BRIDGE PARK
DUBLIN, OH

FINAL SITE PLAN
FINAL DEVELOPMENT PLAN
FINAL PLAT
FOR
BRIDGE PARK BLOCK C

APRIL 23, 2015 REVISED MAY 21, 2015

TEAM

CRAWFORD HOYING development
Developer

MOODY•NOLAN
RESPONSIVE ARCHITECTURE
Architect

EMH&T
Engineers, Surveyors, Planners, Scientists
Engineer

MKSK
MKSKSTUDIOS.COM
Landscape Architect

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

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Architectural Sheets

Narrative
Summary of Changes

Presentation

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Parking

Parking Study

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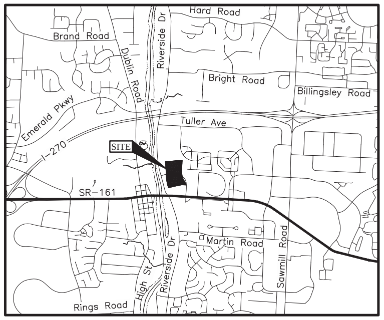
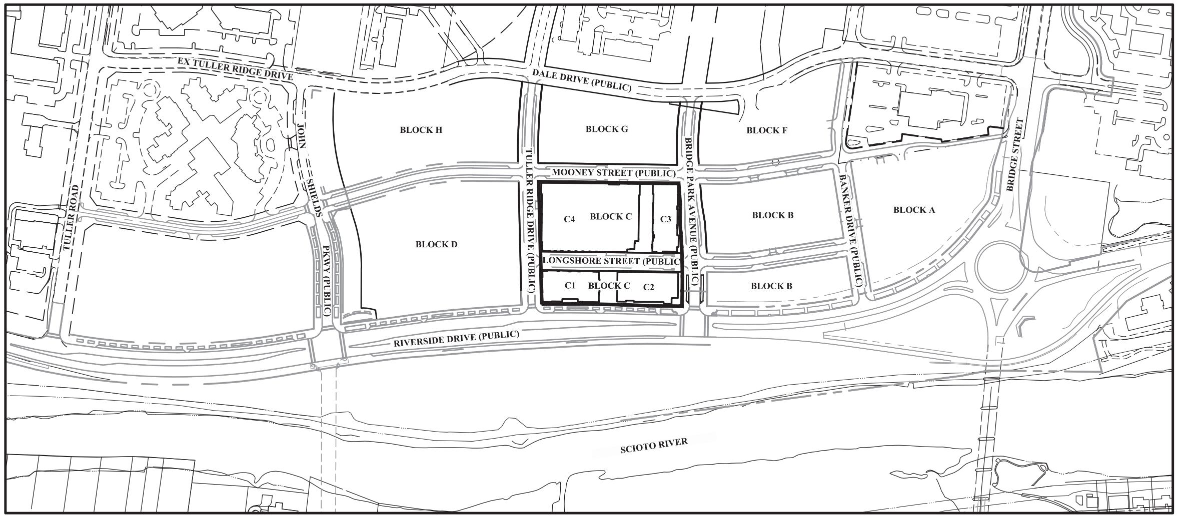
ST3	C5 - LEVEL 3 PARKING LAYOUT
ST4	C5 - LEVEL 4 PARKING LAYOUT
ST5	C5 - LEVEL 5 PARKING LAYOUT
ST6	C5 - LEVEL 6 PARKING LAYOUT
ST7	C5 - PARKING CIRCULATION DIAGRAM

Other

QA/QC letter
Fiber Cement



LOCATION MAP
Not to Scale



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	March 9, 2015

Residential Required Parking

Building	3 BR	2 BR	1 BR	Studio	Total
C1	5	15	23	3	46
C2	0	0	0	0	0
C3	1	20	15	3	39
C4	0	25	33	10	68
Total Units	6	60	71	16	153
Min. Required Parking/Unit	2	1.5	1	1	
Max Allowable Parking/Unit	2	2	2	2	
Min. Parking Required	12	90	71	16	189
Max Parking Allowed	12	120	142	32	306
Bicycle Parking Required					77

Commercial Required Parking

Building	Office/Retail	Restaurant	Total
C1	0	15,922	15,922
C2	65,362	16,233	81,595
C3	16,413	15,300	31,713
C4	0	0	0
Total SF	81,775	47,455	129,230
Min. Required Parking/1,000 SF	3	10	
Max Allowable	125%	125%	
Min. Parking Required	246	475	721
Max Parking Allowed	308	594	902
Bicycle Parking Required			73

Parking Provided

	On Street	Parking Structure	Total
Block C	58	869	927
Total Parking Provided			927
Minimum Parking Required			910
Max Parking Allowed			1,208
Bicycle Parking Required			150
Bicycle Parking Provided			150
ADA Accessible Parking Required			20
ADA Accessible Parking Provided			20
Loading Spaces Required			3
Loading Spaces Provided*			3

NOTES: See attached Parking Study

* Designated loading zone locations to be coordinated.

SITE DATA

6720 Riverside Drive Dublin, Ohio 43017

Zoned BSD Scioto River Neighborhood District

Block C Site Area:	±4.1 Acres
Development Plan Area:	±6.90 Acres
Pre–Developed Impervious Area:	±0.54 Acres
Post–Developed Impervious Area:	
C1 & C2	±1.11 Acres
C3 & C4	±2.27 Acres
Percent Impervious:	
C1 & C2	98%
C3 & C4	97%
Mixed Use Building Max:	85%
Parking Structure Max:	80%
Corridor Building Max:	80%
Residential Units:	153 Units
Gross Density:	±37.3 DU/Acre
Building Lot Coverage Percentage	
C1 & C2	74%
C3 & C4	84%

See Sheet 8 for Open Space Calculations *

NOTE: * All pocket parks are subject to final design.

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

PROJECT DESCRIPTION
This is a proposal for the development of Block C on approximately 4.1 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.

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

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

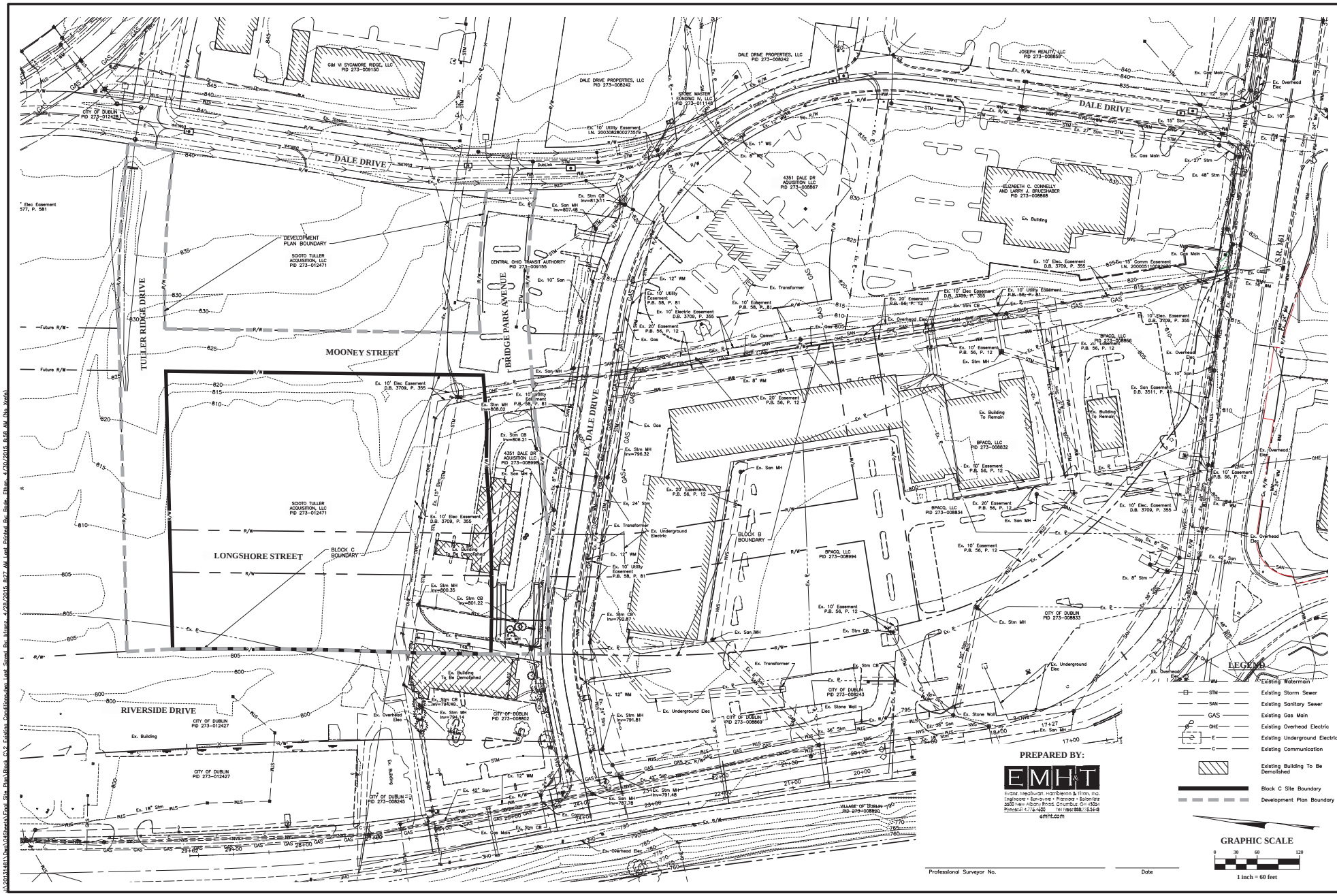
DATE: April 23, 2015

SCALE: As Noted

JOB NO. 2013-1481

SHEET: FSP 1

J:\20131481\Dwg\04Sheets\Final Site Plan\Block C\1 Title Sheet.dwg Last Saved By: ebode, 4/30/2015 11:42 AM Last Printed By: Peltier, James, 4/30/2015 12:17 PM (No Xrefs)


DALE DRIVE
TULLER RIDGE DRIVE
BRIDGE PARK AVENUE
MOONEY STREET
LONGSHORE STREET
RIVERSIDE DRIVE
EX. DALE DRIVE
S.R. 161
DEVELOPMENT PLAN BOUNDARY
BLOCK C BOUNDARY
BLOCK B BOUNDARY
Future R/W
Gbl VI SYCAMORE RIDGE LLC PID 273-009150
DALE DRIVE PROPERTIES, LLC PID 273-008242
JOSEPH REALTY, LLC PID 273-008859
4351 DALE DR AQUISITION LLC PID 273-008867
ELIZABETH C. CONNELLY AND LARRY J. BRUESHABER PID 273-008868
SCIOTO TULLER ACQUISITION, LLC PID 273-012471
CENTRAL OHIO TRANSIT AUTHORITY PID 273-009155
4351 DALE DR AQUISITION LLC PID 273-008998
BPACO, LLC PID 273-008832
BPACO, LLC PID 273-008834
BPACO, LLC PID 273-008994
CITY OF DUBLIN PID 273-012428
CITY OF DUBLIN PID 273-012427
CITY OF DUBLIN PID 273-008802
CITY OF DUBLIN PID 273-008245
CITY OF DUBLIN PID 273-008869
CITY OF DUBLIN PID 273-008243
CITY OF DUBLIN PID 273-008833
VILLAGE OF DUBLIN PID 273-008890
Ex. Building To Be Demolished
Ex. Building To Remain
Ex. Building
Ex. Transformer
Ex. Underground Electric
Ex. Stone Wall
Ex. Gas Main
Ex. Overhead Elec
Ex. Stm CB
Ex. Stm MH
Ex. San MH
Ex. 12" WM
Ex. 8" WM
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Ex. 10' Easement P.B. 56, P. 12
Ex. 10' Elec. Easement D.B. 3709, P. 355
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Ex. 1" WS
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Ex. 24" Stm
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Ex. 27" Stm
Ex. 36" Stm
Ex. 42" San
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Ex. 10' Electric Easement D.B. 3709, P. 355
Ex. 10' Elec Easement D.B. 3709, P. 355
Ex. Stm MH Inv=808.02
Ex. Stm CB Inv=806.21
Ex. Stm MH Inv=796.32
Ex. Stm CB Inv=800.35
Ex. Stm CB Inv=801.22
Ex. Stm CB Inv=792.87
Ex. Stm MH Inv=794.40
Ex. Stm MH Inv=794.14
Ex. Stm MH Inv=791.81
Ex. Stm MH Inv=787.78
Ex. Stm MH Inv=791.48
Ex. Stm CB Inv=812.11
Ex. San MH Inv=807.46
Ex. Stm CB Inv=794.90
Ex. Stm CB
Ex. Stm MH
Ex. San MH
Ex. Transformer
Ex. Underground Elec
Ex. Stone Wall
Ex. Gas Main
Ex. Overhead Elec
Ex. Building
Ex. Building To Be Demolished
Ex. Building To Remain
Ex. Gas
Ex. Comm
Ex. 12" WM
Ex. 8" WM
Ex. 10" San
Ex. 12" San
Ex. 8" Stm
Ex. 43" San
Ex. 24" WM
Ex. 42" San
Ex. 36" Stm
Ex. 18" Stm
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Ex. Stm MH
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Ex. Overhead Elec
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Ex. Building
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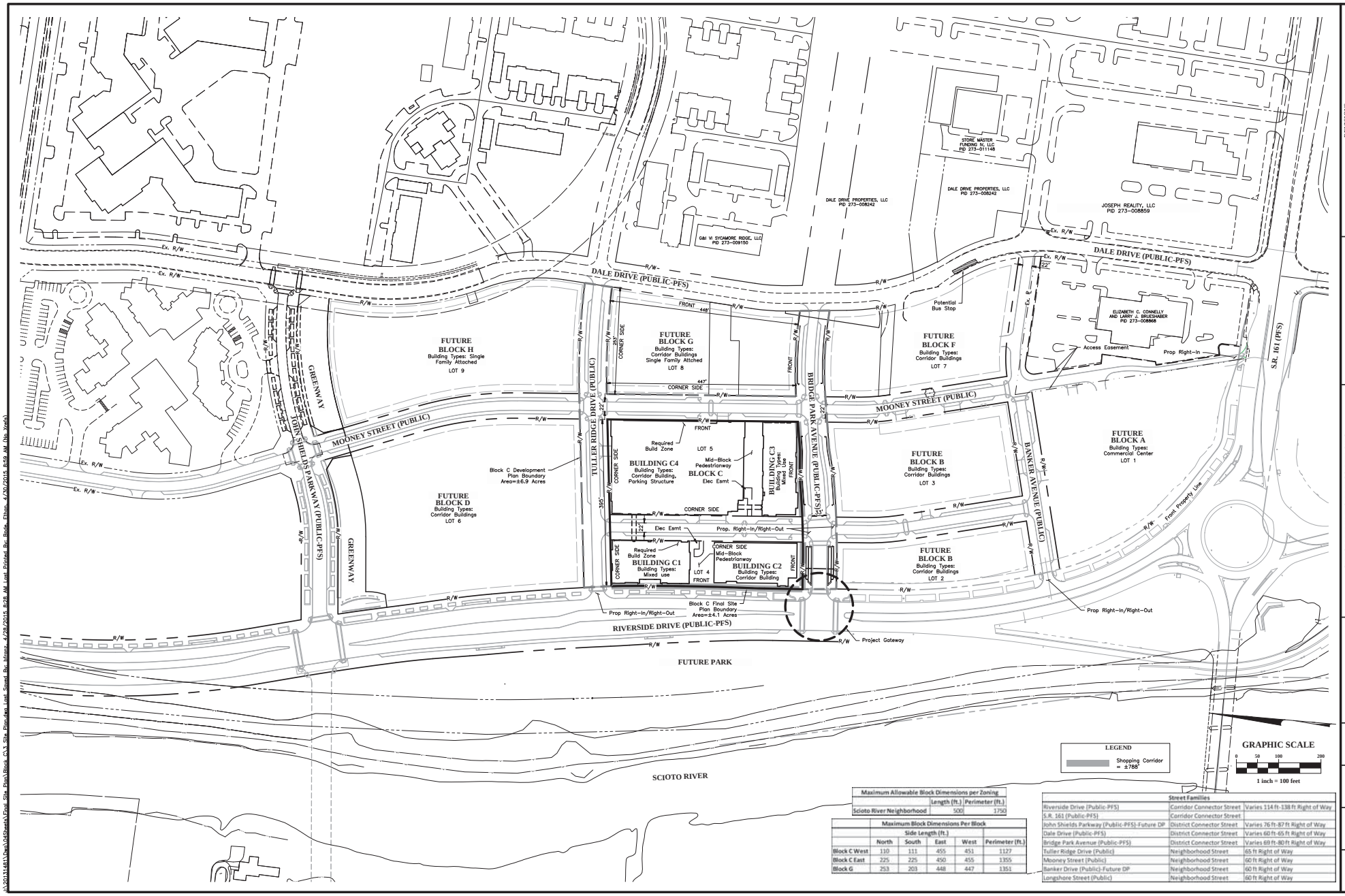
Ex. Stm CB
Ex. Gas Main
Ex. Overhead Elec
Ex. Stm CB
Ex. Stm MH
Ex. San MH
Ex. Overhead Elec



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

Maximum Block Dimensions 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
Block G	253	203	448	447	1351

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)-Future DP	District Connector Street	Varies 76 ft-87 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-80 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)-Future DP	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.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

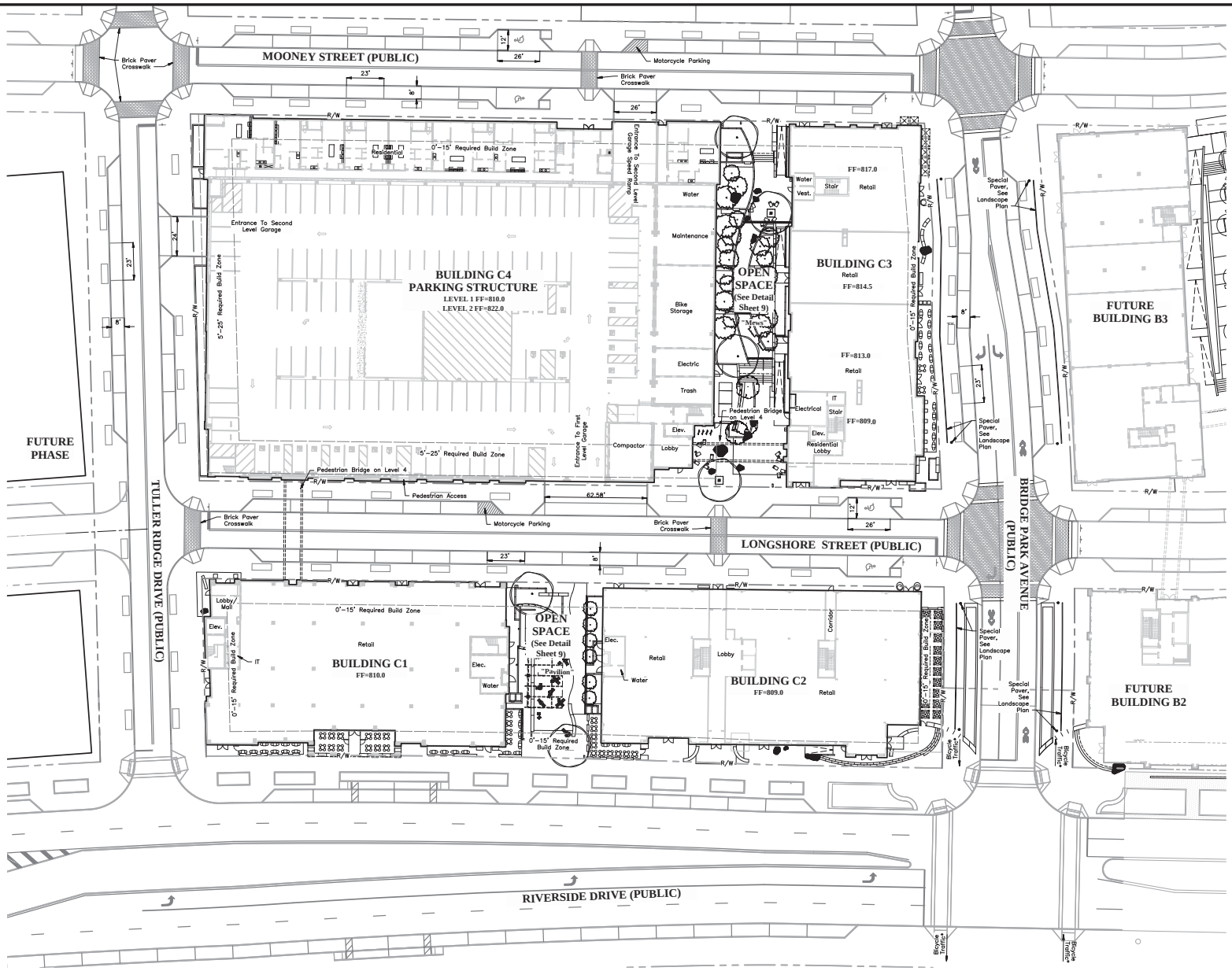
DATE
April 23, 2015

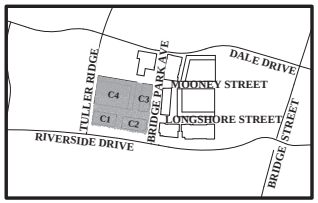
SCALE
1" = 100'

JOB NO.
2013-1481

SHEET
FSP 3

J:\20131481\Dwg\04Sheets\Final Site Plan\Block C\3 Site Plan.dwg Last Saved By: bfranz 4/28/2015 8:28 AM Last Printed By: Bode, Ethan 4/30/2015 8:59 AM (No Xrefs)





KEY MAP
Scale: 1" = 500'

NOTE

* Cycle Track Circulation shall be coordinated with Riverside Drive signage to properly direct bicycle traffic for one-way path of travel.

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.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
April 23, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 4

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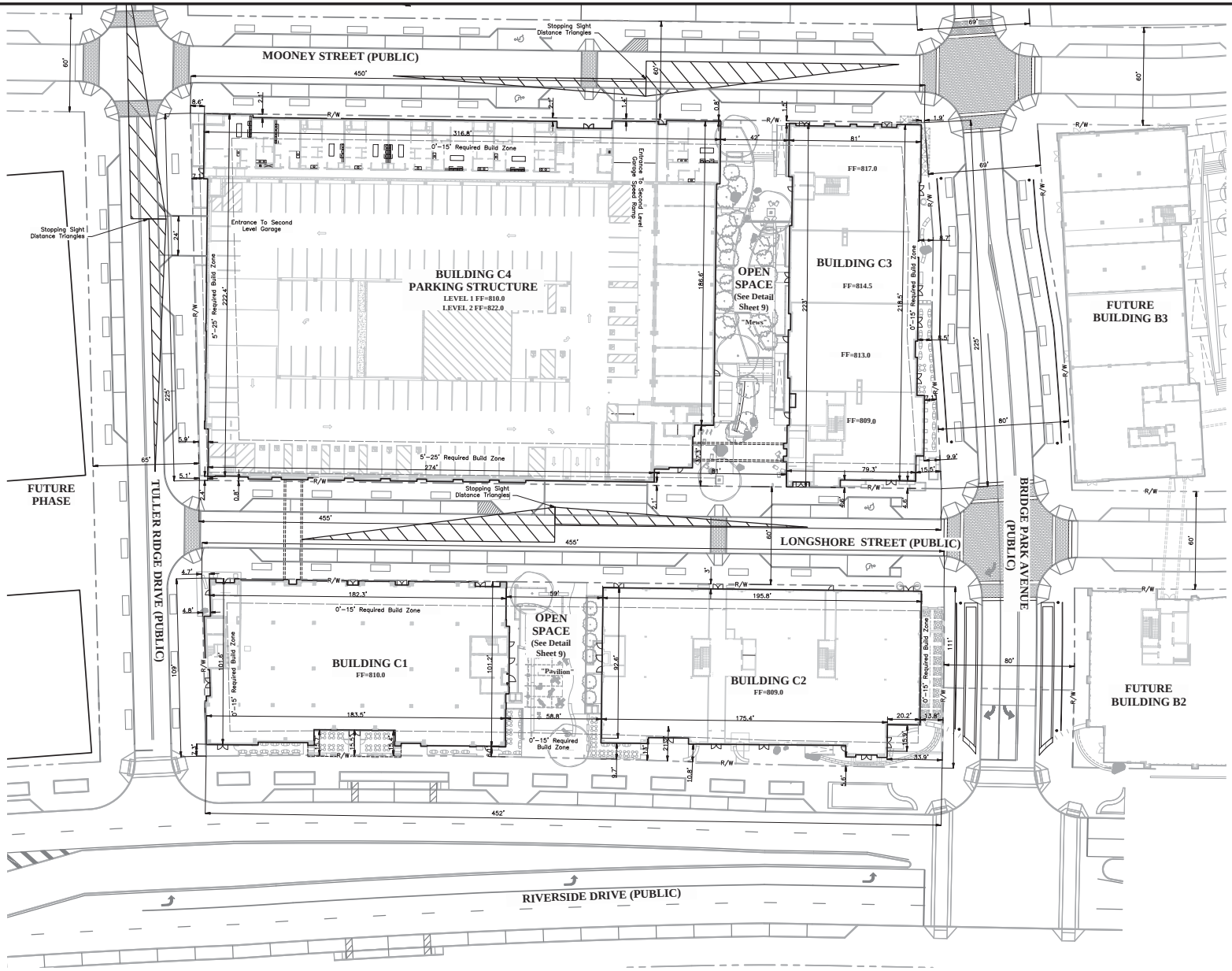
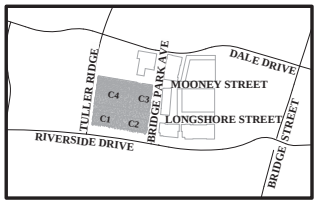
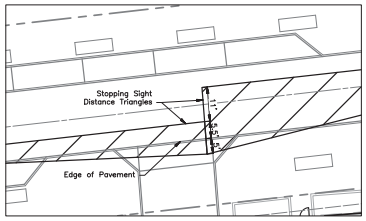




KEY MAP
Scale: 1" = 500'



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
STOPPING SIGHT DISTANCES

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
April 23, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 5

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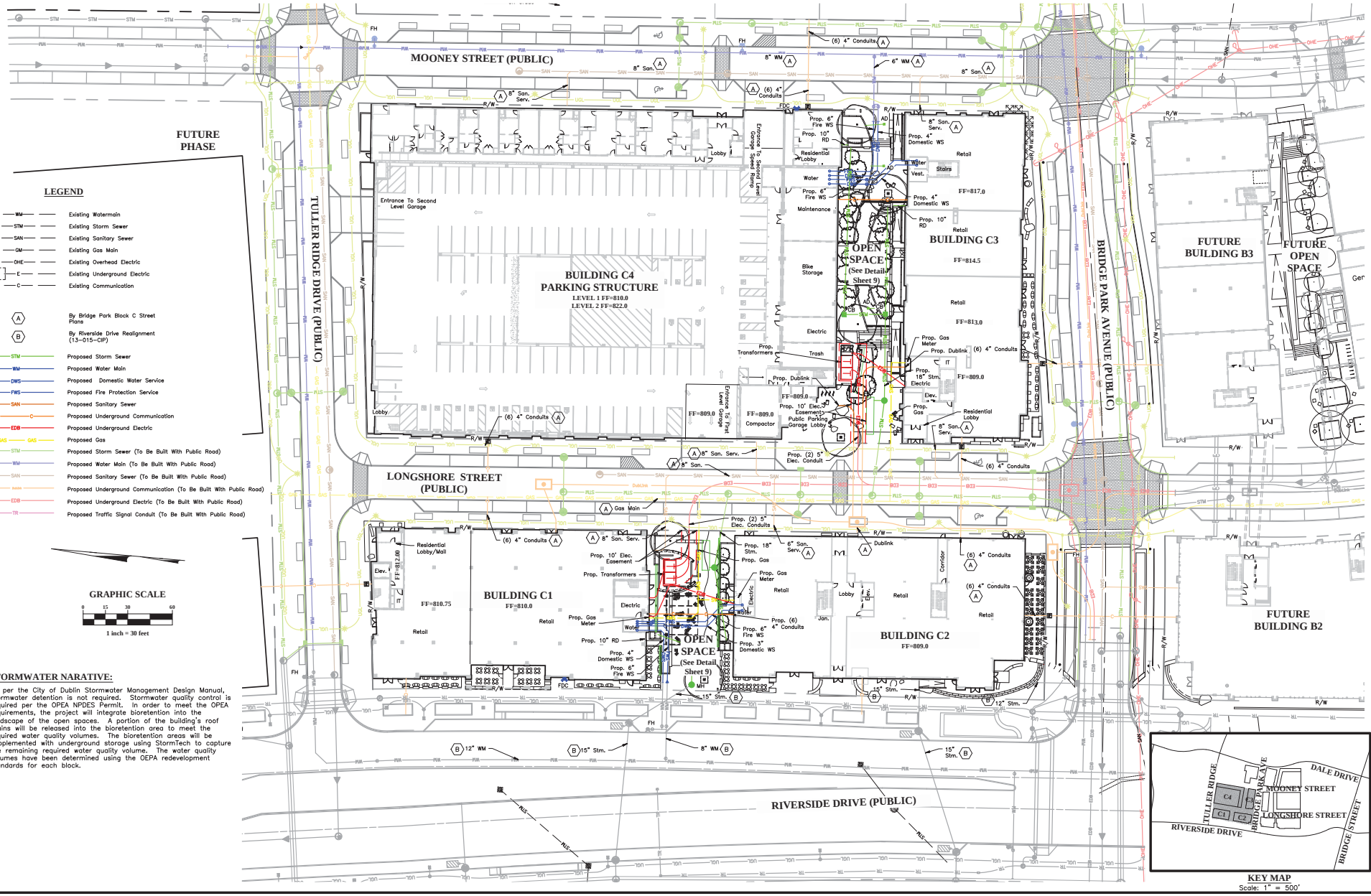


KEY MAP
Scale: 1" = 500'

LEGEND

- WM — Existing Watermain
- STM — Existing Storm Sewer
- SAN — Existing Sanitary Sewer
- GM — Existing Gas Main
- OHE — Existing Overhead Electric
- E — Existing Underground Electric
- C — Existing Communication
- (A) By Bridge Park Block C Street Plans
- (B) By Riverside Drive Realignment (13-015-CIP)
- STM — Proposed Storm Sewer
- WM — Proposed Water Main
- DWS — Proposed Domestic Water Service
- FWS — Proposed Fire Protection Service
- SAN — Proposed Sanitary Sewer
- C — Proposed Underground Communication
- EDB — Proposed Underground Electric
- GAS — Proposed Gas
- STM — Proposed Storm Sewer (To Be Built With Public Road)
- WM — Proposed Water Main (To Be Built With Public Road)
- SAN — Proposed Sanitary Sewer (To Be Built With Public Road)
- Proposed Underground Communication (To Be Built With Public Road)
- EDB — Proposed Underground Electric (To Be Built With Public Road)
- TR — Proposed Traffic Signal Conduit (To Be Built With Public Road)

GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet

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 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.

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

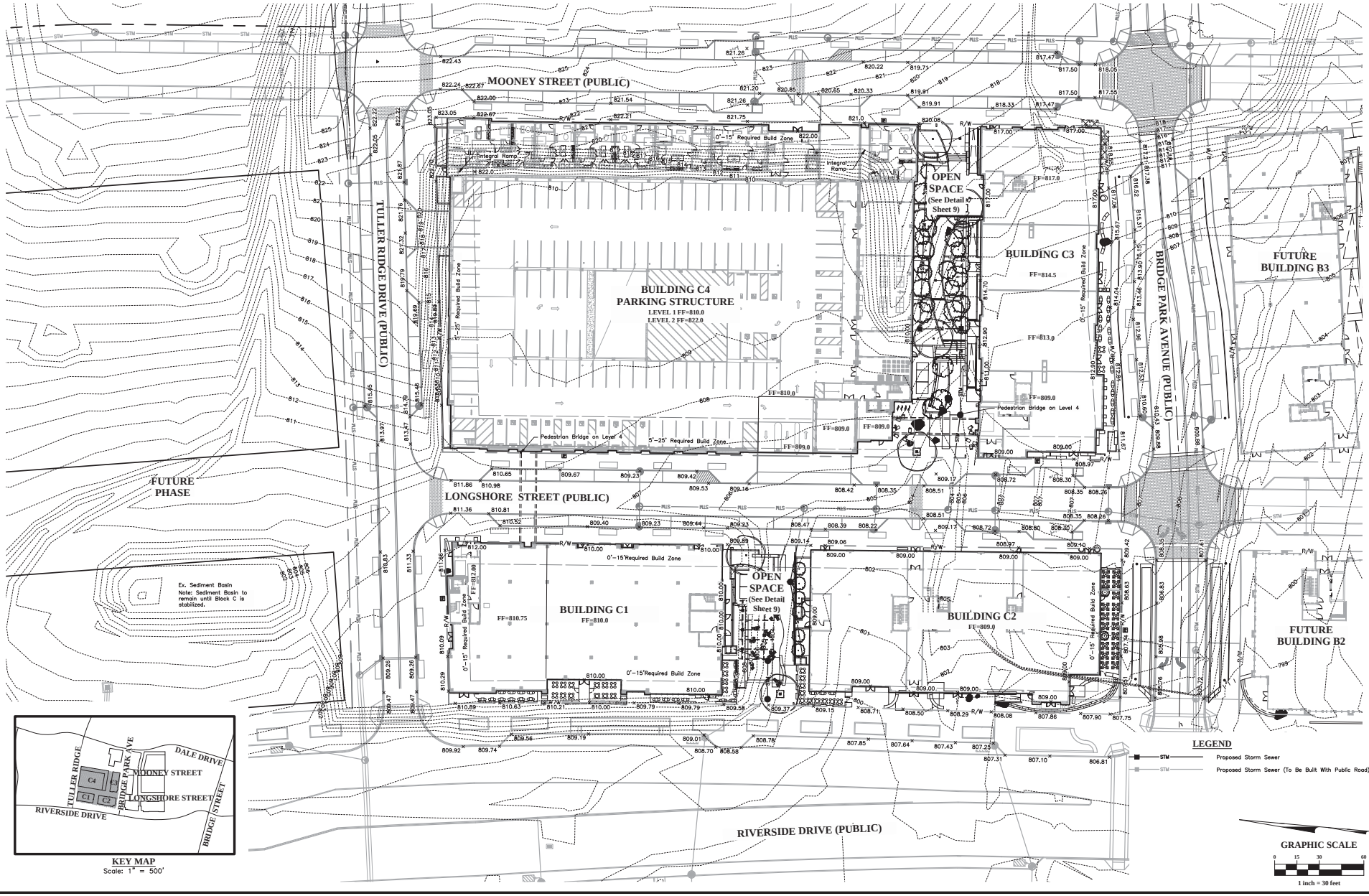
EMH&T
Engineers Architects Surveyors & Planners, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
Fax: 614.775.4800 Phone: 888.775.3648
emht.com

DATE
April 23, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 6



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

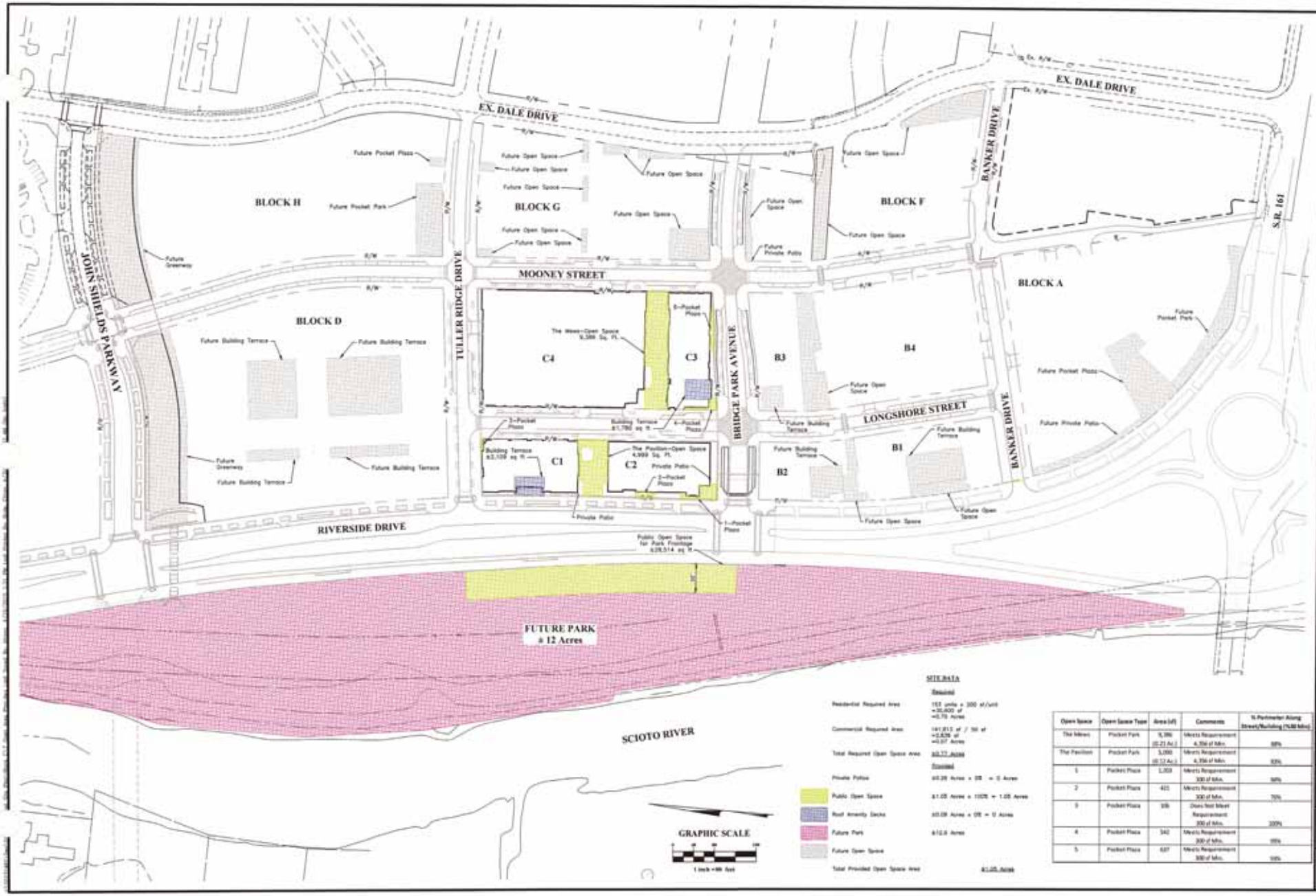
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
Office: 888.775.3648
emht.com

DATE
April 23, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 7



SITE DATA

Required

Residential Required Area: 153 units x 300 sf/unit = 35,400 sf = 0.75 Acres

Commercial Required Area: 141,813 sf / 50 sf = 2,836 sf = 0.07 Acres

Total Required Open Space Area: 0.77 Acres

Provided

Private Patios: 0.28 Acres x 0% = 0 Acres

Public Open Space: 1.05 Acres x 100% = 1.05 Acres

Roof Amenity Decks: 0.08 Acres x 0% = 0 Acres

Future Park: 12.0 Acres

Future Open Space

Total Provided Open Space Area: 1.05 Acres

Open Space	Open Space Type	Area (sf)	Comments	% Perimeter Along Street/Building (%30 Min)
The Mews	Pocket Park	9,386 (0.21 Ac.)	Meets Requirement 4,356 sf Min.	88%
The Pavilion	Pocket Park	5,000 (0.12 Ac.)	Meets Requirement 4,356 sf Min.	83%
1	Pocket Plaza	1,203	Meets Requirement 300 sf Min.	50%
2	Pocket Plaza	421	Meets Requirement 300 sf Min.	75%
3	Pocket Plaza	335	Does Not Meet Requirement 300 sf Min.	100%
4	Pocket Plaza	542	Meets Requirement 300 sf Min.	95%
5	Pocket Plaza	637	Meets Requirement 300 sf Min.	90%

REVISIONS

ITEM	DATE	DESCRIPTION

CRAWFORD HOYING development

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

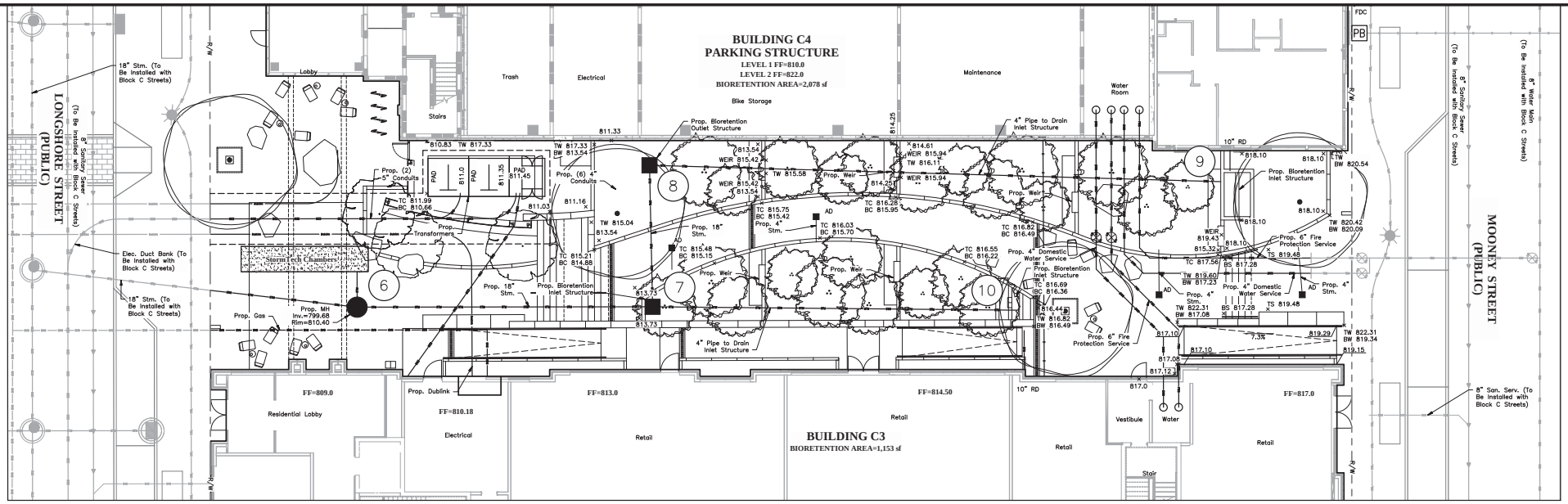
EMHT

DATE: April 23, 2019

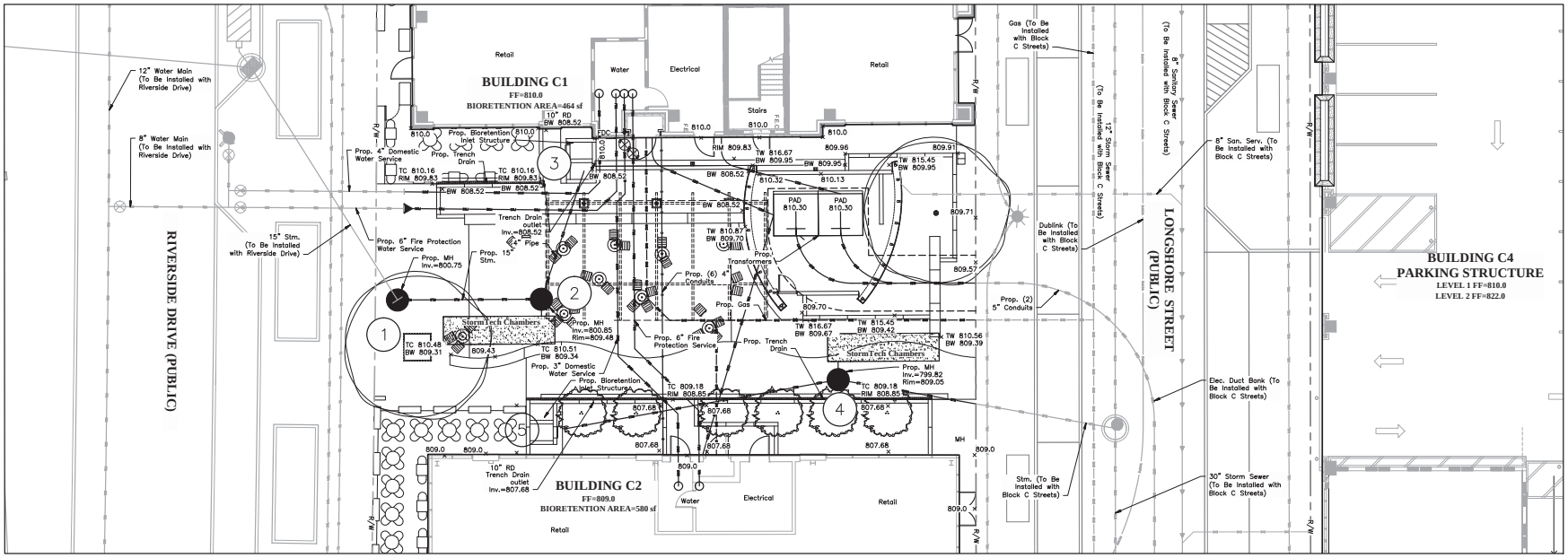
SCALE: 1" = 80'

JOB NO.: 2016-1491

SHEET: FSP 8



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
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
April 23, 2015

SCALE
1" = 10'

JOB NO.
2013-1481

SHEET
FSP 9

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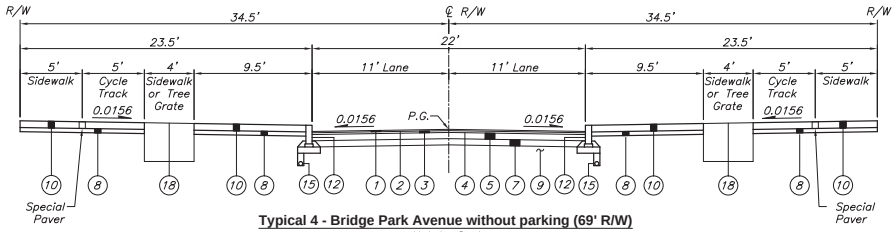
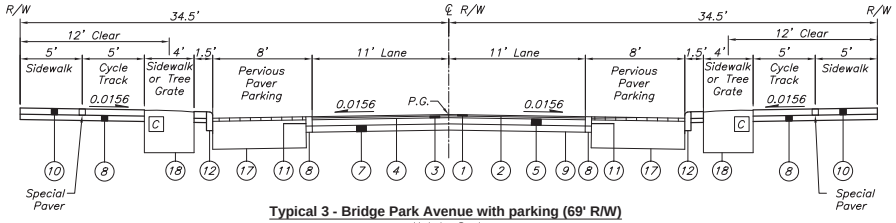


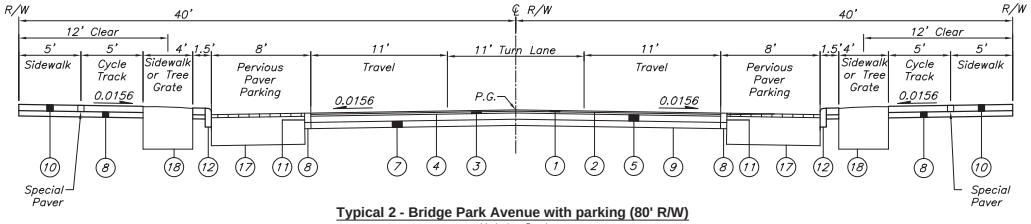
Typical 4 - Bridge Park Avenue without parking (69' R/W)

Not to Scale



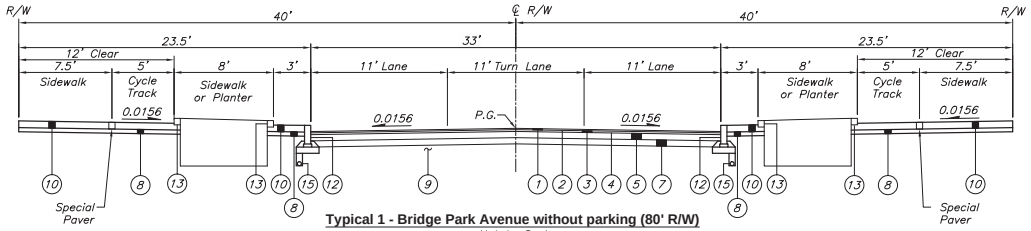
Typical 3 - Bridge Park Avenue with parking (69' R/W)

Not to Scale



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

Not to Scale



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

Not to Scale

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.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
Fax: 614.775.4800
emht.com

DATE
April 23, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FDP 10

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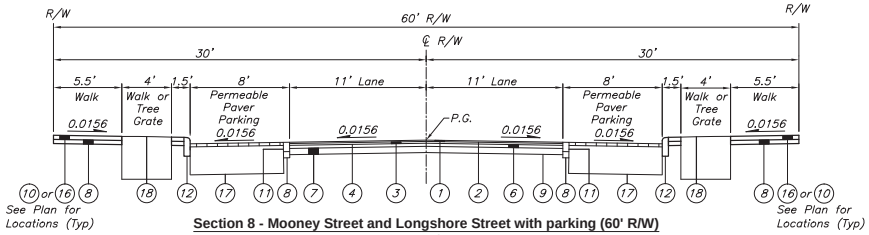
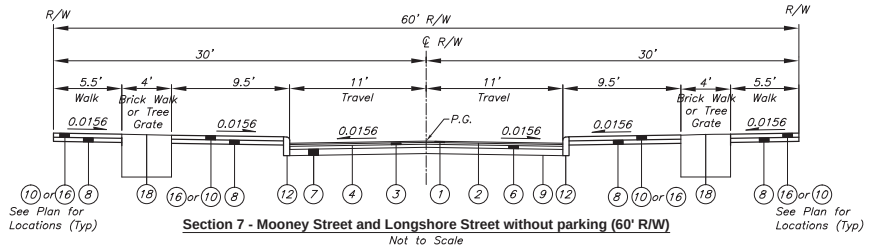


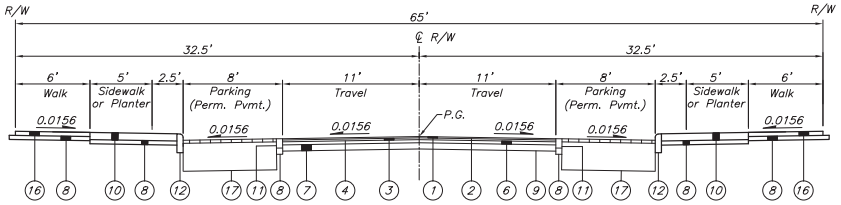
Section 8 - Mooney Street and Longshore Street with parking (60' R/W)

Not to Scale



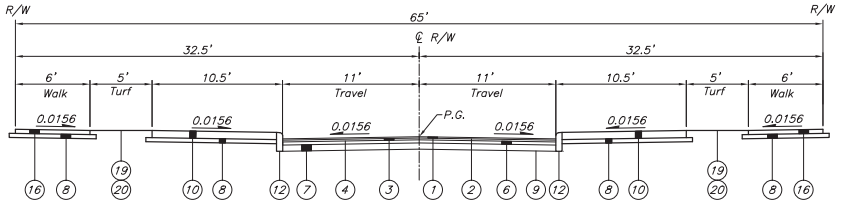
Section 7 - Mooney Street and Longshore Street without parking (60' R/W)

Not to Scale



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

Not to Scale



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

Not to Scale

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.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
April 23, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FDP 11

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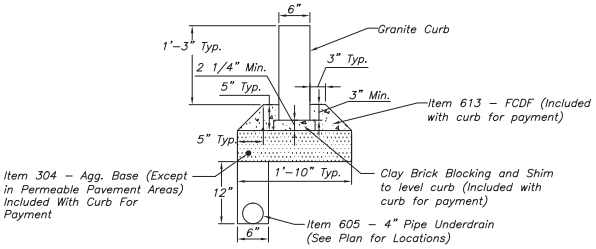
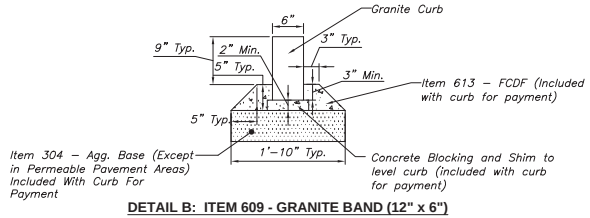


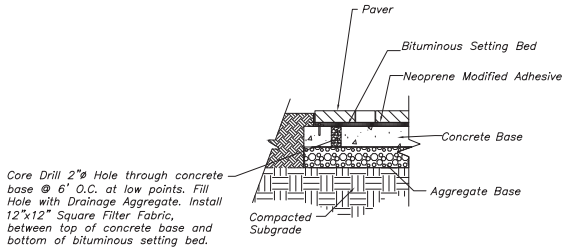
DETAIL A: ITEM 609 - GRANITE CURB (18" x 6")

Not To Scale



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

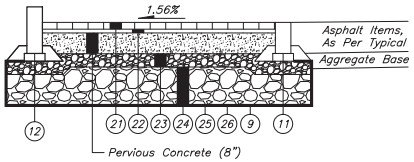
Not To Scale



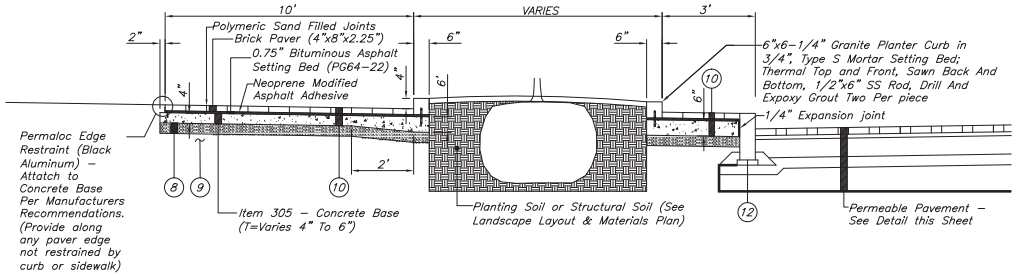
DETAIL F: WEEP HOLE DETAIL

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
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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.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
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Fax: 614.775.4800
emht.com

DATE
April 23, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FDP 12

J:\2013\1481\Dwg\CivSheets\Final Site Plan\Block C\9.0 Typical Sections.dwg Last Saved By: kfrantz 3/27/2015 3:36 PM Last Printed By: Bob Thom 4/30/2015 9:04 AM (No Xref)

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 67, 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

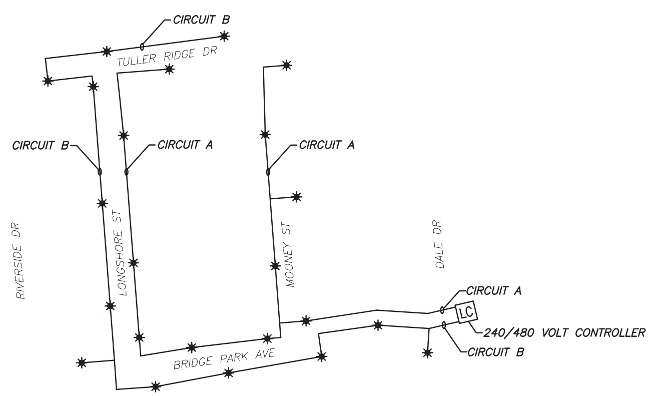
Foundation shall conform with City of Dublin Standard Construction Drawing SL–04 and the details provided herein. All rock excavation required to provide foundation depth as specified as in SL–04 shall be considered incidental to this item of work.

Payment shall be as per Item 625.

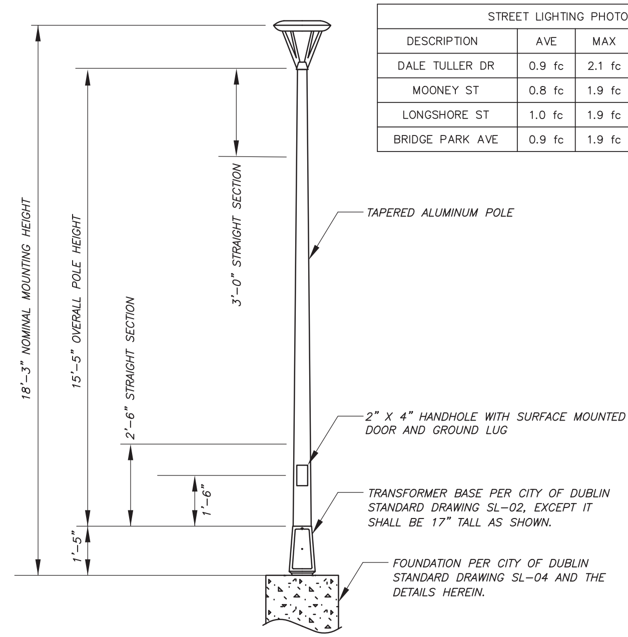
GROUNDING AND BONDING

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.

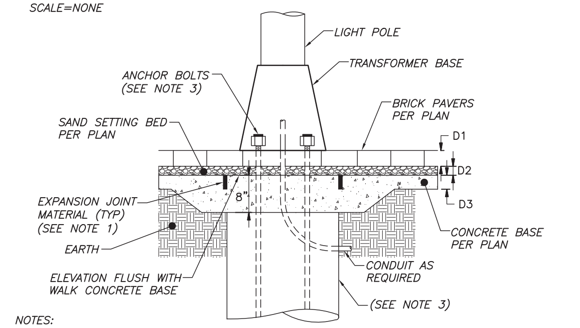


LIGHTING CIRCUIT SCHEMATIC
SCALE=NONE



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

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DATE: April 23, 2015

SCALE: As Noted

JOB NO.: 2013-1481

SHEET: **FDP 13**

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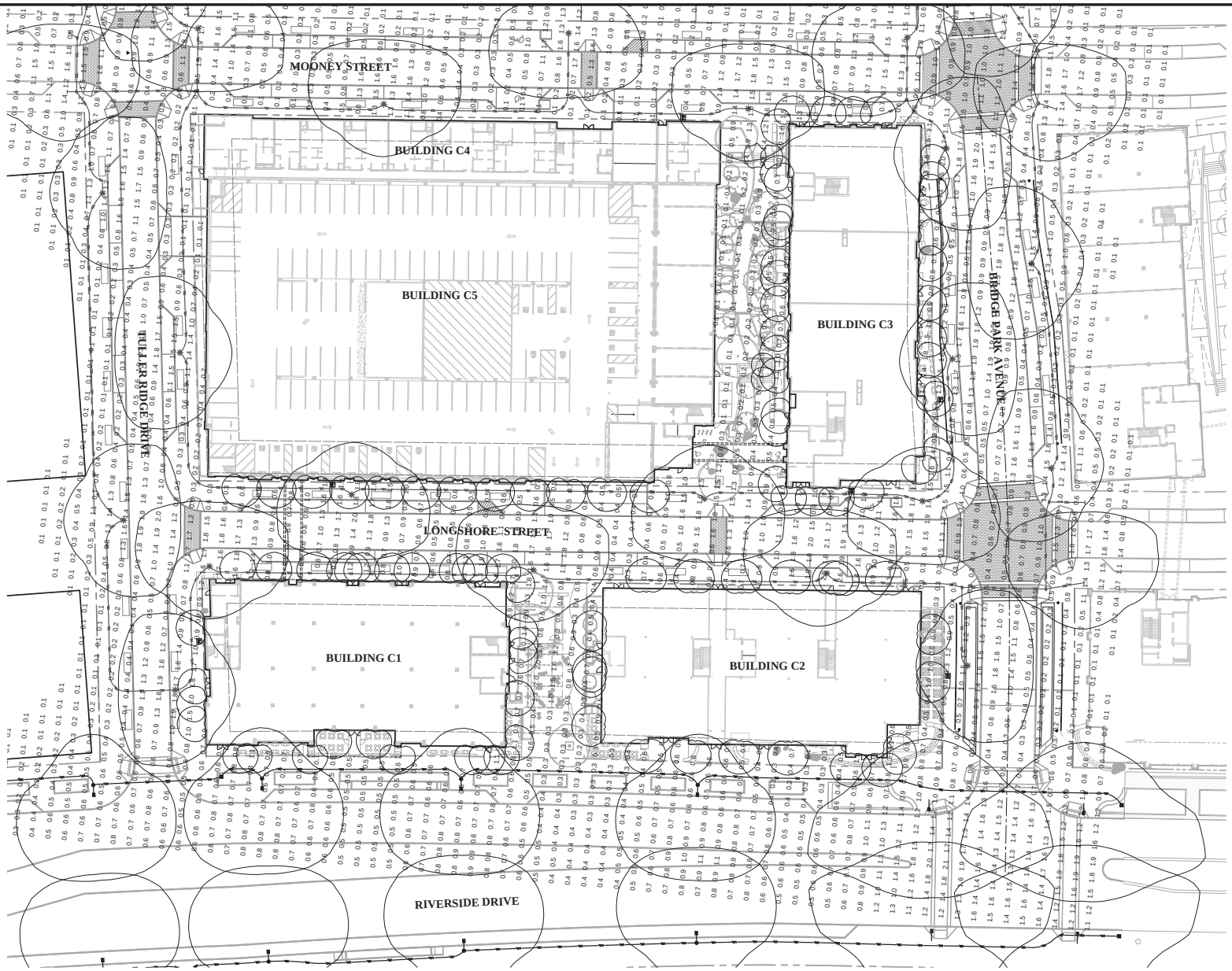

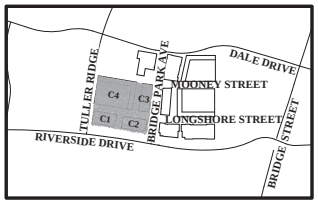

KEY MAP
Scale: 1" = 500'

NOTE:
See architectural plans for building exterior light fixtures.

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
PHOTOMETRIC PLAN

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DATE
April 23, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FDP 14

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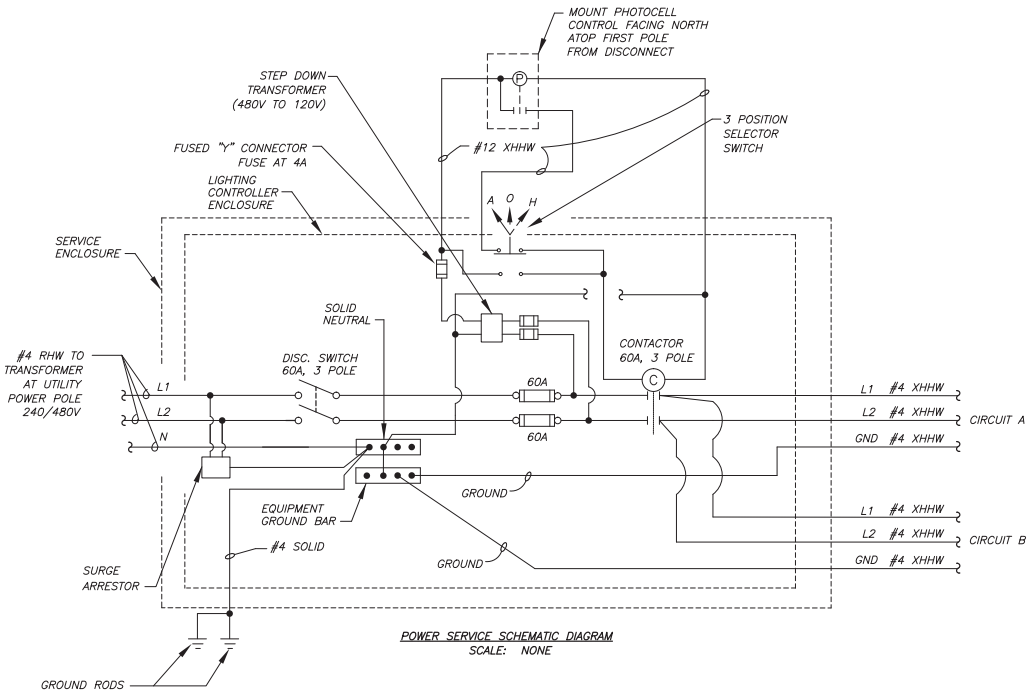


POWER SERVICE SCHEMATIC DIAGRAM
SCALE: NONE

LEGEND

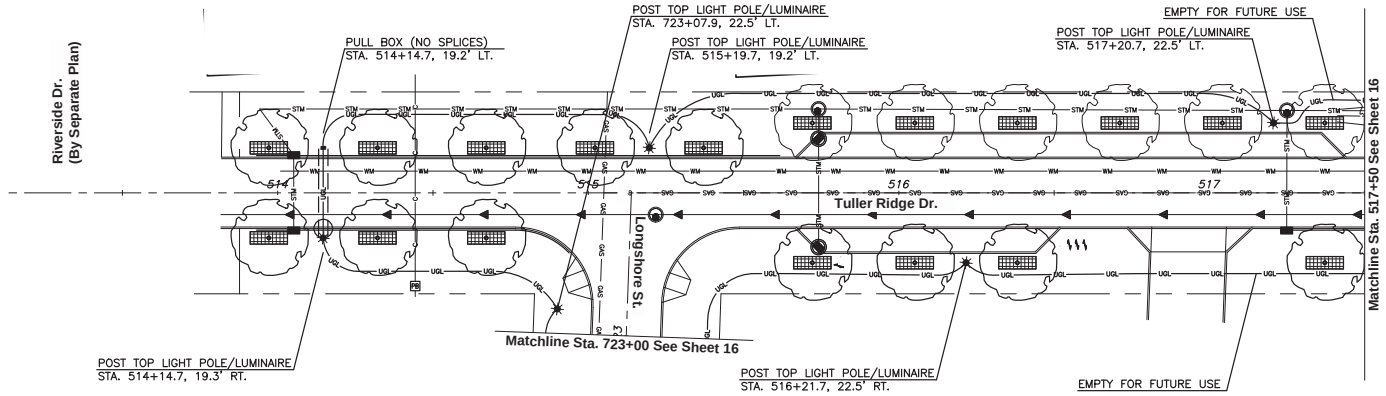
UGL — 3" SCH. 40 CONDUIT IN TRENCH W/(3)–NO. 4 AWG, 600V LIGHTING CABLES

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

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

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DATE: April 23, 2015

SCALE: As Noted

JOB NO.: 2013-1481

SHEET: FDP 15

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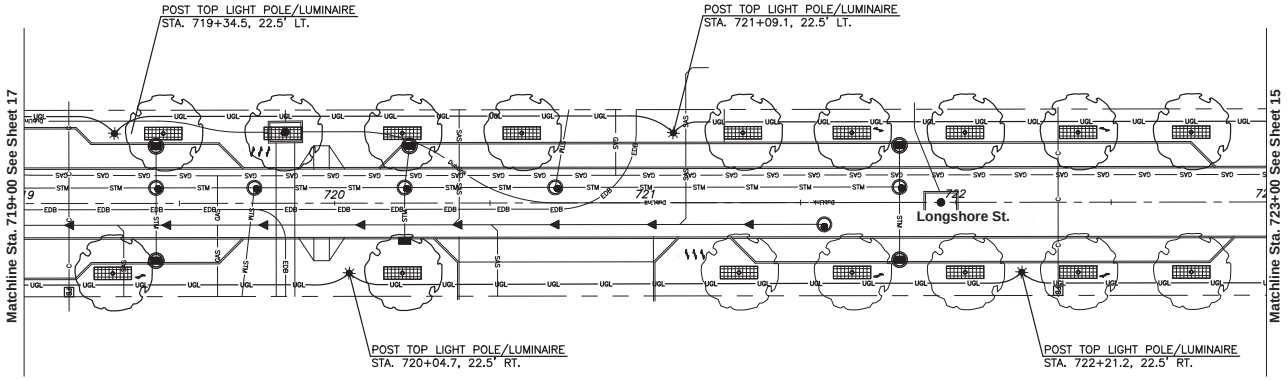
LEGEND

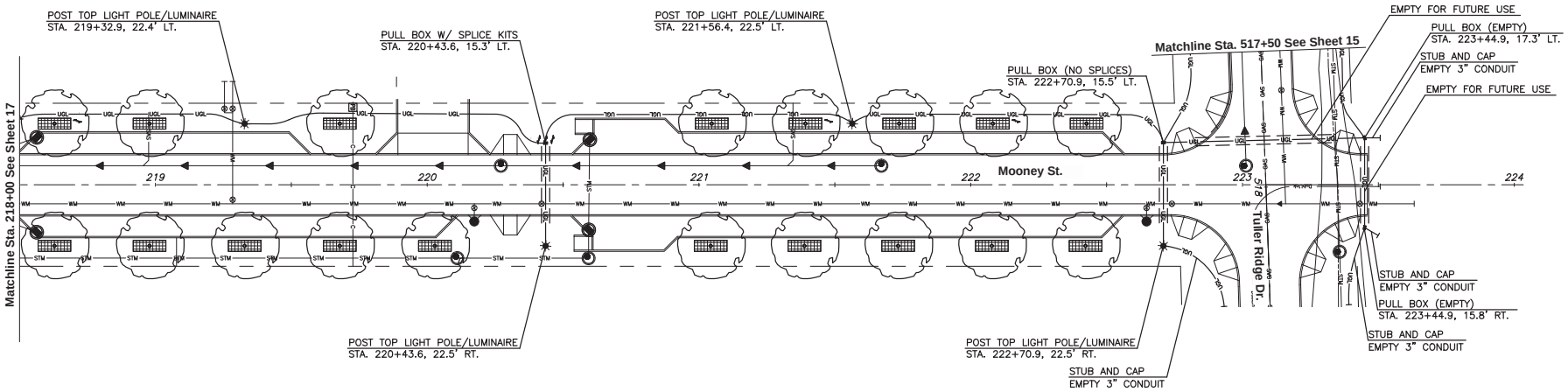
UGL — 3" SCH. 40 CONDUIT IN TRENCH W/(3)-NO. 4 AWG, 600V LIGHTING CABLES

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
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DATE
April 23, 2015

SCALE
1" = 40'

JOB NO.
2013-1481

SHEET
FDP 16

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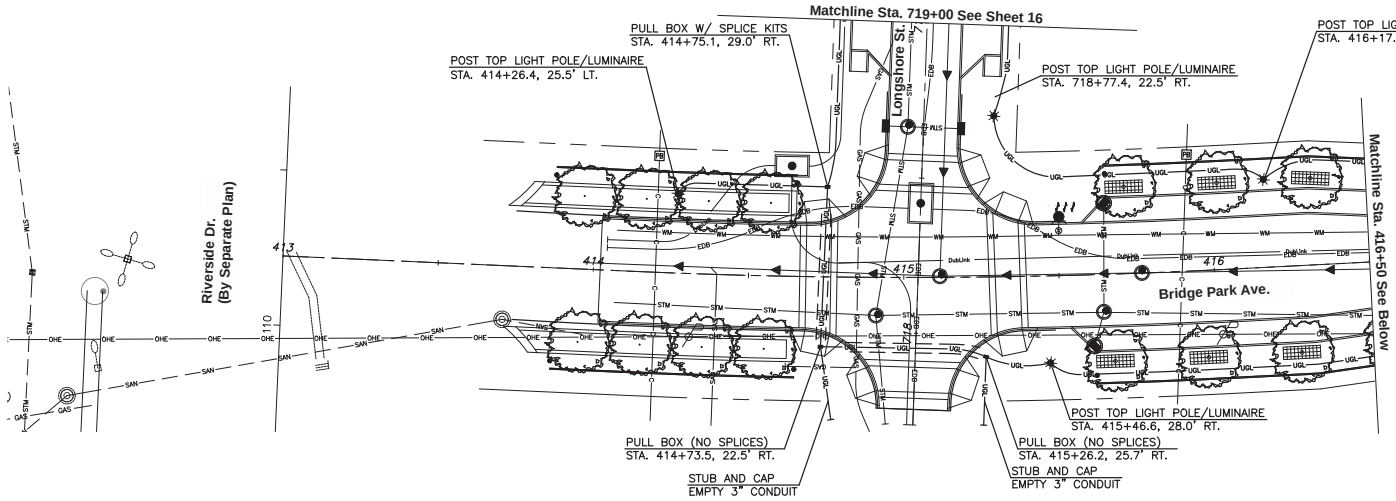
LEGEND

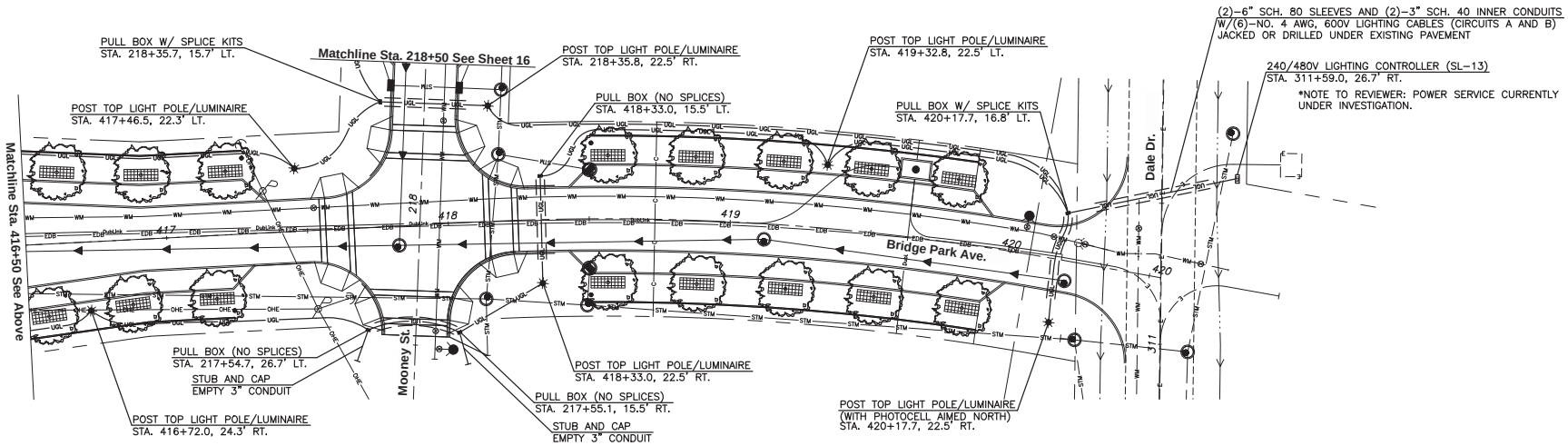
UGL — UGL — 3" SCH. 40 CONDUIT IN TRENCH W/(3)–NO. 4 AWG, 600V LIGHTING CABLES

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





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

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Fax: 614.775.4800 emht.com

DATE
April 23, 2015

SCALE
1" = 40'

JOB NO.
2013-1481

SHEET
FDP 17

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