ft³)	New Impervious Area (Acres)	Percent Impervious	"C" Coefficient	100% of Water Quality Volume (ft³)	Block C Subtotal Required Water Quality Volume (ft³)
C1 C2	8	0.28	0.21	0.28	0.07	0.21	75%	0.58	54	0.07	95%	0.80	148	218
C3 C4	10	0.31	0.31	0.31	0.00	0.10	100%	0.85	160	0.00	95%	0.80	0	160

Block C New Development Area (Existing Driving Range): Required Water Quality Volume

Building	Open Space	Limits of Disturbance (Acres)	Existing Impervious Area (Acres)	Proposed Impervious Area (Acres)	New Impervious Area (Acres)	Percent Impervious	"C" Coefficient	100% of Water Quality Volume (ft³)	Block C Subtotal Required Water Quality Volume (ft³)	Block C Total Required Water Quality Volume (ft³)
C1 C2	8	0.65	0.00	0.81	0.81	95%	0.80	1758	1758	1978
C3 C4	10	2.64	2.50	1.82	1.32	95%	0.80	4776	4776	4937

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
UTILITY PLAN

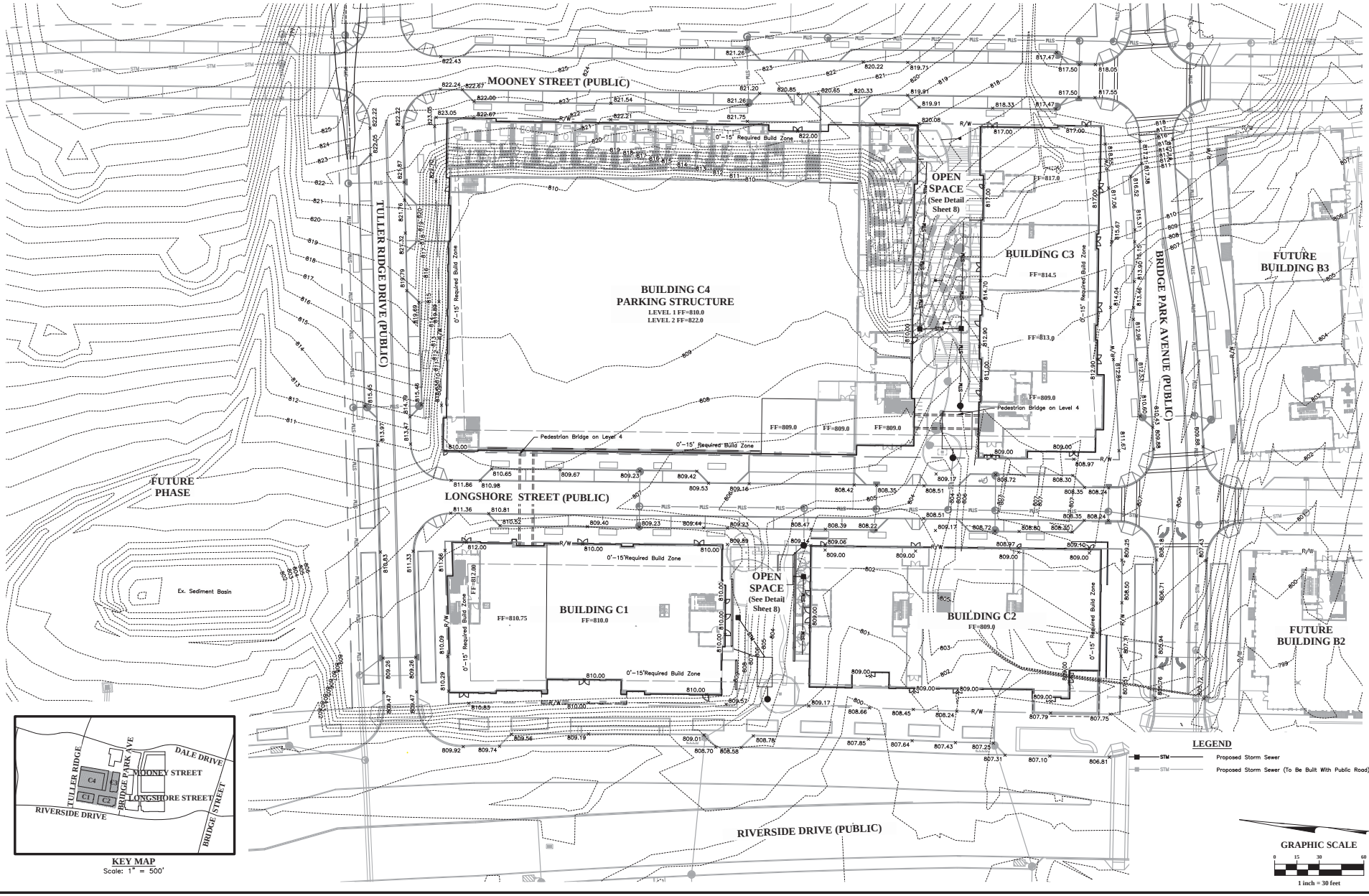
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
www.emht.com
Phone: 614.775.4500 Toll Free: 888.775.3648

DATE
February 24, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 5



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
GRADING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

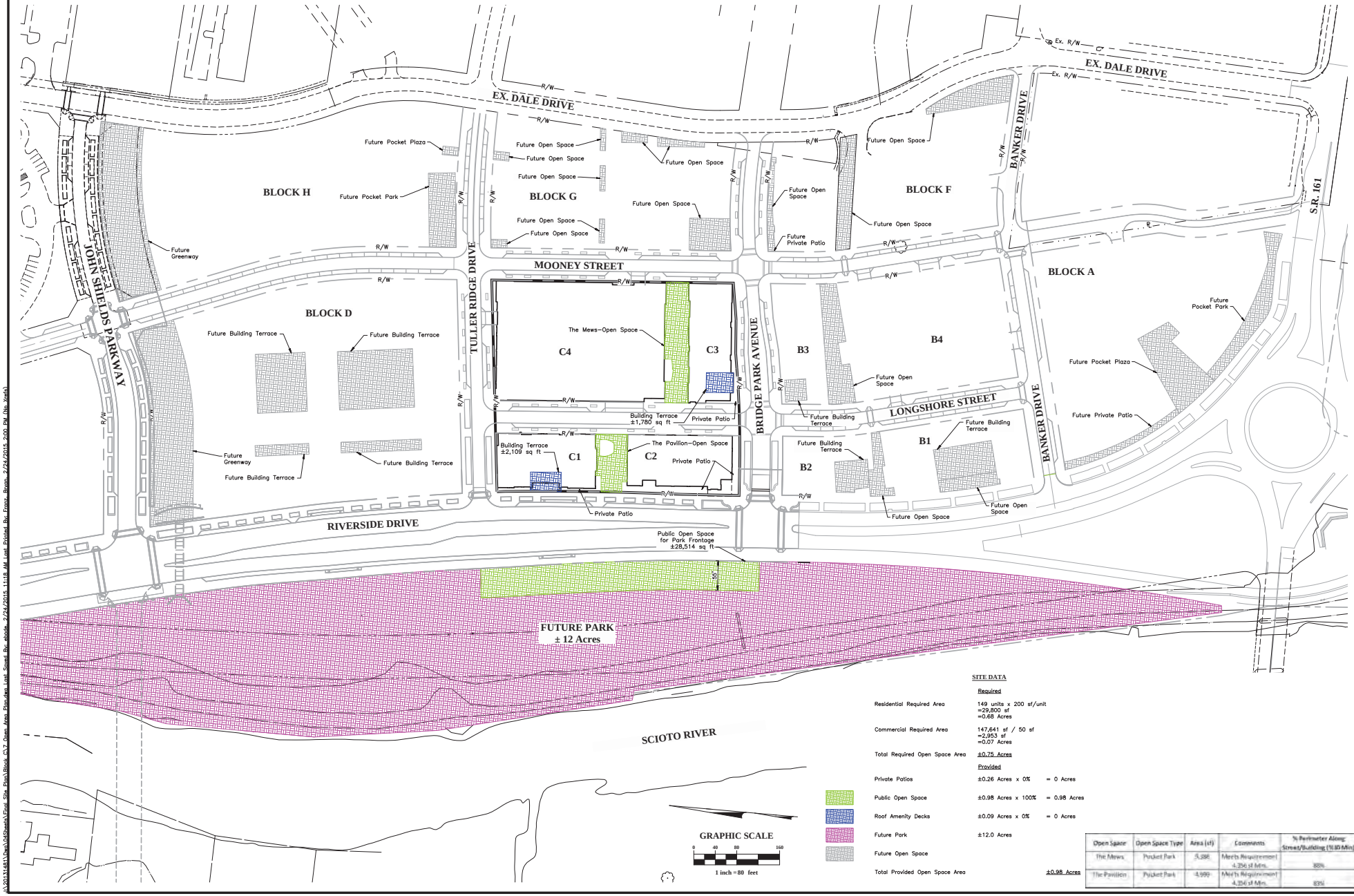
DATE
February 24, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 6

J:\2013\1481\Dwg\Civil\Sheets\Final Site Plan\Block C\5.6 Block C Grading Plan.dwg Last Saved By: jeffler 2/24/2015, 12:59 PM Last Printed By: Frank Boyle 2/24/2015, 1:59 PM (No Xrefs)



SITE DATA

	Required	
Residential Required Area	149 units x 200 sf/unit =29,800 sf =0.68 Acres	
Commercial Required Area	147,641 sf / 50 sf =2,953 sf =0.07 Acres	
Total Required Open Space Area	±0.75 Acres	
	Provided	
Private Patios	±0.26 Acres x 0%	= 0 Acres
Public Open Space	±0.98 Acres x 100%	= 0.98 Acres
Roof Amenity Decks	±0.09 Acres x 0%	= 0 Acres
Future Park	±12.0 Acres	
Future Open Space		
Total Provided Open Space Area		±0.98 Acres

Open Space	Open Space Type	Area (sf)	Comments	% Perimeter Along Street/Building (% 80 Min)
The Mews	Pocket Park	3,386	Meets Requirement 4,356 sf Min.	85%
The Pavilion	Pocket Park	4,990	Meets Requirement 4,356 sf Min.	83%

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

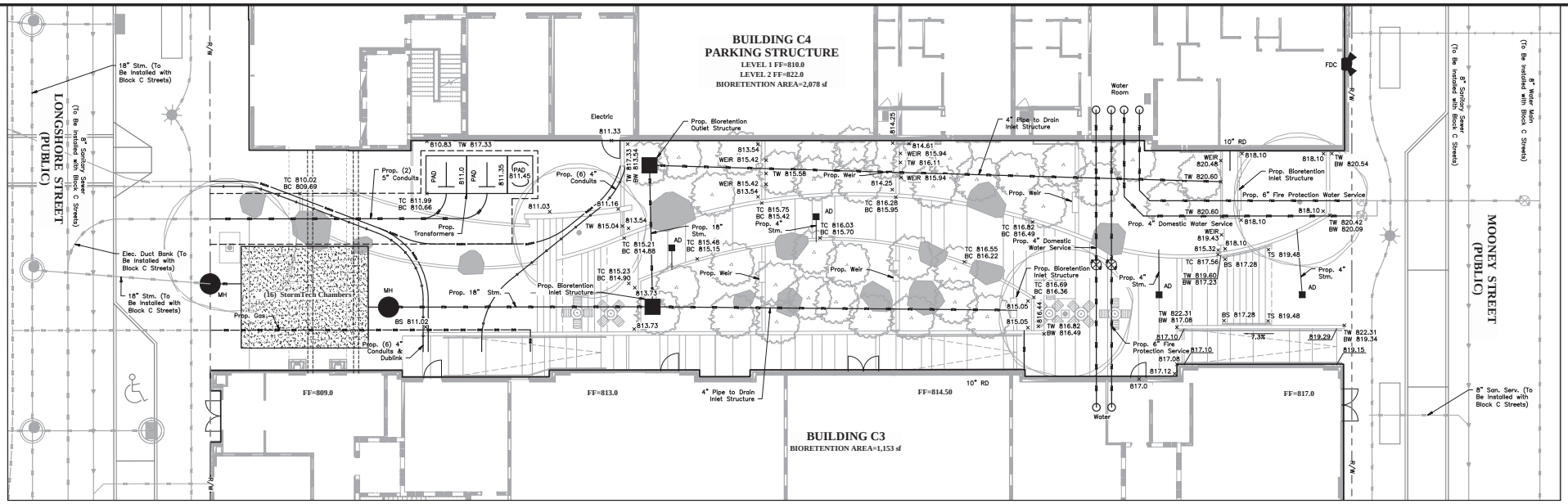
DATE
February 24, 2015

SCALE
1" = 80'

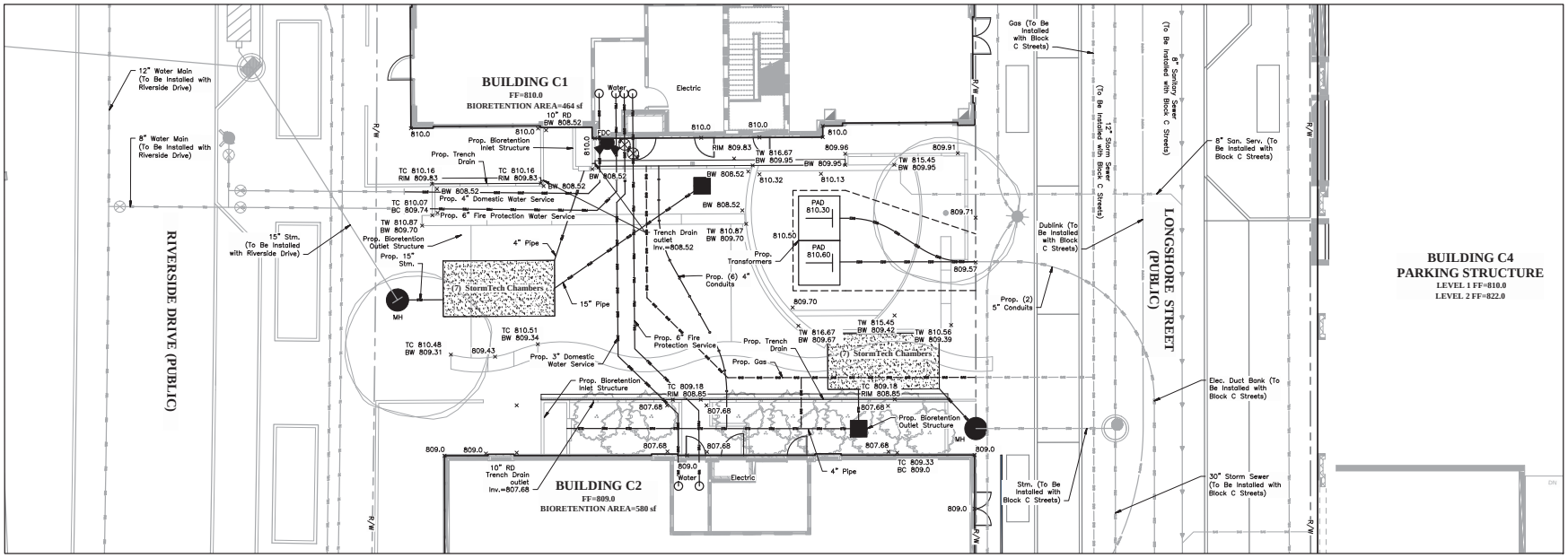
JOB NO.
2013-1481

SHEET
FSP 7

J:\2013\1481\Dwg\Civil\Sketch\Final Site Plan\Block 67 Open Area Plan.dwg, Layout: Bp-whole, 2/24/2015 11:19 AM, Last Printed By: Fonce, Bryan, 2/24/2015 2:09 PM (No Xrefs)



OPEN SPACE DETAIL
Buildings C3 & C4



OPEN SPACE DETAIL
Buildings C1 & C2

LEGEND

TC	= Top of Curb
BC	= Bottom of Curb
TW	= Top of Wall
BW	= Bottom of Wall
TS	= Top of Stairs
BS	= Bottom of Stairs

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
OPEN SPACE DETAILS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

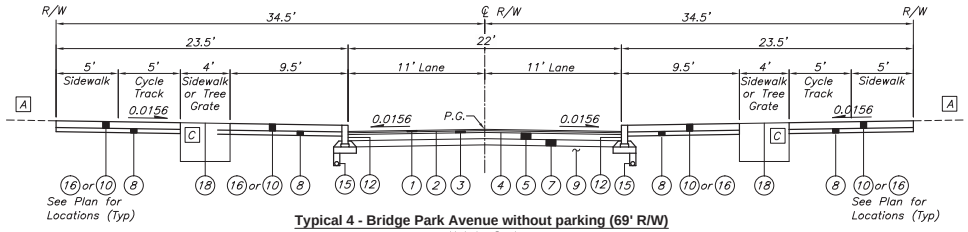
DATE
February 24, 2015

SCALE
1" = 10'

JOB NO.
2013-1481

SHEET
FSP 8

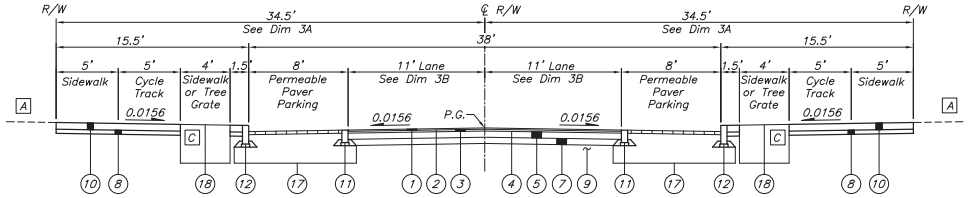
J:\2013\481\Dwg\04Sheets\Site Construction Plan\Block C\8 Block C Open Space Details.dwg Last Saved By: jpeiffer, 2/24/2015 11:54 AM Last Printed By: Franz, Bryan, 2/24/2015 2:02 PM
(No Xrefs)



Typical 4 - Bridge Park Avenue without parking (69' R/W)

Not to Scale

Sta. 417+35.73 to Sta. 418+43.06 Lt.
Sta. 417+30.60 to Sta. 418+42.79 Rt.
Sta. 419+92.01 to Sta. 420+41.92 Lt.
Sta. 419+99.69 to Sta. 420+41.92 Rt.

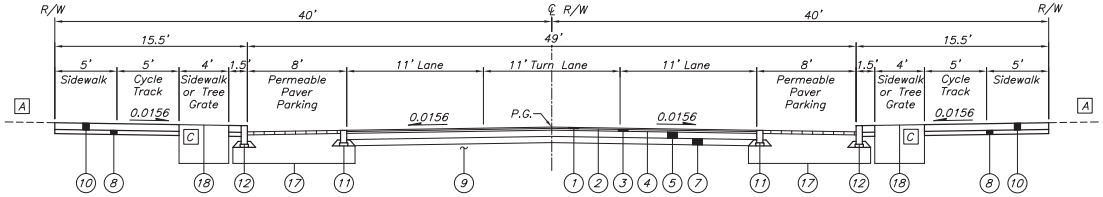


Typical 3 - Bridge Park Avenue with parking (69' R/W)

Not to Scale

Dim 3A:
Varies 40' at Sta. 416+32.24 to 34.5' at Sta. 416+92.24
Dim 3B:
Varies 16.5' at Sta. 416+31.16 to 11' at Sta. 416+91.16

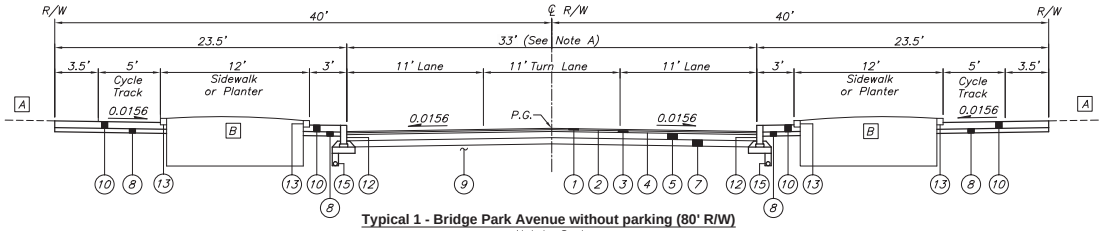
Sta. 416+31.16 to Sta. 417+35.73 Lt.
Sta. 416+31.16 to Sta. 417+30.60 Rt.
Sta. 418+43.06 to Sta. 419+92.01 Lt.
Sta. 418+42.79 to Sta. 419+99.69 Rt.



Typical 2 - Bridge Park Avenue with parking (80' R/W)

Not to Scale

Sta. 415+57.77 to Sta. 416+31.16 Lt.
Sta. 415+53.58 to Sta. 416+31.16 Rt.



Typical 1 - Bridge Park Avenue without parking (80' R/W)

Not to Scale

Sta. 414+02.21 to Sta. 415+57.77 Roadway Lt.
Sta. 414+02.21 to Sta. 415+53.58 Roadway Rt.
Sta. 413+78.55 to Sta. 415+57.77 Walks Lt.
Sta. 413+78.55 to Sta. 415+53.58 Walks Rt.

Note A:
Part of the roadway excluding the walks, Sta. 413+78.55 to Sta. 414+02.21, will be constructed as a part of the Riverside Drive Realignment Plans (13-015-CIP)

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
2. Item 407 – NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
4. Item 407 – NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64-22
6. Item 301 – 3" Asphalt Concrete Base, PG64-22
7. Item 304 – 6" Aggregate Base
8. Item 304 – 4" Aggregate Base
9. Item 204 – Subgrade Compaction and Proof Rolling
10. Item SPEC – Brick Paver Walk (See Detail D Sheet 5)
11. Item 609 – Granite Band (12" x 6") (See Detail B Sheet 5)
12. Item 609 – Granite Curb (18" x 6") (See Detail A Sheet 5)
13. Item SPEC – Granite Planter Curb (See Detail D Sheet 5)
14. Item 609 – Straight 18" Curb
15. Item 605 – 4" Pipe Underdrain
16. Item 608 – 4" Concrete Walk
17. Item SPEC – Permeable Paver Roadway (See Detail C Sheet 5)
18. Item SPEC – Permeable Paver Tree Grate (See Detail E Sheet 5)
19. Item 659 – Topsoil (T=6")
20. Item 659 – Seeding & Mulching, As Per Plan
21. Permeable Clay Pavers (T=2 5/8") (Included for Payment with Permeable Paver Roadway)
22. No. 8 Stone (T=1 1/2") (Included for Payment with Permeable Paver Roadway)
23. Item SPEC – Aggregate Base (No. 57 Stone) (4" Constructed Thickness, Compacted/Vibrated)
24. Item SPEC – Aggregate Base (No. 2 Stone) (T=16" Min.)
25. Item SPEC – Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
26. Item 204 – Geotextile Fabric, Type D

A – See Private Site Plans for Additional Information

B – See Pavement Details for Planter Locations

C – See Pavement Details for Tree Grate Locations

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
TYPICAL SECTIONS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

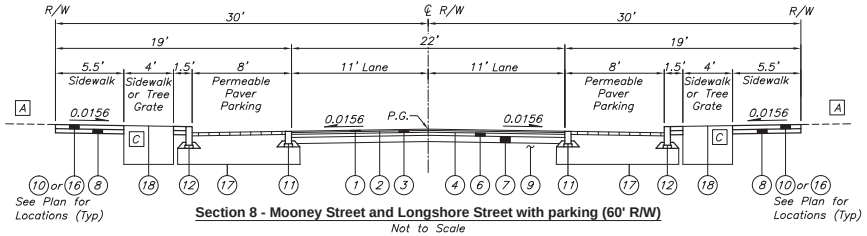
DATE
February 24, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FSP 9

J:\2013\1481\Dwg\CivSheets\Final Site Plan\Block C\9.0 Typical Sections.dwg Last Saved By: kfrank, 2/24/2015 12:54 PM Last Printed By: Frank, Kevin, 2/24/2015 2:02 PM (No Xrefs)

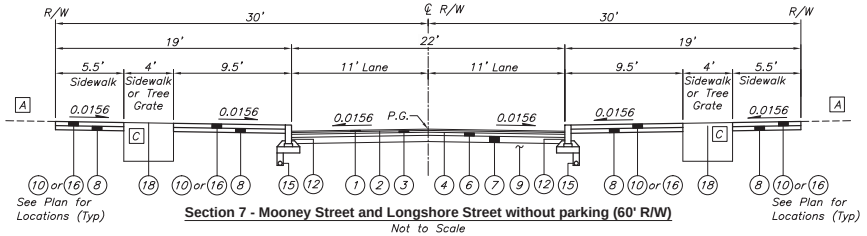


Section 8 - Mooney Street and Longshore Street with parking (60' R/W)

Not to Scale

Longshore Street
Sta. 718+82.56 to Sta. 719+90.56
Sta. 720+20.56 to Sta. 722+89.56 Lt.
Sta. 721+35.56 to Sta. 722+89.56 Rt.

Mooney Street
Sta. 218+49.05 to Sta. 219+57.05
Sta. 220+56.43 to Sta. 222+56.43 Lt.
Sta. 219+87.05 to Sta. 222+56.05 Rt.

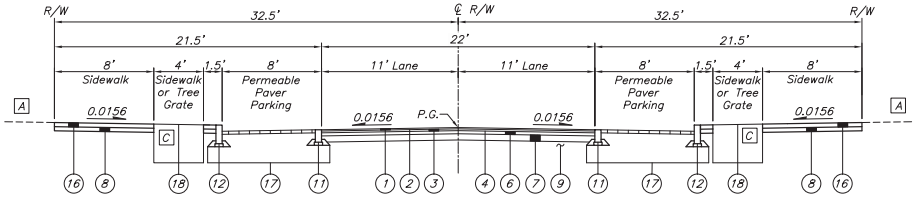


Section 7 - Mooney Street and Longshore Street without parking (60' R/W)

Not to Scale

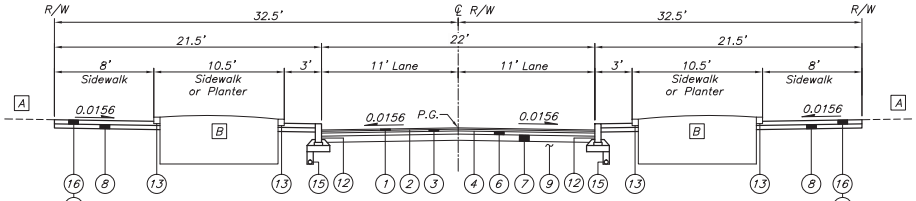
Longshore Street
Sta. 718+58.48 to Sta. 718+82.56
Sta. 719+90.56 to Sta. 720+20.56 Lt.
Sta. 719+90.56 to Sta. 721+35.56 Rt.
Sta. 722+89.56 to Sta. 723+11.36

Mooney Street
Sta. 218+25.55 to Sta. 218+49.05
Sta. 219+57.05 to Sta. 220+56.43 Lt.
Sta. 219+57.05 to Sta. 219+87.05 Rt.
Sta. 222+56.05 to Sta. 222+73.90



Typical 6 - Tuller Ridge Drive with parking (65' R/W)

Not to Scale
Sta. 515+66.88 to Sta. 517+43.88 Lt.
Sta. 515+66.88 to Sta. 516+51.88 Rt.



Typical 5 - Tuller Ridge Drive without parking (65' R/W)

Not to Scale
Sta. 513+81.72 to Sta. 515+66.88 Lt.
Sta. 513+81.72 to Sta. 515+66.88 Rt.
Sta. 517+43.38 to Sta. 518+36.26 Lt.
Sta. 516+51.88 to Sta. 518+36.27 Rt.

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64–22
6. Item 301 – 3" Asphalt Concrete Base, PG64–22
7. Item 304 – 6" Aggregate Base
8. Item 304 – 4" Aggregate Base
9. Item 204 – Subgrade Compaction and Proof Rolling
10. Item SPEC – Brick Paver Walk (See Detail D Sheet 5)
11. Item 609 – Granite Band (12" x 6") (See Detail B Sheet 5)
12. Item 609 – Granite Curb (18" x 6") (See Detail A Sheet 5)
13. Item SPEC – Granite Planter Curb (See Detail D Sheet 5)
14. Item 609 – Straight 18" Curb
15. Item 605 – 4" Pipe Underdrain
16. Item 608 – 4" Concrete Walk
17. Item SPEC – Permeable Paver Roadway (See Detail C Sheet 5)
18. Item SPEC – Permeable Paver Tree Grate (See Detail E Sheet 5)
19. Item 659 – Topsoil (T=6")
20. Item 659 – Seeding & Mulching, As Per Plan
21. Permeable Clay Pavers (T=2 5/8") (Included for Payment with Permeable Paver Roadway)
22. No. 8 Stone (T=1 1/2") (Included for Payment with Permeable Paver Roadway)
23. Item SPEC – Aggregate Base (No. 57 Stone) (4" Constructed Thickness, Compacted/Vibrated)
24. Item SPEC – Aggregate Base (No. 2 Stone) (T=16" Min.)
25. Item SPEC – Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
26. Item 204 – Geotextile Fabric, Type D

A See Private Site Plans for Additional Information

B See Pavement Details for Planter Locations

C See Pavement Details for Tree Grate Locations

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK C
TYPICAL SECTIONS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
Fax: 614.775.4800 emht.com

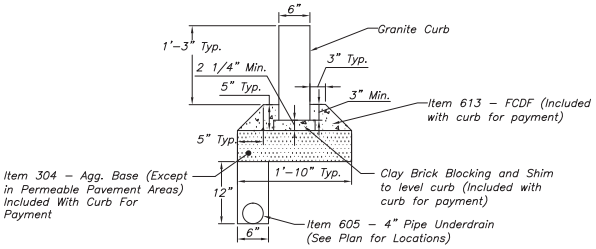
DATE
February 24, 2015

SCALE
As Noted

JOB NO.
2013-1481

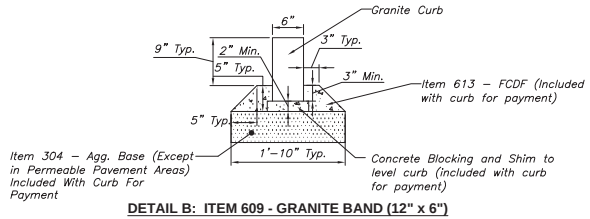
SHEET
FSP 10

J:\2013\1481\Dwg\Civil\Sheets\Final Site Plan\Block C\9.0 Typical Sections.dwg Last Saved By: kfrantz, 2/24/2015 12:24 PM Last Printed By: Kenny Brown, 2/24/2015 2:02 PM (No Xrefs)



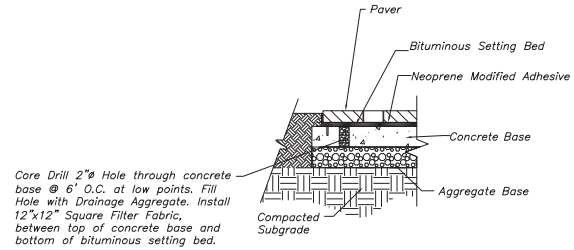
DETAIL A: ITEM 609 - GRANITE CURB (18" x 6")

Not To Scale



DETAIL B: ITEM 609 - GRANITE BAND (12" x 6")

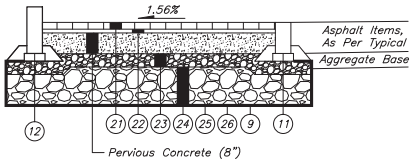
Not To Scale



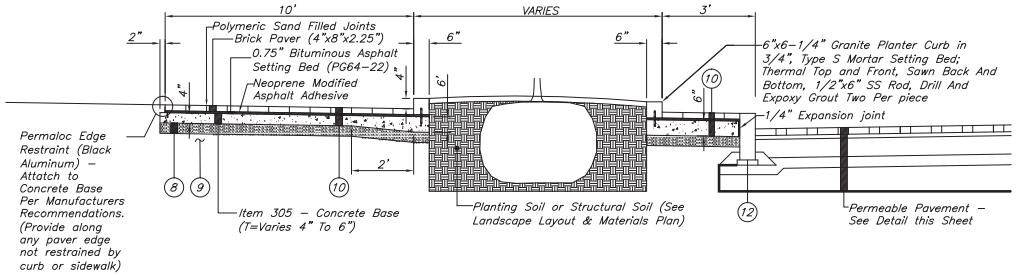
DETAIL F: WEEP HOLE DETAIL

N.T.S.

Weep Hole shall be included for payment with Brick Paver Walk. No separate itemized payment shall be made.



DETAIL C: PERMEABLE PAVEMENT DETAIL



DETAIL D: BRICK PAVER WALK AND GRANITE PLANTER CURB

Not To Scale
See Landscape Layout for Paver Patterns

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
2. Item 407 – NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
4. Item 407 – NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64-22
6. Item 301 – 3" Asphalt Concrete Base, PG64-22
7. Item 304 – 6" Aggregate Base
8. Item 304 – 4" Aggregate Base
9. Item 204 – Subgrade Compaction and Proof Rolling
10. Item SPEC – Brick Paver Walk (See Detail D Sheet 5)
11. Item 609 – Granite Band (12" x 6") (See Detail B Sheet 5)
12. Item 609 – Granite Curb (18" x 6") (See Detail A Sheet 5)
13. Item SPEC – Granite Planter Curb (See Detail D Sheet 5)
14. Item 609 – Straight 18" Curb
15. Item 605 – 4" Pipe Underdrain
16. Item 608 – 4" Concrete Walk
17. Item SPEC – Permeable Paver Roadway (See Detail C Sheet 5)
18. Item SPEC – Permeable Paver Tree Grate (See Detail E Sheet 5)
19. Item 659 – Topsoil (T=6")
20. Item 659 – Seeding & Mulching, As Per Plan
21. Permeable Clay Pavers (T=2 5/8") (Included for Payment with Permeable Paver Roadway)
22. No. 8 Stone (T=1 1/2") (Included for Payment with Permeable Paver Roadway)
23. Item SPEC – Aggregate Base (No. 57 Stone) (4" Constructed Thickness, Compacted/Vibrated)
24. Item SPEC – Aggregate Base (No. 2 Stone) (T=16" Min.)
25. Item SPEC – Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
26. Item 204 – Geotextile Fabric, Type D

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK C
TYPICAL SECTIONS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
February 24, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FSP 11

J:\2013\1481\Dwg\A\CSheets\Final Site Plan\Block C\9.0 Typical Sections.dwg Last Saved By: kfrank 2/24/2015 12:24 PM Last Printed By: Frank, Ryan 2/24/2015 2:02 PM (No Xrefs)

STREET LIGHTING NOTES

PLAN AND SPECIFICATION COMPLIANCE

These specifications, together with the accompanying plans, are to describe the type, size, and location of the products and material to be provided and installed under various bid items related to Street Lighting. The Contractor shall furnish and install Street Lighting items and related material in compliance with these plans and specifications, as well as the current Ohio Department of Transportation Construction and Material Specifications, and the City of Dublin Standard Detail drawings for Street Lighting. Street Lighting plans shall meet or exceed the standards specified. In case of a conflicting specification statement, the specification document hierarchy shall be in the order listed from (A) highest to (C) lowest.

(A) Specifications listed in this plan
(B) City of Dublin Street Lighting Standard Drawings and Specifications
(C) ODOT Construction and Material Specificaitons

ITEM 625 – POWER SERVICE, AS PER PLAN

Power Service shall be as per Item 625, the power service schematic diagram shown on Sheet 62, and the City of Dublin Standard Drawing SL–13.

Provide an Arc Flash Hazard Warning sign on the outside front door of the enclosure in accordance with the current National Electrical Code paragraph 110.16.

Provide an Available Fault Current sign on the outside of the front door of the service disconnect enclosure in accordance with the current National Electrical Code paragraph 110.24.

Payment shall be as per Item 625.

ITEM 625 – LUMINAIRE, POST TOP, AS PER PLAN

Luminaires shall be manufactured by Cree, with the following part number: ARE–EDR–3M–R5–04–E–UH–BK–525–40K, and shall be installed where shown on the plans. Luminaires shall be coated black to meet Federal Specification No. 595B and conform to color No. 27038.

Payment shall be made per Item 625 at the unit price for each luminaire installed.

ITEM 625 – POST TOP LIGHT POLE, AS PER PLAN

Light poles shall be manufactured by Valmont (similar to Drawing No. QT99313), conform with the detail shown on this sheet, provide for a 17" transformer base per manufacturer's recommendation, and shall be installed where shown on the plans. Light poles shall be coated black to meet Federal Specification No. 595B and conform to color No. 27038.

In addition to the requirements of Item 625, light pole structures shall be designed and constructed by the supplier to support the loads that the plan requires the Contractor to install. The use of standard design designations and any details provided in this plan are intended to promote uniformity of design and are not warranted to be structurally adequate. The Contractor shall verify the anchor bolt circle, anchor bolt diameter, and orientation pattern with the light pole manufacturer. The manufacturer shall be responsible for verifying the pole design, and shall prepare shop drawings and structural design calculations stamped by an Ohio Professional Engineer. The shop drawings and calculations shall be submitted to the City of Dublin for approval prior to fabrication.

Payment shall be made per Item 625 at the unit price for each light pole installed.

ITEM 625 – PULL BOX, AS PER PLAN

Pull Box shall be 18"x11"x18", 725.08, Quazite PG1118BG18, or approved equal. Any rock excavation required to install pull boxes shall be considered incidental to this item of work.

The Contractor is required to inspect pull boxes following the installation of the planter beds. If necessary, the Contractor shall raise or lower the pull box so that it is flush with the planter bed fill materials. All pull box grade adjustments shall be considered incidental to this item of work.

Payment shall be as per Item 625.

ITEM 625 – TRENCH, AS PER PLAN

All trenching shall conform with City of Dublin Standard Construction Drawing SL–05. Any rock excavation required to achieve proper trench depth shall be considered incidental to this item of work.

Payment shall be as per Item 625.

ITEM 625 – LIGHT POLE FOUNDATION, AS PER PLAN

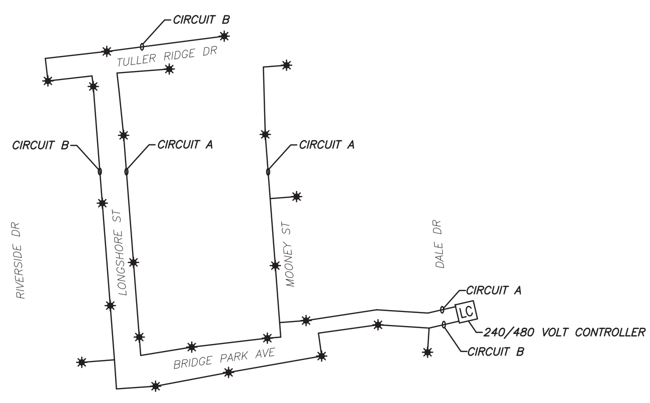
Foundation shall conform with City of Dublin Standard Construction Drawing SL–04 and the details provided herein. All rock excavation required to provide foundation depth as specified as in SL–04 shall be considered incidental to this item of work.

Payment shall be as per Item 625.

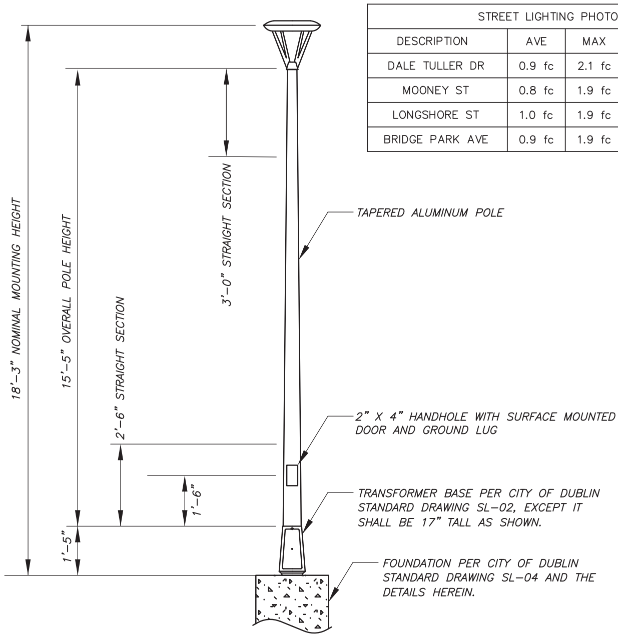
GROUNDING AND BONDING

The requirements of the State of Ohio Department of Transportation Construction and Material Specifications (C&MS) and the HL series of Standard Construction Drawings are modified as follows:

1. All metallic parts containing electrical conductors shall be permanently joined to form an Effective Ground Fault Current Path back to the grounded conductor in the power service disconnect switch.
   a. Provide an equipment grounding conductor in metallic conduits (725.04) in addition to the conductors specified and bond the conduit to this grounding conductor.
   b. When an equipment grounding conductor is required in plastic conduit (725.05), the installation shall include a separate equipment grounding conductor in addition to the conductors specified.
   c. Metal pull box lids shall be bonded by attachment of the equipment grounding conductor to the frame diagonal as provided on HL–30.11.
2. Conduits
   a. The 725.04 conduit shall have grounding bushings installed at all termination points. The bushing material shall be compatible with galvanized steel conduit and the grounding lug material shall be compatible for use with copper wire. Threaded or compression type bushings may be used.
   b. The 725.05 conduit shall have the inside and outside diameters of the conduit deburred at all termination points.
   c. Both ends of metallic conduit shall be bonded to the equipment grounding conductor.
   d. Metallic conduit may be bonded to metallic boxes through the use of conduit fittings UL approved for this type of connection, with the box bonded to the equipment grounding conductor.
3. Wire for Grounding and Bonding
   a. Use insulated, copper wire for the equipment grounding conductor. Bonding jumpers in boxes and enclosures may be bare or insulated copper wire. Wire size shall be as follows: The insulation shall be green or green with yellow stripe(s). For 4 AWG or larger, insulation may also be black with green tape/labels installed at all access points.
   b. In a highway lighting system, the equipment grounding conductor shall be the same wire size as the duct cable or distribution cable circuit conductors, with the minimum conductor size of 4 AWG. Bonding jumpers will be minimum size 4 AWG.
4. Ground Rod
   a. A 3/4 inch Schedule 40 PVC conduit will be used in foundations and concrete walls for the grounding conductor (ground wire) raceway to the ground rod. Should metallic conduit be used, both ends of the conduit shall be bonded to the grounding conductor.
   b. The typical grounding conductor (ground wire) shall be 4 AWG insulated, copper.
5. Power Service and Disconnect Switch
   a. At the power service location, the grounding conductor (ground wire) from the disconnect switch neutral (AC–) bar to the ground rod shall be a continuous, unspliced conductor. If spliced, it shall be an exothermic weld butt splice.
   b. The service neutral shall only be connected to ground at the primary power service disconnect switch.

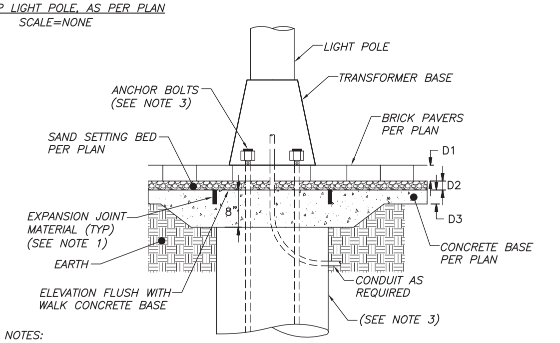


LIGHTING CIRCUIT SCHEMATIC
SCALE=NONE



POST TOP LIGHT POLE, AS PER PLAN
SCALE=NONE

STREET LIGHTING PHOTOMETRIC RESULTS					
DESCRIPTION	AVE	MAX	MIN	MAX/MIN	AVE/MIN
DALE TULLER DR	0.9 fc	2.1 fc	0.3 fc	7.0:1	3.0:1
MOONEY ST	0.8 fc	1.9 fc	0.3 fc	6.3:1	2.7:1
LONGSHORE ST	1.0 fc	1.9 fc	0.3 fc	6.3:1	3.3:1
BRIDGE PARK AVE	0.9 fc	1.9 fc	0.3 fc	6.3:1	3.0:1



NOTES:

1. WHEN POURING THE CONCRETE WALK BASE, EMBED 1/2" THICK EXPANSION JOINT FILLER. FORM A FOUNDATION PER DUBLIN STANDARD DRAWING SL–04 AND CENTER THE JOINT FILLER AROUND THE FOUNDATION AS DIRECTED BY THE ENGINEER. ORIENTATE THE FILLER SQUARE PARALLEL TO OTHER GEOMETRIC LINES.
2. REBAR CAGE NOT SHOWN FOR CLARITY.
3. ANCHOR BOLT EMBEDMENT DEPTH SHALL BE AS PER ODOT STANDARD DRAWINGS TC–21.20 AND SHALL BE MEASURED FROM THE TOP OF THE CONCRETE BASE SURFACE. ANCHOR BOLT EXPOSURE THROUGH THE SAND SETTING BED AND BRICK AREA SHALL NOT BE CONSIDERED PART OF THE EMBEDMENT DEPTH. ANCHOR BOLT LENGTH SHALL BE INCREASED TO COMPENSATE FOR D1 AND D2.
4. LEVEL & SLOPE THE SUBGRADE AS SHOWN. COMPACT THE SUBGRADE AROUND THE FOUNDATION. THOROUGHLY CLEAN THE CONCRETE FOUNDATION SURFACE SO THE CONCRETE WALK BASE WILL BOND.
5. LEAVE THE FOUNDATION CONCRETE DOWN 8". POUR THE CONCRETE WALK BASE OVER THE LOWERED FOUNDATION.

POLE FOUNDATION IN PAVER SIDEWALK AREA
SCALE=NONE

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
STREET LIGHTING NOTES AND DETAILS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

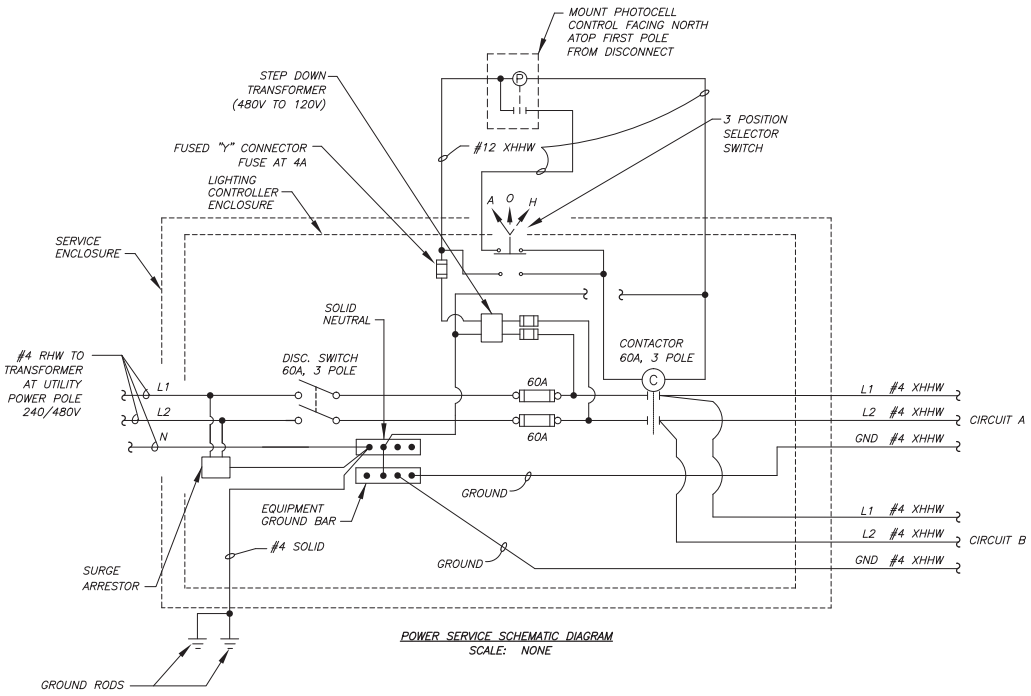
DATE: February 24, 2015

SCALE: As Noted

JOB NO.: 2013-1481

SHEET: FSP 12

J:\20131481\Dwg\04Sheets\Final Site Plan\Block C\13 Street Lighting Plan.dwg Last Saved By: bfranz, 2/24/2015 12:47 PM Last Printed By: Franz, Bryan, 2/24/2015 2:03 PM (No Xrefs)



POWER SERVICE SCHEMATIC DIAGRAM
SCALE: NONE

LEGEND

UGL — UGL — 3" SCH. 40 CONDUIT IN TRENCH W/(3)–NO. 4 AWG, 600V LIGHTING CABLES

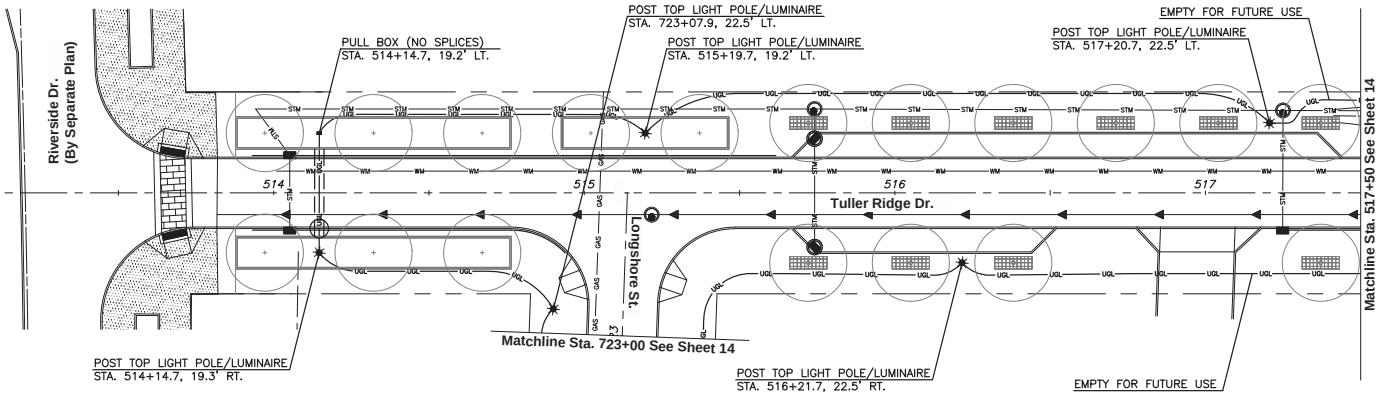
UGL — UGL — 6" SCH. 80 SLEEVE AND 3" SCH. 40 INNER CONDUIT W/(3)–NO. 4 AWG, 600V LIGHTING CABLES (SLEEVE TO EXTEND 3 FEET BEHIND CURB) SLEEVE SHALL NOT ENTER PULL BOX OR FOUNDATION)

■ PULL BOX, 725.08, 18"x11"x18"

✷ POST TOP LIGHT POLE W/ (1)–POST TOP LUMINAIRE

LIGHTING ESTIMATE OF QUANTITIES

ITEM NO.	QTY	UNIT	ITEM DESCRIPTION
625	46	EA	Connector Kit, Type II
625	23	EA	Connector Kit, Type III
625	12	EA	Cable Splice Kits
625	23	EA	Post Top Light Pole, As Per Plan
625	23	EA	Light Pole Foundation, As Per Plan
625	10791	LF	No. 4 AWG, 600 Volt Distribution Cable
625	851	LF	No. 12 AWG, Pole and Bracket Cable
625	3730	LF	Conduit, 3", 725.051
625	358	LF	Conduit, 6", 725.051, Sch. 80
625	120	LF	Conduit, 6", 725.051, Sch. 80, Jacked or Drilled
625	23	EA	Luminaire, Post Top, As Per Plan
625	3610	LF	Trench, As Per Plan
625	3610	LF	Plastic Caution Tape
625	13	EA	Pull Box, As Per Plan
625	23	EA	Ground Rod
625	1	EA	Power Service, As Per Plan
625	23	EA	Cadweld Connection
625	1	LUMP	High Voltage Test



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
STREET LIGHTING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE: February 24, 2015

SCALE: As Noted

JOB NO.: 2013-1481

SHEET: FSP 13

J:\2013\1481\Dwg\C\Sheets\Final Site Plan\Block C\13 Street Lighting Plan.dwg Last Saved By: kfinney, 2/24/2015 12:47 PM Last Plotted By: Frank Brown, 2/24/2015 2:04 PM (No Xref)

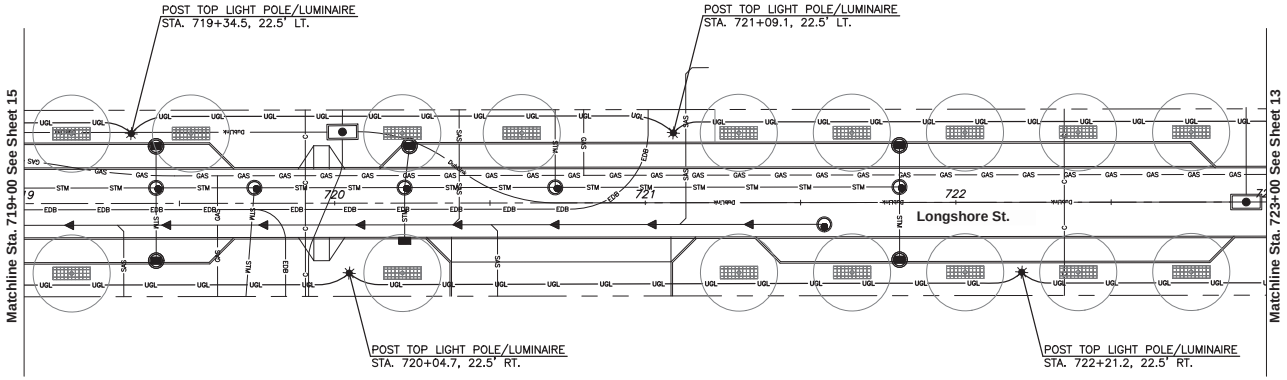
LEGEND

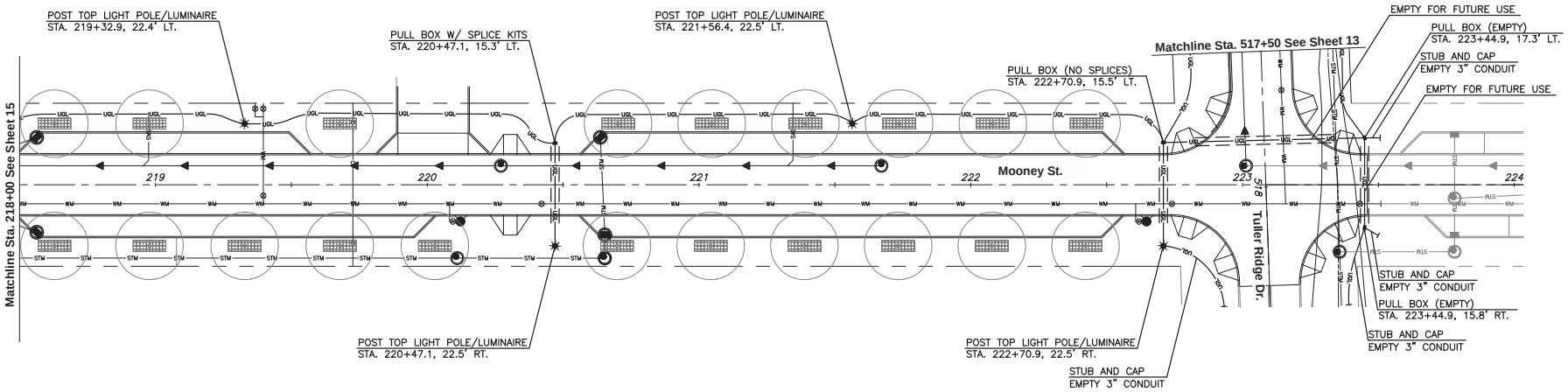
UGL — 3" SCH. 40 CONDUIT IN TRENCH W/(3)-NO. 4 AWG, 600V LIGHTING CABLES

UGL — 6" SCH. 80 SLEEVE AND 3" SCH. 40 INNER CONDUIT W/(3)-NO. 4 AWG, 600V LIGHTING CABLES (SLEEVE TO EXTEND 3 FEET BEHIND CURB) SLEEVE SHALL NOT ENTER PULL BOX OR FOUNDATION)

■ PULL BOX, 725.08, 18"x11"x18"

✷ POST TOP LIGHT POLE W/ (1)-POST TOP LUMINAIRE





REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
STREET LIGHTING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE: February 24, 2015

SCALE: 1" = 40'

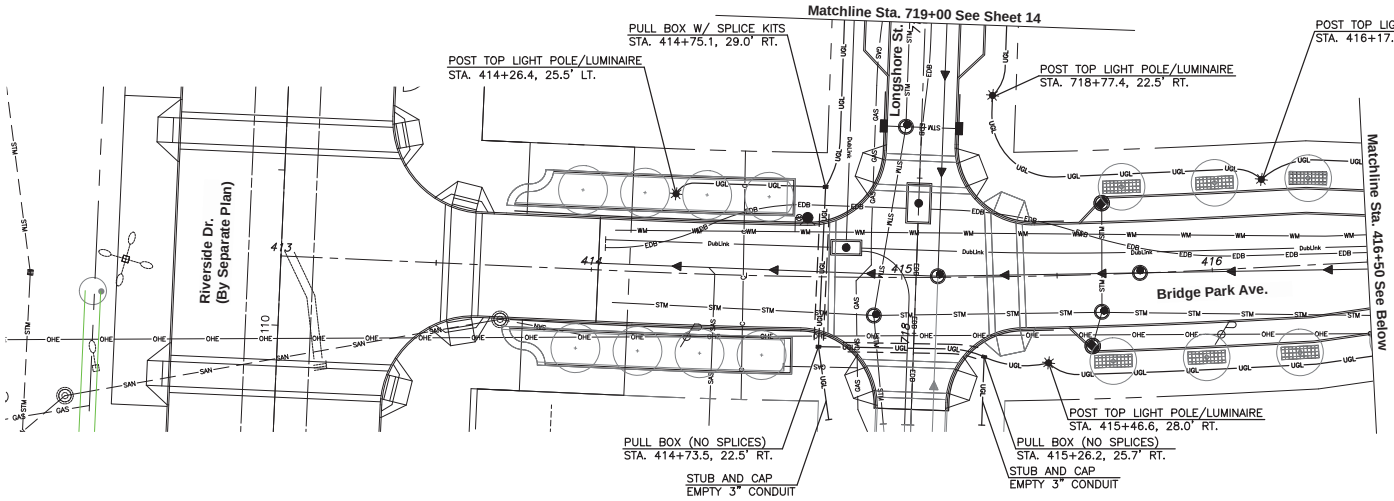
JOB NO.: 2013-1481

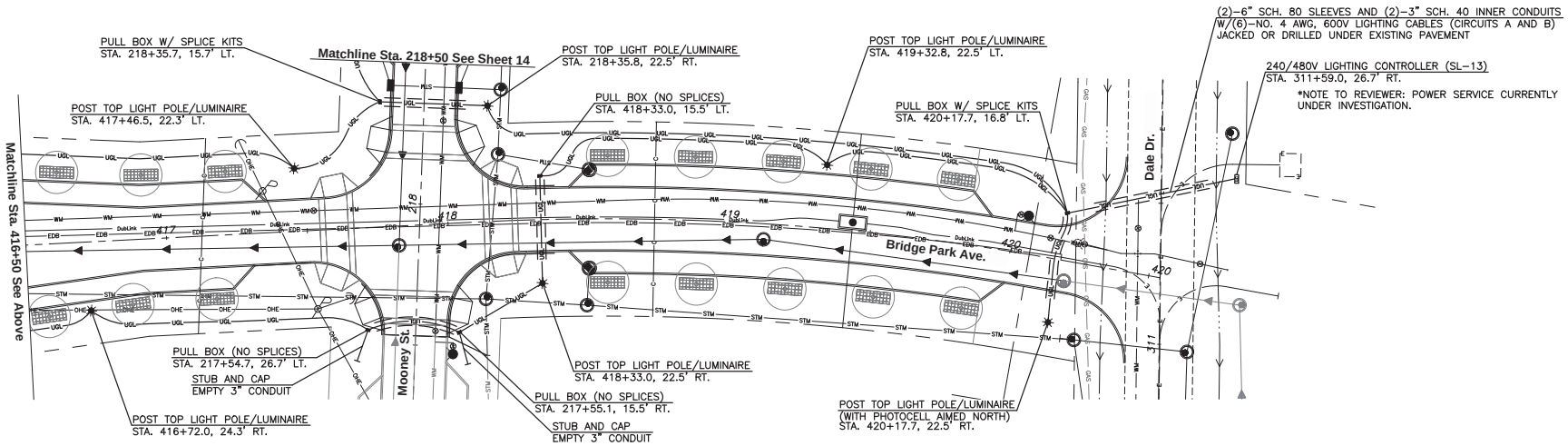
SHEET: FSP 14

J:\2013\1481\Dwg\C\Sheets\Final Site Plan\Block C\13 Street Lighting Plan-Area Lgt Sheet.dwg, Mirror, 2/24/2015 12:47 PM Last Printed By: Frank Brown, 2/24/2015 2:04 PM (No Xref)

LEGEND

UGL	3" SCH. 40 CONDUIT IN TRENCH W/(3)-NO. 4 AWG, 600V LIGHTING CABLES
UGL	6" SCH. 80 SLEEVE AND 3" SCH. 40 INNER CONDUIT W/(3)-NO. 4 AWG, 600V LIGHTING CABLES (SLEEVE TO EXTEND 3 FEET BEHIND CURB) SLEEVE SHALL NOT ENTER PULL BOX OR FOUNDATION)
■	PULL BOX, 725.08, 18"x11"x18"
✱	POST TOP LIGHT POLE W/ (1)-POST TOP LUMINAIRE





REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
STREET LIGHTING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
February 24, 2015

SCALE
1" = 40'

JOB NO.
2013-1481

SHEET
FSP 15