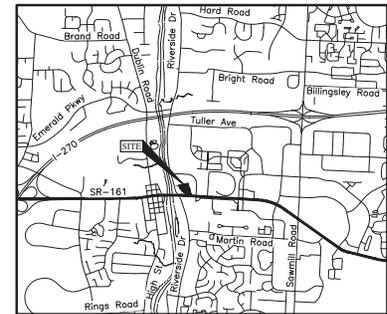
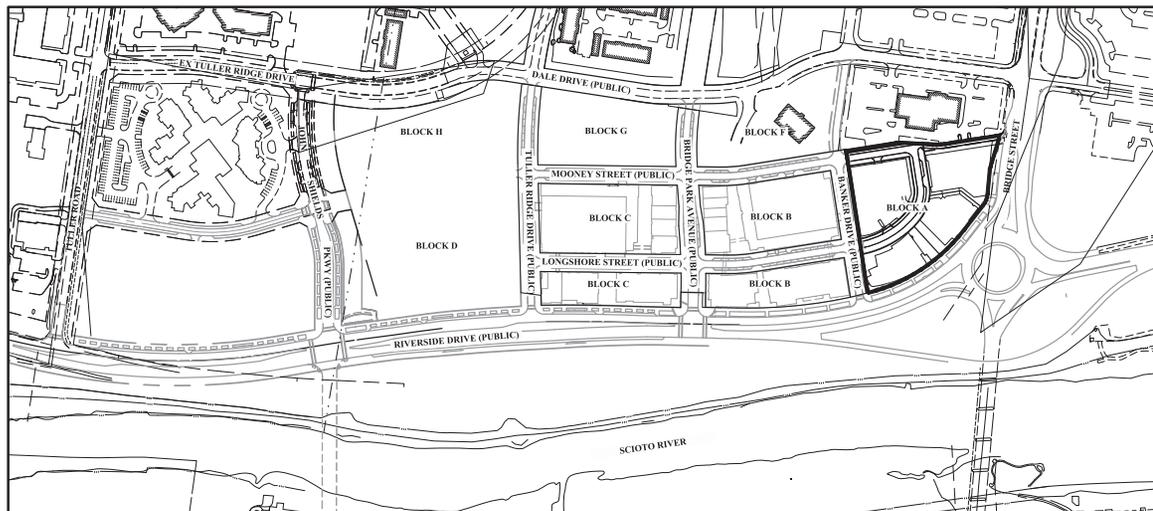


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 BASIC SITE PLAN  
 FOR  
**BRIDGE PARK BLOCK A**  
 2015



**LOCATION MAP**  
 Not to Scale



**INDEX MAP**  
 Scale: 1" = 200'

**SHEET INDEX**

Title Sheet	BSP 1
Existing Conditions Plan	BSP 2
Overall Site Plan	BSP 3
Illustrative Site Plan	BSP 4
Site Plan	BSP 5
Grading & Utility Plan	BSP 6
Parking Plan	BSP 7
Open Area Plan	BSP 8
Landscape Tree Survey	BSP 9

**Building Summary**

		Commercial
Building	Building Type	Total SF
Hotel	Corridor Building	100,652
CC	Corridor Building	19,000
Garage	Parking Structure	231,862

**SITE DATA**

Zoned BSD Scioto River Neighborhood District  
 Block A Site Area: 3.38 Acres  
 See Sheet BSP 8 for Open Space Calculations  
 See Parking Calculations provided on Sheet BSP 7  
 Total Site Area: 3.75 Acres  
 Lot 5 Area: 30.65 Acres  
 Lot 6 Area: 30.58 Acres  
 Lot 7 Area: 30.78 Acres  
 Lot 8 Area: 30.91 Acres  
 Mooney Public Easement Area: 30.08 Acres  
 Mooney R/W Area: 30.23 Acres  
 Longshore R/W Area: 30.00 Acres

**DEVELOPER/OWNER**

Crawford Hoyle Development Partners  
 555 Metro Place North, Suite 600  
 Dublin, Ohio 43017  
 Tel: (614) 335-0220  
 Fax: (614) 850-9191  
 Nelson Yoder

**ENGINEER**

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

**ARCHITECT**

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

**ZONING**

Zoned BSD Scioto River Neighborhood District

**LANDSCAPE ARCHITECT**

MSJK  
 462 South Ludlow Alley  
 Columbus, Ohio 43215  
 Tel: (614) 621-2796  
 Fax: (614) 621-3604  
 John Woods

**PROJECT DESCRIPTION**

This project is a proposal for four new lots for future development on approximately 3.8 acres, in addition to new public right-of-way, for a mixed-use development located on the east side of Riverside Drive, south of Banker Drive, west of Mooney Street, and north of Bridge Street.

REVISIONS

NO.	DATE	DESCRIPTION

**CRAWFORD HOYLE**  
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 BASIC SITE PLAN  
**BRIDGE PARK BLOCK A**  
 TITLE SHEET

**EMH&T**  
 ENGINEER

DATE  
 November 16, 2015

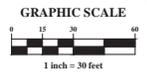
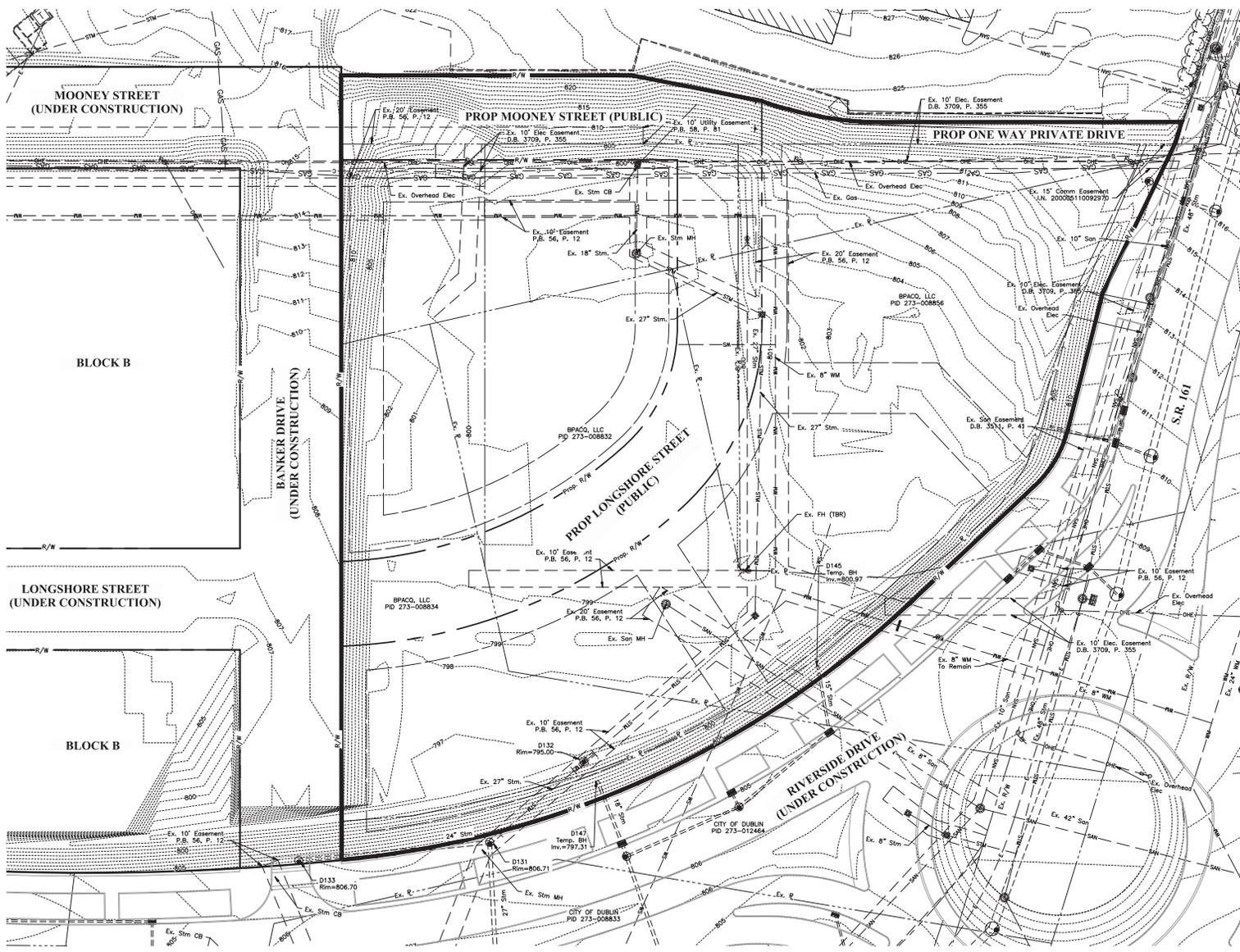
SCALE  
 As Noted

JOB NO.  
 2013-1481

SHEET  
**BSP 1**

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C:\Users\jld\OneDrive\Documents\BSP\_2 Existing Conditions.dwg - Site Plan/Block A/BSP\_2 Existing Conditions.dwg, Last Saved By: jld, 11/16/2015 11:12 AM, (N)



- LEGEND**
- WM — Existing Watermain
  - STM — Existing Storm Sewer
  - SAN — Existing Sanitary Sewer
  - GAS — Existing Gas Main
  - OHE — Existing Overhead Electric
  - UHE — Existing Underground Electric
  - C — Existing Communication
  - ==== Storm by Riverside Drive Contractor

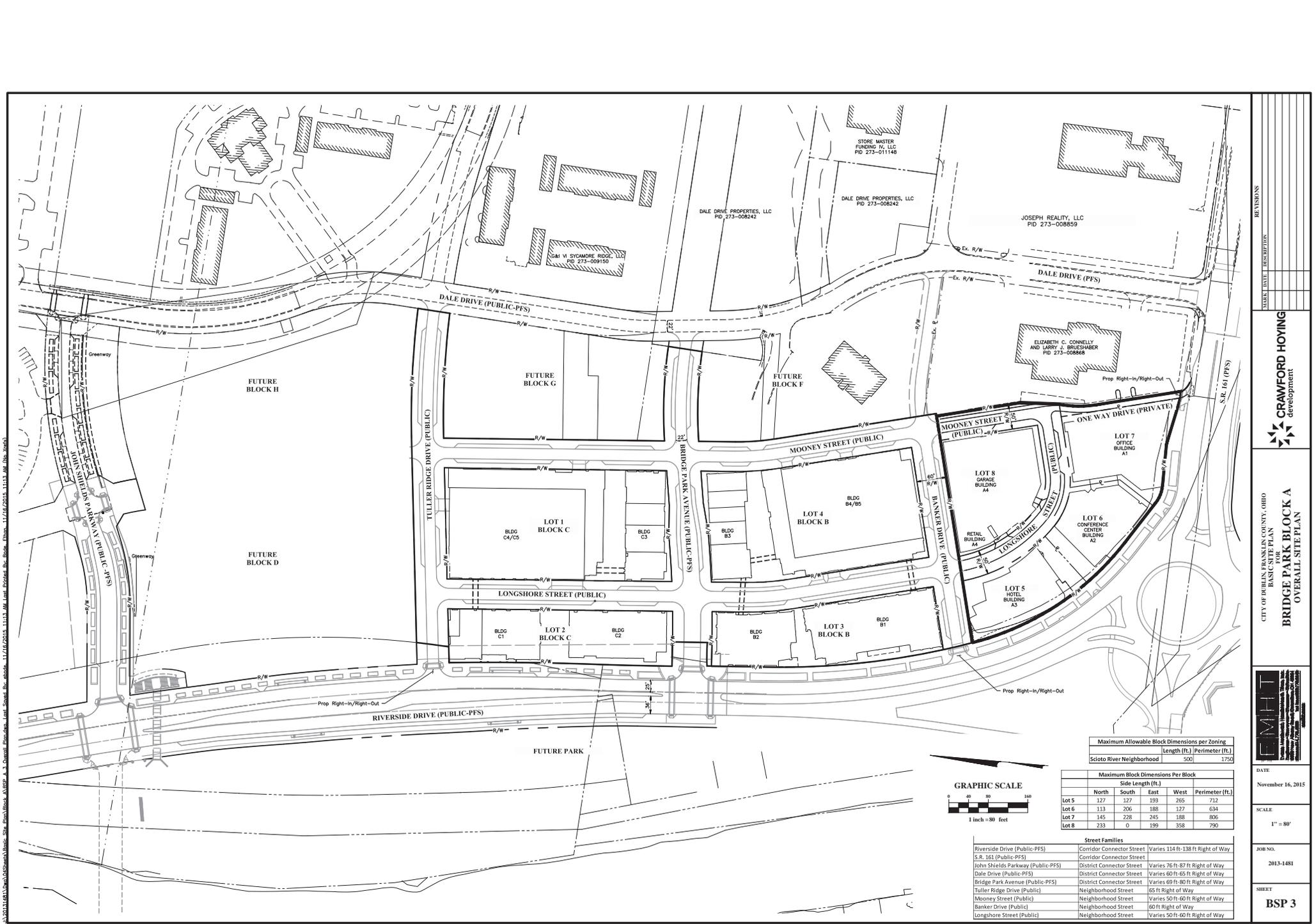
NO.	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 BASIC SITE PLAN  
**BRIDGE PARK BLOCK A**  
 EXISTING CONDITIONS PLAN



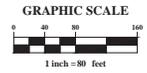
DATE  
 November 16, 2015  
 SCALE  
 1" = 30'  
 JOB NO.  
 2013-1481  
 SHEET  
**BSP 2**



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

Maximum Block Dimensions Per Block					
Lot	Side Length (ft.)				Perimeter (ft.)
	North	South	East	West	
Lot 5	127	127	193	265	712
Lot 6	113	206	188	127	634
Lot 7	145	228	245	188	806
Lot 8	233	0	199	358	790



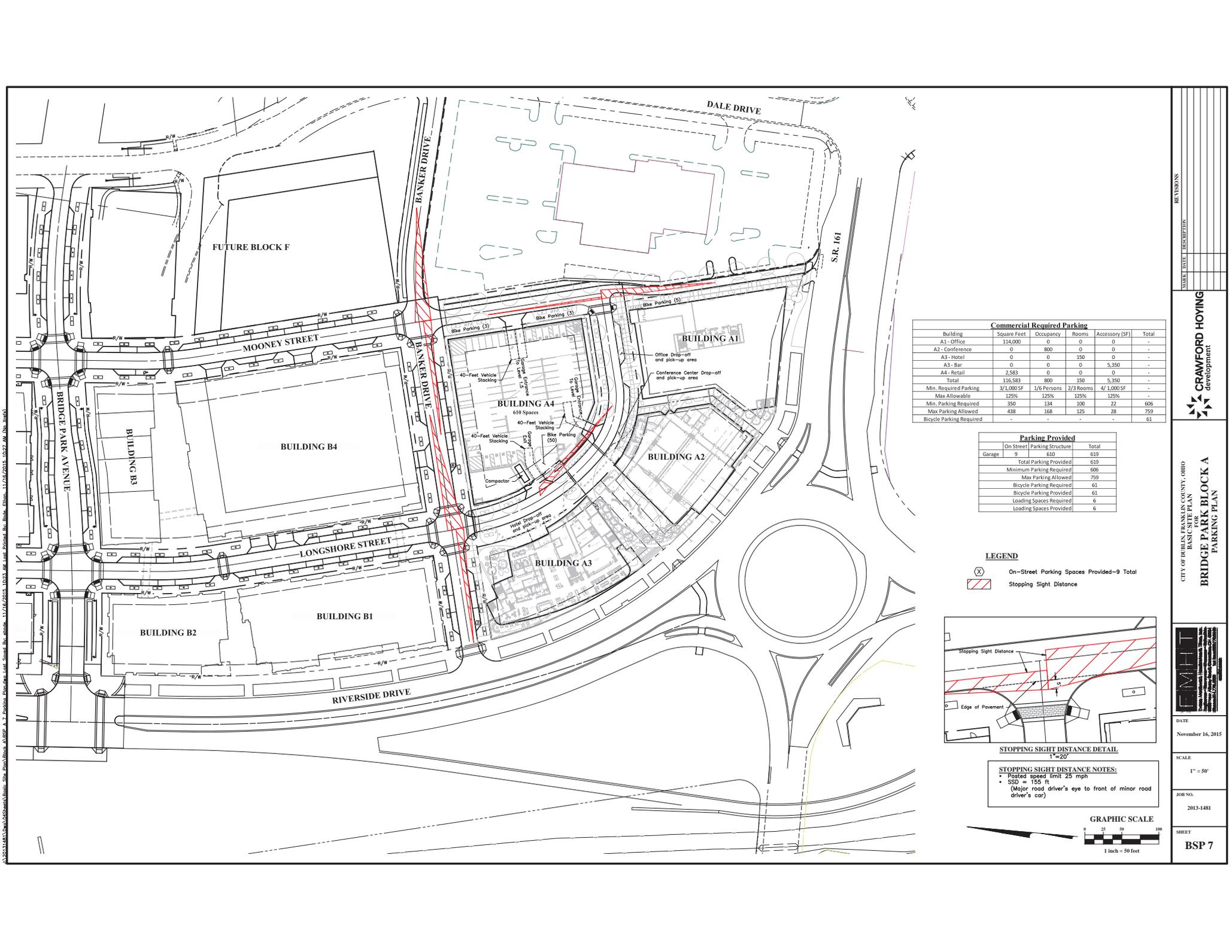
Street Families		
Riverside Drive (Public-PFS)	Corridor Connector Street	Varies 134 ft-138 ft Right of Way
S.R. 161 (Public-PFS)	Corridor Connector Street	
John Shields Parkway (Public-PFS)	District Connector Street	Varies 76 ft-87 ft Right of Way
Dale Drive (Public-PFS)	District Connector Street	Varies 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	Varies 50 ft-60 ft Right of Way
Banker Drive (Public)	Neighborhood Street	60 ft Right of Way
Longshore Street (Public)	Neighborhood Street	Varies 50 ft-60 ft Right of Way

<b>BRIDGE PARK BLOCK A</b> OVERALL SITE PLAN	<b>CRAWFORD HOYING</b> development
CITY OF DEBILIN, FRANKLIN COUNTY, OHIO BASIC SITE PLAN	REVISIONS
	START DATE / DESCRIPTION
DATE November 16, 2015	SCALE 1" = 80'
JOB NO. 2013-1481	SHEET <b>BSP 3</b>









**Commercial Required Parking**

Building	Square Feet	Occupancy	Rooms	Accessory (SF)	Total
A1 - Office	134,000	0	0	0	-
A2 - Conference	0	800	0	0	-
A3 - Hotel	0	0	150	0	-
A3 - Bar	0	0	0	5,350	-
A4 - Retail	4,583	0	0	0	-
Total	138,583	800	150	5,350	-
Min. Required Parking	3/1,000 SF	1/6 Persons	2/3 Rooms	4/1,000 SF	-
Max Allowable	125%	125%	125%	125%	-
Min. Parking Required	350	134	100	22	606
Max Parking Allowed	438	168	125	28	759
Bicycle Parking Required	-	-	-	-	61

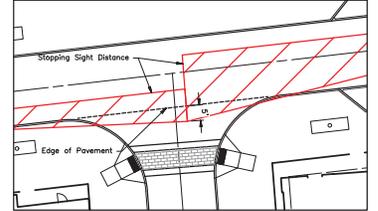
**Parking Provided**

On Street	Parking Structure	Total
Garage	9	610
Total Parking Provided		619
Minimum Parking Required		606
Max Parking Allowed		759
Bicycle Parking Required		61
Bicycle Parking Provided		61
Loading Spaces Required		6
Loading Spaces Provided		6

**LEGEND**

(X) On-Street Parking Spaces Provided—9 Total

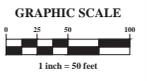
[Red Hatched Box] Stopping Sight Distance



**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)



REVISIONS

NO.	DATE	DESCRIPTION



CITY OF DELIN, FRANKLIN COUNTY, OHIO  
BASIC SITE PLAN  
**BRIDGE PARK BLOCK A**  
PARKING PLAN



DATE: November 16, 2015

SCALE: 1" = 50'

JOB NO.: 2013-1481

SHEET: **BSP 7**

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**LEGEND:**

-  EXISTING TREE TO BE REPLACED
-  EXISTING TREE NOT COUNTED
-  EXISTING TREE UNDER 6" DBH

Tree Survey Chart – Within A-Block Private Property

ID	Species	DBH	Condition	Notes
E01	Unknown	N/A	N/A	NOT COUNTED
E02	Unknown	N/A	N/A	NOT COUNTED
E04	Honeylocust	N/A	N/A	NOT COUNTED
E05	Unknown	N/A	N/A	NOT COUNTED
E06	Unknown	N/A	N/A	NOT COUNTED
E230	Unknown	N/A	N/A	NOT COUNTED

A-Block caliper inches to be mitigated: 0  
 A-Block Open Space caliper inches provided: TBD  
 (Refer Planting Plans)

 60°  
 30°  
 0  
 SCALE IN FEET  
 MKSK  
 CALCULATED BY: MILEY/KASO  
 CHECKED BY: JMW  
 COLLEEN O'BRIEN-45215  
 P. 01.02.21.06

LANDSCAPE TREE SURVEY A-BLOCK

BRIDGE PARK  
 A-BLOCK OPEN SPACES &  
 POCKET PLAZAS