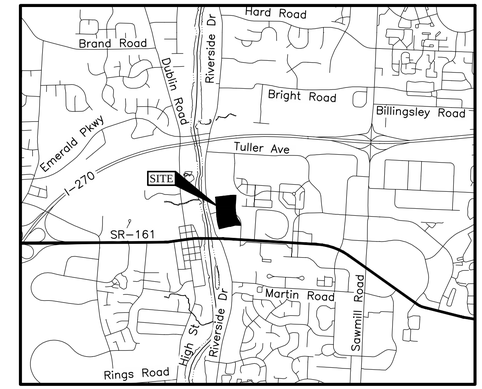
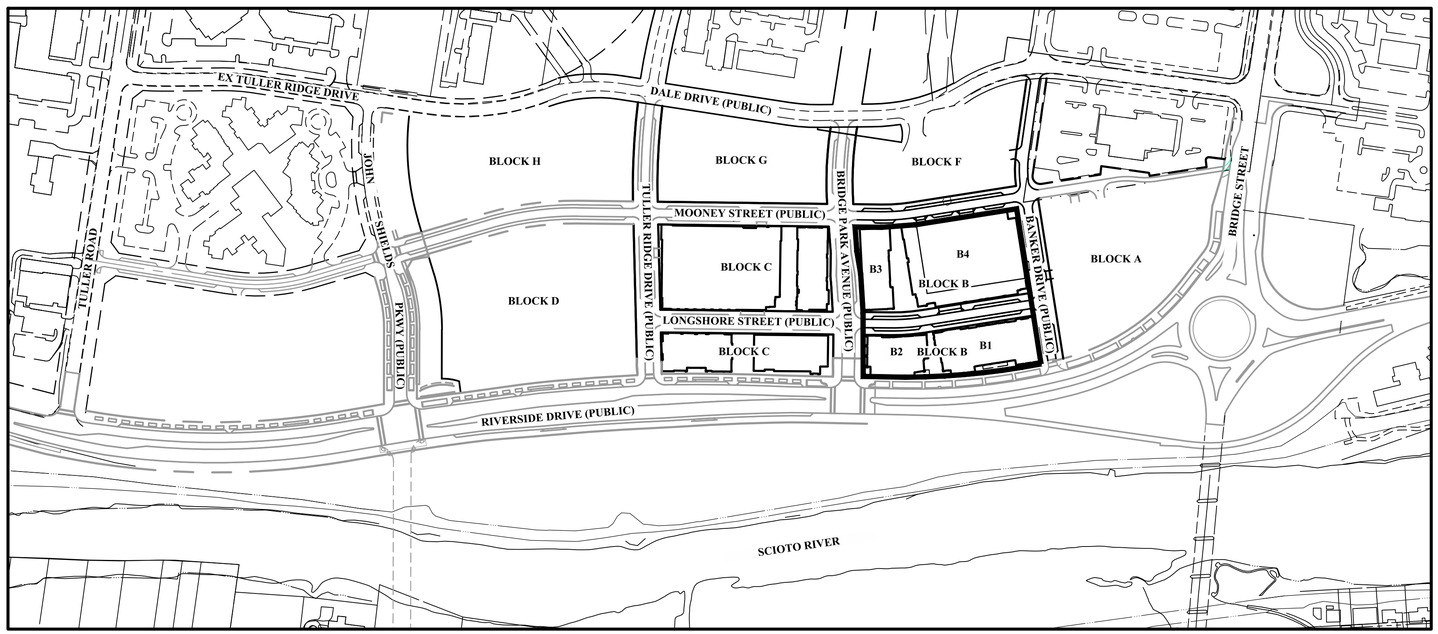
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK B
2015



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

NOTES: See attached Parking Study

* Designated loading zone locations to be coordinated.

See Sheet 5 For Parking Data

SITE DATA

6720 Riverside Drive Dublin, Ohio 43017

Zoned BSD Scioto River Neighborhood District

Block B Site Area:	±4.17 Acres
Development Plan Area:	±5.74 Acres
B1 & B2 Area	±1.30 Acres
B3 & B4 Area	±2.25 Acres
Pre-Developed Impervious Area:	
B1 & B2	±1.20 Acres
B3 & B4	±1.93 Acres
Post-Developed Impervious Area:	
B1 & B2	±1.28 Acres
B3 & B4	±2.19 Acres
Percent Impervious:	
B1 & B2	98%
B3 & B4	97%
Mixed Use Building Max:	85%
Parking Structure Max:	80%
Corridor Building Max:	80%
Residential Units:	213 Units
Gross Density:	±51.1 DU/Acre

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 B on approximately ±4.17 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 Bridge Park Avenue, west of Dale Drive, and north of Banker Drive.

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK B
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
June 3, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FSP 1

J:\2013\1481\Dwg\04Sheets\Final Site Plan\Block B\1 Title Sheet.dwg Last Saved By: jmiller 6/3/2015 9:06 AM Last Printed By: Miller, James 6/3/2015 1:38 PM (No Xref's)

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

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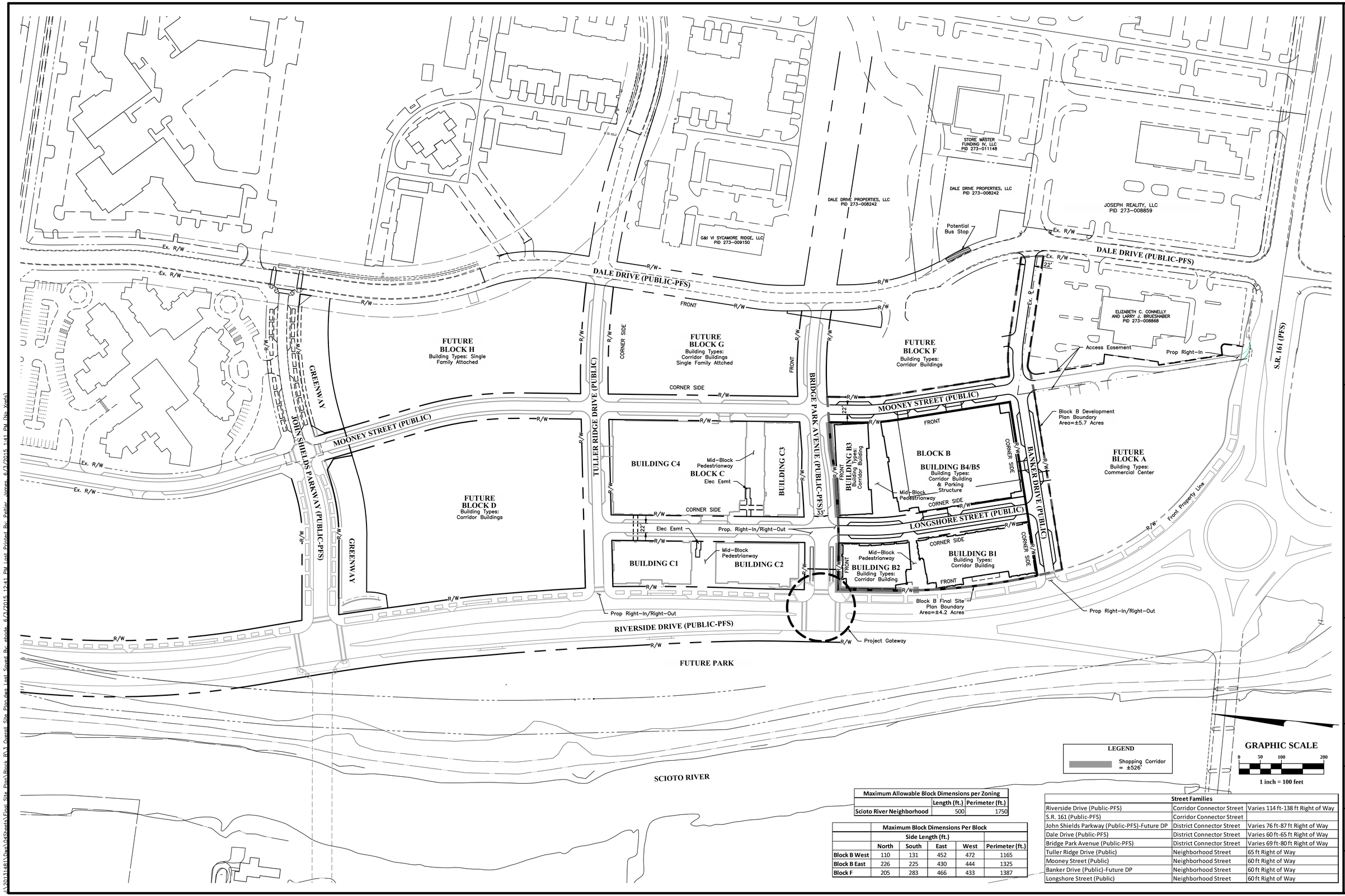
DATE
June 3, 2015

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 Dimensions Per Block				
	Side Length (ft.)				
	North	South	East	West	Perimeter (ft.)
Block B West	110	131	452	472	1165
Block B East	226	225	430	444	1325
Block F	205	283	466	433	1387

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 B
OVERALL SITE PLAN

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DATE
June 3, 2015

SCALE
1" = 100'

JOB NO.
2013-1481

SHEET
FSP 3

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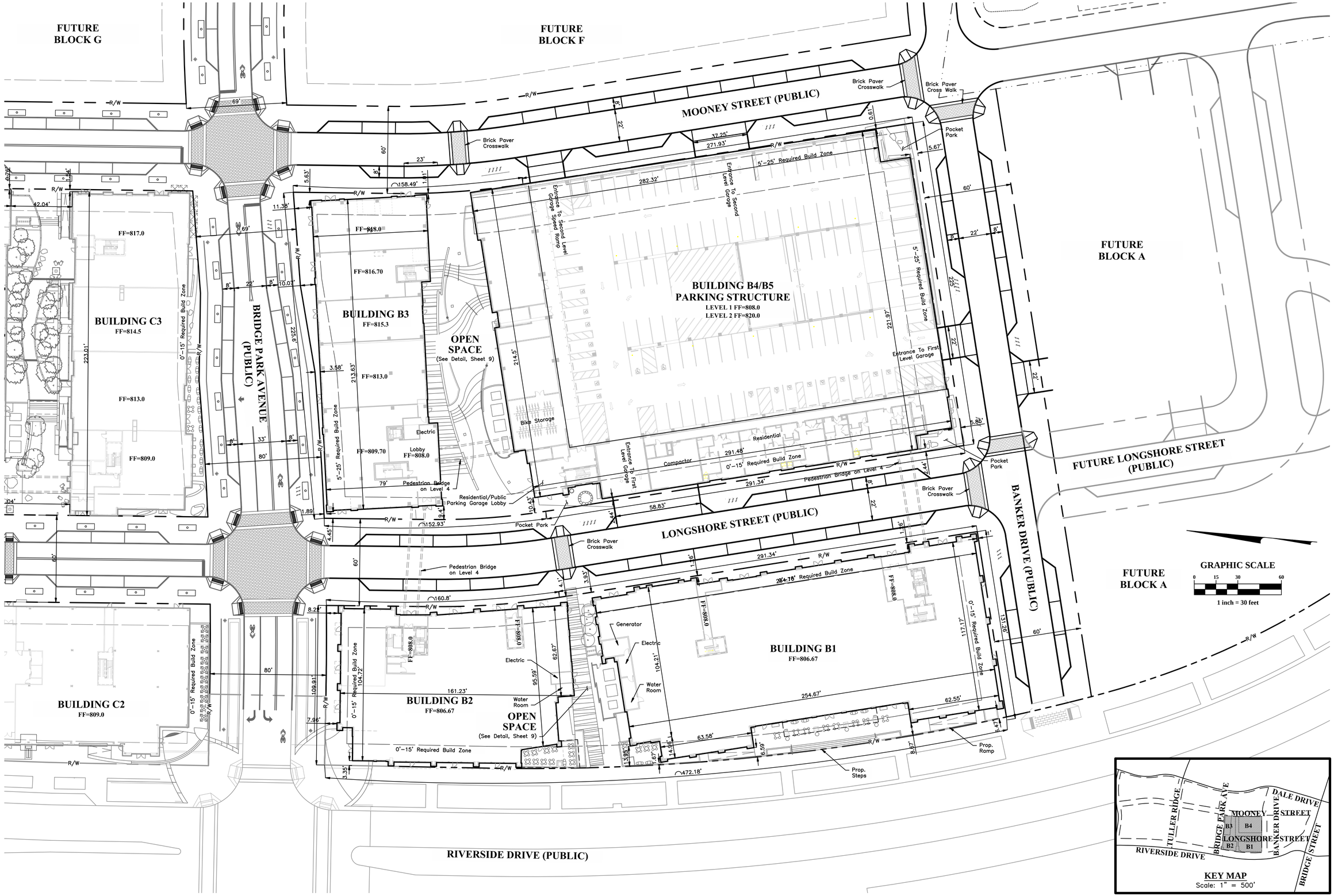

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

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Phone: 614.775.4500 Toll Free: 888.775.3648
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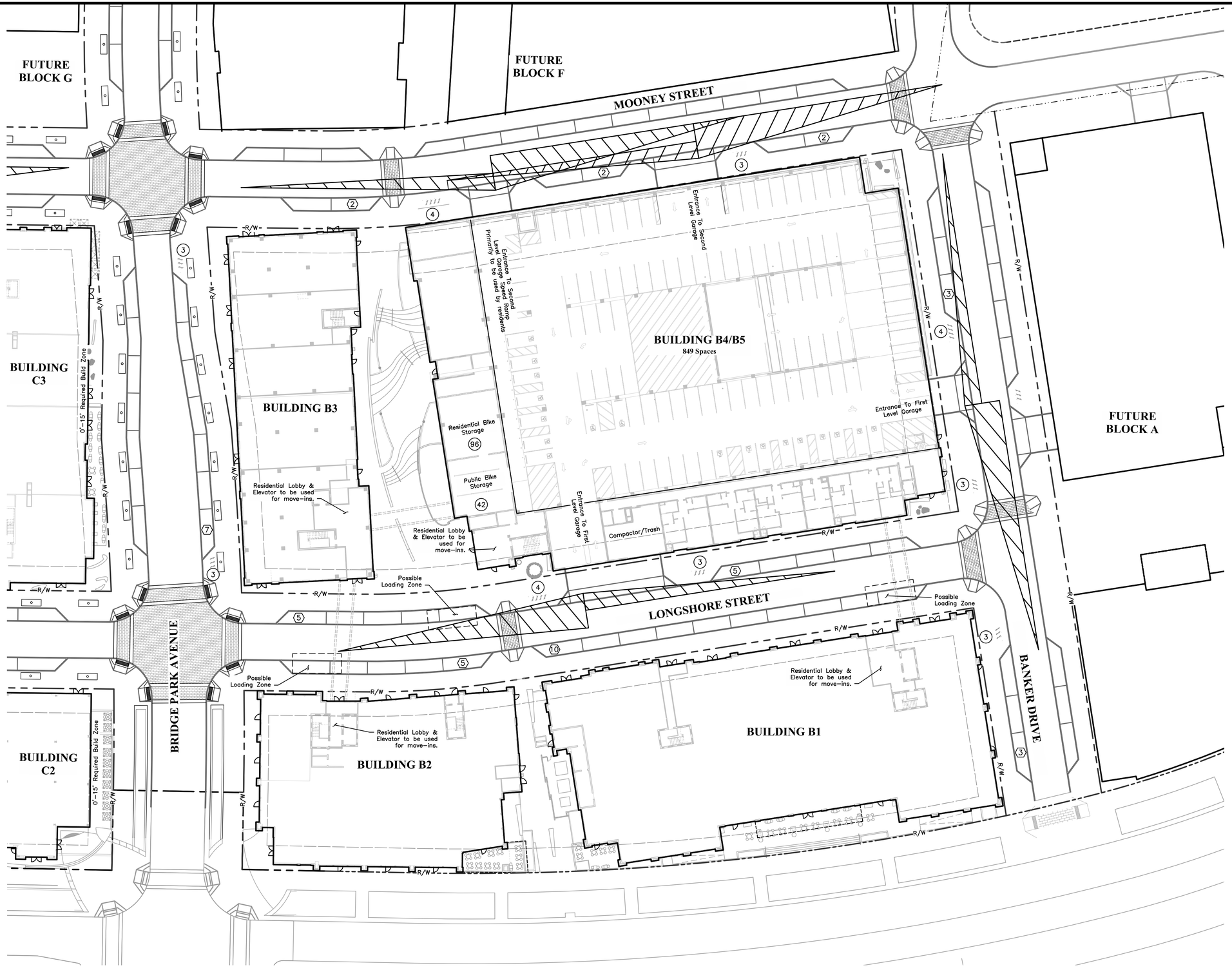
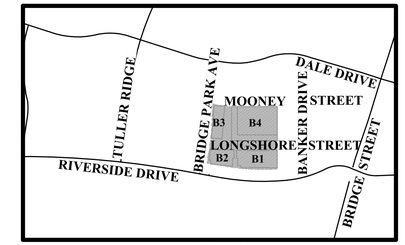
DATE
June 3, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 4





KEY MAP
Scale: 1" = 500'

Residential Required Parking

Building	3 BR	2 BR	1 BR	Studio	Total
B1	4	21	43	12	80
B2	0	15	24	0	39
B3	4	15	24	8	51
B4	0	10	31	2	43
Total Units	8	61	122	22	213
Min. Required Parking/Unit	2	1.5	1	1	
Max Allowable Parking/Unit	2	2	2	2	
Min. Parking Required	16	92	122	22	252
Max Parking Allowed	16	122	244	44	426
Bicycle Parking Required					107

Commercial Required Parking

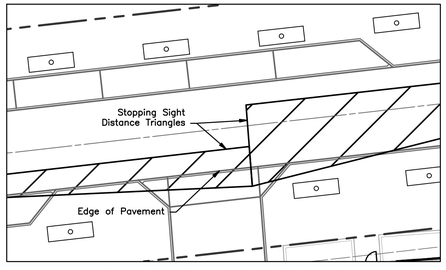
Building	Office/Retail	Restaurant	Total
B1	39,130	15,060	54,190
B2	17,368	12,064	29,432
B3	5,276	8,829	14,105
B4	0	0	0
Total SF	61,774	35,953	97,727
Min. Required Parking/1,000 SF	3	10	
Max Allowable	125%	125%	
Min. Parking Required	186	360	546
Max Parking Allowed	233	450	683
Bicycle Parking Required			55

Parking Provided

	On Street	Parking Structure	Total
Block B	44	849	893
Total Parking Provided			893
Minimum Parking Required			798
Max Parking Allowed			1,109
Bicycle Parking Required			162
Bicycle Parking Provided			162
ADA Accessible Parking Required			18
ADA Accessible Parking Provided			18
Loading Spaces Required			3
Loading Spaces Provided			3

LEGEND

- On-Street Parking Spaces Provided-44 Total
- On-Street Bike Racks Provided-30 Total
- Stopping Sight Distance



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 B
PARKING PLAN

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DATE
June 3, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 5

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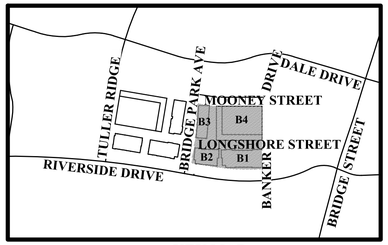

KEY MAP
Scale: 1" = 500'

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 B Street Plans
- (B) By Bridge Park Block C Street Plans
- (C) By SR 161/Riverside Drive Roundabout (13-014-CIP)
- (D) 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 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 B 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 (ft^3)	New Impervious Area (Acres)	Percent Impervious	"C" Coefficient	100% of Water Quality Volume (ft^3)	Block B Total Required Water Quality Volume (ft^3)
B1 B2	2	1.30	1.20	1.28	0.08	1.22	92%	0.76	504	0.08	95%	0.80	181	**685**
B3 B4	4	2.25	1.93	2.19	0.26	1.99	86%	0.67	727	0.26	95%	0.80	568	**1295**

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

EMH&T
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Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
June 3, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 6

\\2013\1481\Dwg\04Sheets\Final Site Plan\Block B\6 Block B\6 Utility Plan.dwg Last Saved By: ebiddle 6/3/2015 12:43 PM Last Printed By: Pelliser Jones 6/3/2015 1:47 PM (No Xrefs)

FUTURE F BLOCK

MOONEY STREET

BUILDING C3
FF=814.5

BUILDING C2
FF=809.0

BRIDGE PARK AVENUE

BUILDING B3
FF=815.30

OPEN SPACE
(See Detail Sheet 9)

BUILDING B4/B5
LEVEL 1 FF=808.0
LEVEL 2 FF=820.0

Entrance To Second Level Garage Speed Ramp

Entrance To Second Level Garage

Entrance To First Level Garage

Slope Slab on Grade

Trench Drain

BANKER DRIVE

FUTURE A BLOCK

LONGSHORE STREET

BUILDING B2
FF=806.67

OPEN SPACE
(See Detail Sheet 9)

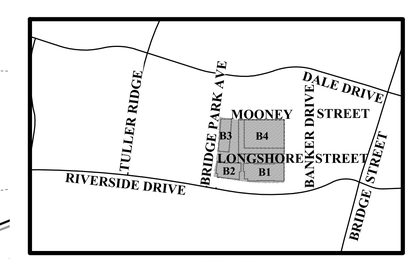
BUILDING B1
FF=806.67

RIVERSIDE DRIVE

0'-15' Required Build Zone

FF=817.0
FF=813.0
FF=809.0
FF=818.0
FF=816.70
FF=813.00
FF=809.70
FF=808.00
FF=808.50
FF=808.5
FF=808.0

KEY MAP
Scale: 1" = 500'



LEGEND

STM — Proposed Storm Sewer

STM — Proposed Storm Sewer (To Be Built With Public Road)

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 B
GRADING PLAN

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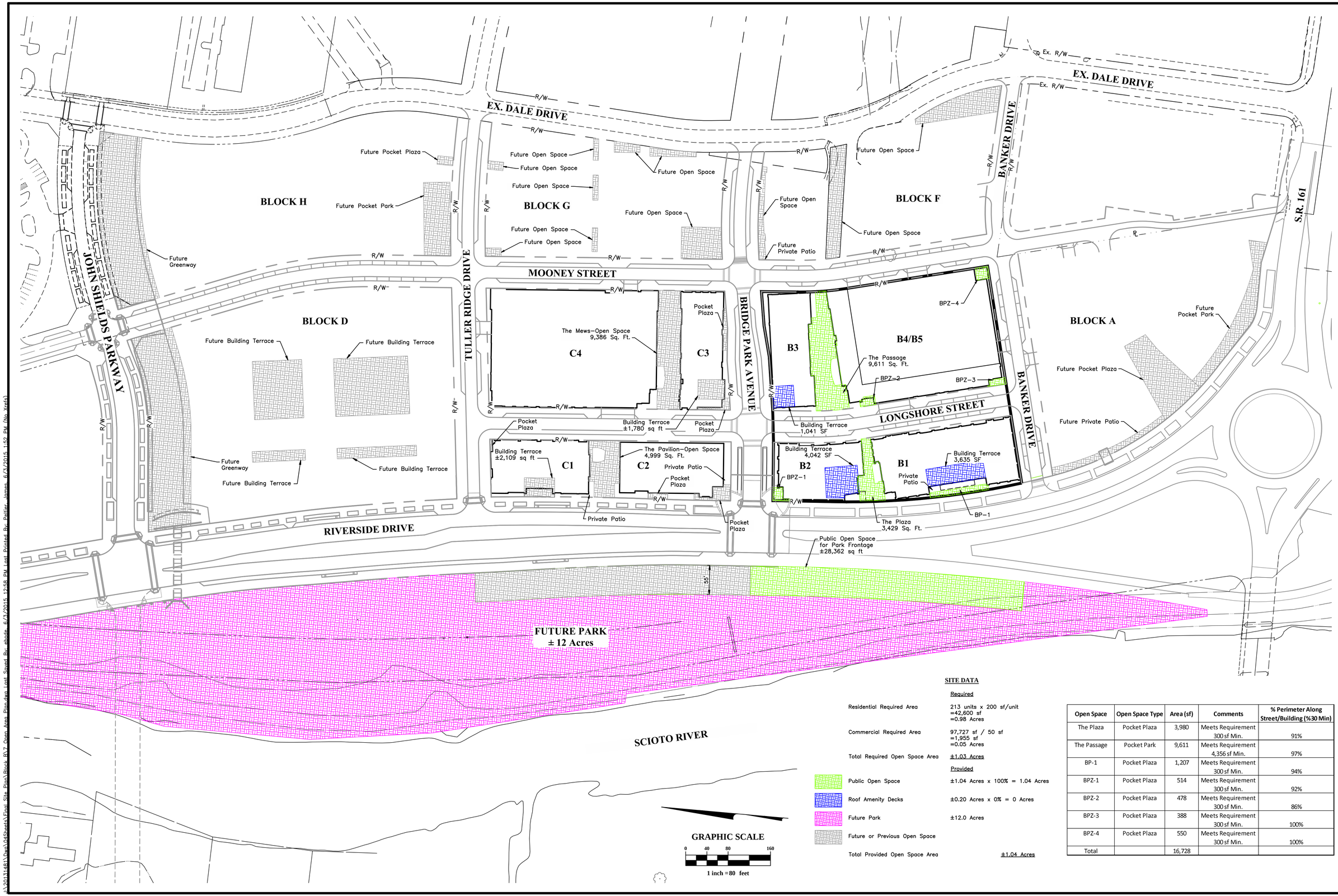
DATE
June 3, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 7



SITE DATA

	Required
Residential Required Area	213 units x 200 sf/unit =42,600 sf =0.98 Acres
Commercial Required Area	97,727 sf / 50 sf =1,955 sf =0.05 Acres
Total Required Open Space Area	±1.03 Acres
	Provided
Public Open Space	±1.04 Acres x 100% = 1.04 Acres
Roof Amenity Decks	±0.20 Acres x 0% = 0 Acres
Future Park	±12.0 Acres
Future or Previous Open Space	
Total Provided Open Space Area	±1.04 Acres

Open Space	Open Space Type	Area (sf)	Comments	% Perimeter Along Street/Building (%30 Min)
The Plaza	Pocket Plaza	3,980	Meets Requirement 300 sf Min.	91%
The Passage	Pocket Park	9,611	Meets Requirement 4,356 sf Min.	97%
BP-1	Pocket Plaza	1,207	Meets Requirement 300 sf Min.	94%
BPZ-1	Pocket Plaza	514	Meets Requirement 300 sf Min.	92%
BPZ-2	Pocket Plaza	478	Meets Requirement 300 sf Min.	86%
BPZ-3	Pocket Plaza	388	Meets Requirement 300 sf Min.	100%
BPZ-4	Pocket Plaza	550	Meets Requirement 300 sf Min.	100%
Total		16,728		

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

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emht.com

DATE
April 23, 2015

SCALE
1" = 80'

JOB NO.
2013-1481

SHEET
FSP 8

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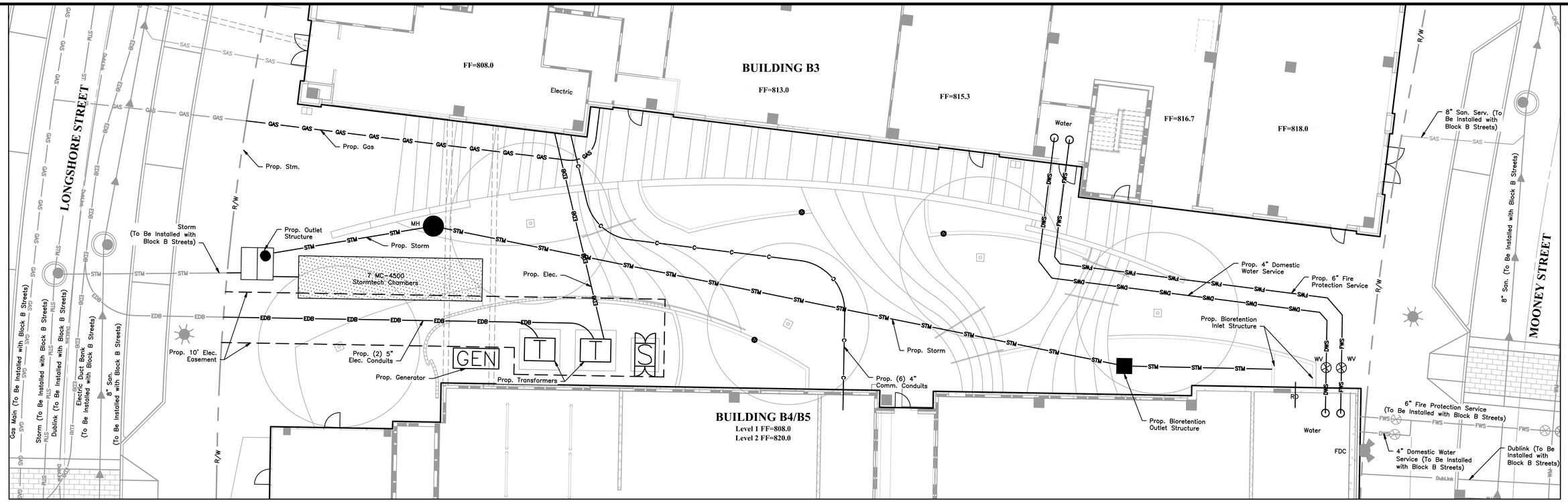
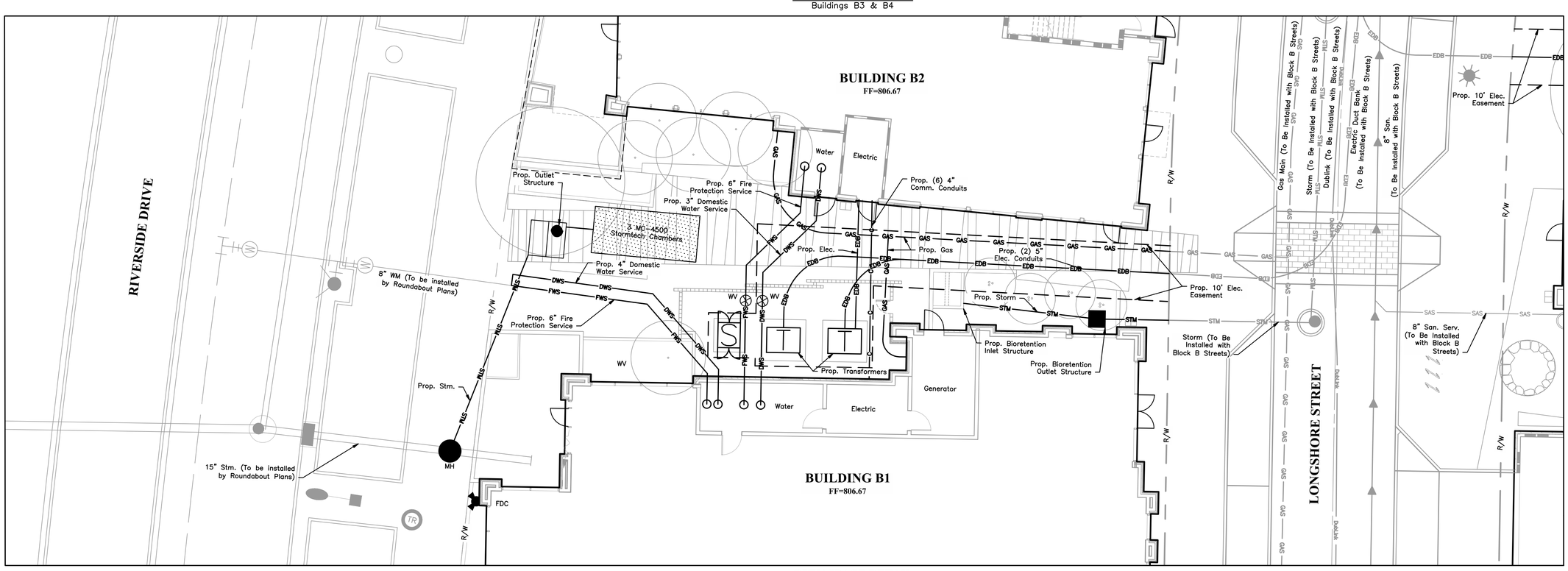


OPEN SPACE DETAIL
Buildings B3 & B4



OPEN SPACE DETAIL
Buildings B1 & B2

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 B
OPEN SPACE DETAILS

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emht.com

DATE
June 3, 2015

SCALE
1" = 10'

JOB NO.
2013-1481

SHEET
FSP 9

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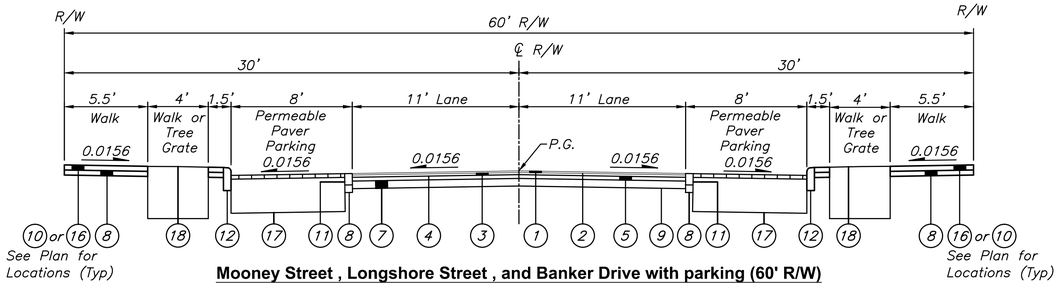
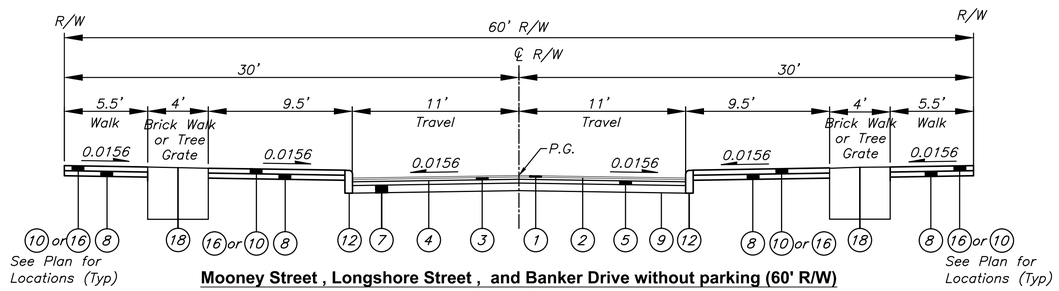


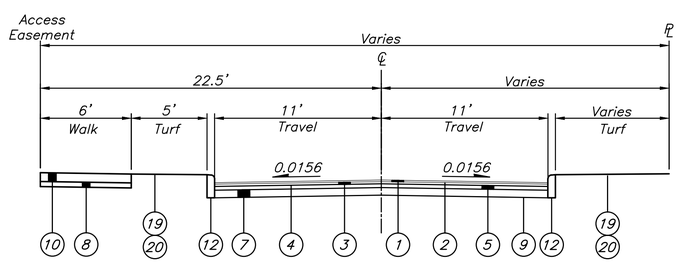
Mooney Street , Longshore Street , and Banker Drive with parking (60' R/W)

Not to Scale



Mooney Street , Longshore Street , and Banker Drive without parking (60' R/W)

Not to Scale



Banker Drive on grade without parking east of Mooney Street (Easement Varies)

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 – 9" Asphalt Concrete Base, PG64–22
6. Item 301 – Not Used
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 11)
11. Item 609 – Granite Band (12" x 6") (See Detail B, Sheet 11)
12. Item 609 – Granite Curb (18" x 6") (See Detail A, Sheet 11)
13. Item SPEC – Not Used
14. Item 609 – Not Used
15. Item 605 – 4" Pipe Underdrain
16. Item 608 – 4" Concrete Walk
17. Item SPEC – Permeable Paver Roadway (See Detail C, Sheet 11)
18. Item SPEC – Tree Grate (See Detail D, Sheet 11)
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) (8" Constructed Thickness, Compacted/Vibrated)
24. Item SPEC – Aggregate Base (No. 2 Stone) (T=12" Min.) (See Plan & Profile for Variable Depth Reservoir)
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 B
TYPICAL SECTIONS

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emht.com

DATE
June 3, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FDP 10

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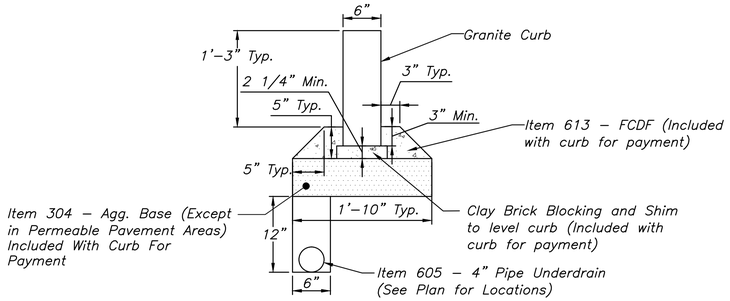
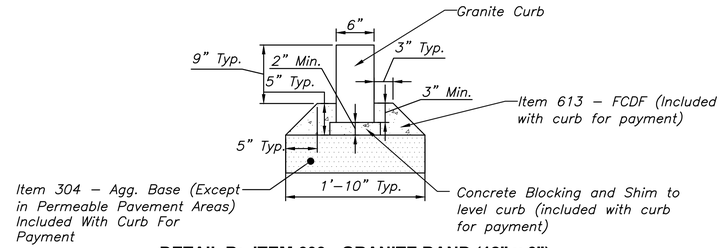


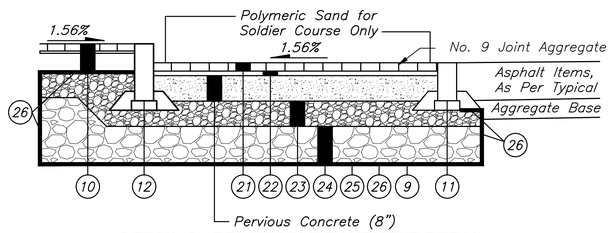
DETAIL A: ITEM 609 - GRANITE CURB (18" x 6")

Not To Scale

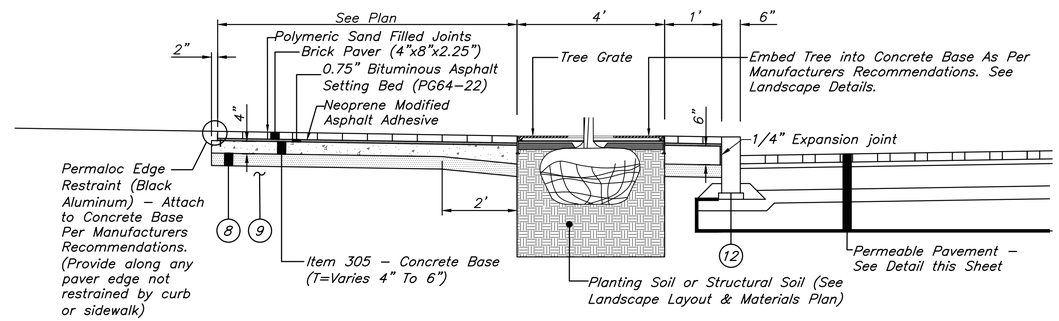


DETAIL B: ITEM 609 - GRANITE BAND (12" x 6")

Not To Scale



DETAIL C: PERMEABLE PAVEMENT DETAIL

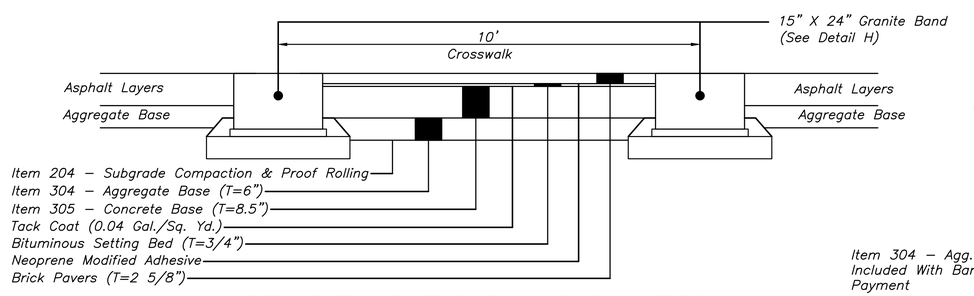


DETAIL D: BRICK PAVER WALK

Not To Scale
See Landscape Layout for Paver Patterns

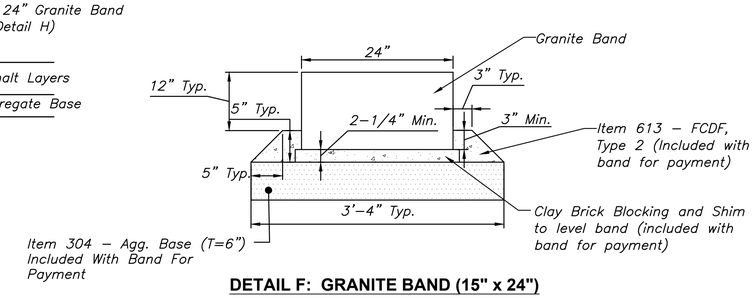
LEGEND

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 – 9" Asphalt Concrete Base, PG64–22
6. Item 301 – Not Used
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 11)
11. Item 609 – Granite Band (12" x 6") (See Detail B, Sheet 11)
12. Item 609 – Granite Curb (18" x 6") (See Detail A, Sheet 11)
13. Item SPEC – Not Used
14. Item 609 – Not Used
15. Item 605 – 4" Pipe Underdrain
16. Item 608 – 4" Concrete Walk
17. Item SPEC – Permeable Paver Roadway (See Detail C, Sheet 11)
18. Item SPEC – Tree Grate (See Detail D, Sheet 11)
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) (8" Constructed Thickness, Compacted/Vibrated)
24. Item SPEC – Aggregate Base (No. 2 Stone) (T=12" Min.) (See Plan & Profile for Variable Depth Reservoir)
25. Item SPEC – Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
26. Item 204 – Geotextile Fabric, Type D



DETAIL E: BRICK PAVER ROADWAY CROSSWALK TYPICAL

Applies to:
Crosswalks at the intersections of John Shields Parkway and Mooney Street, Riverside Drive and Tuller Ridge Drive, and Riverside Drive and Tuller Road.



DETAIL F: GRANITE BAND (15" x 24")

Not To Scale

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK B
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: June 3, 2015

SCALE: As Noted

JOB NO.: 2013-1481

SHEET: FDP 11

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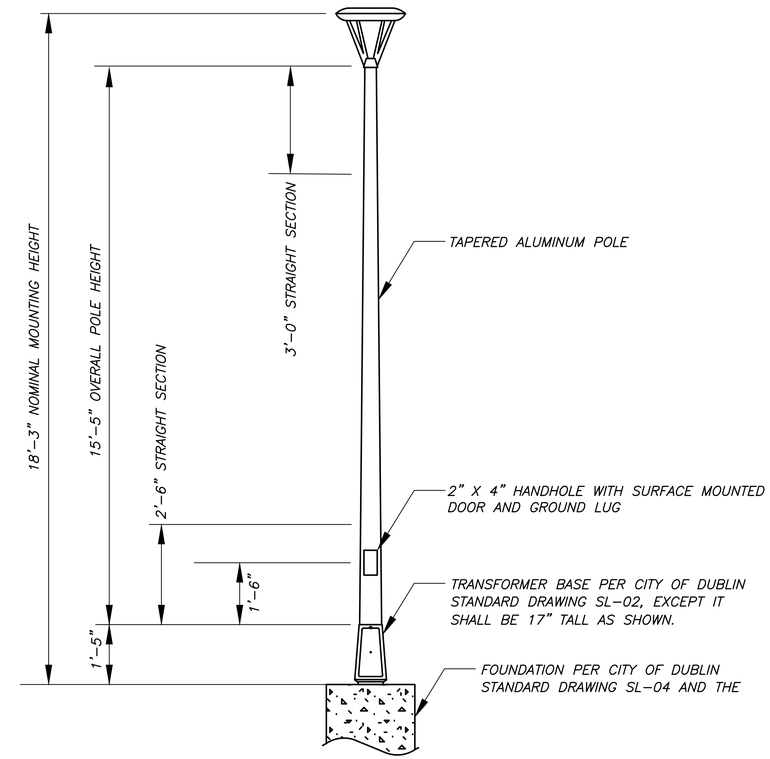

POST TOP LIGHT POLE, AS PER PLAN
SCALE=NONE

NOTES:

Hand-Rail Light Model: Intense V Rail IVR15-ST-W

Light Bollard Model: Bega 8963LED

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 B
LIGHTING DETAILS

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

DATE
June 3, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FDP 12