



**BASIC SITE PLANS**  
**FOR**  
**BRIDGE PARK BLOCKS G & H**  
MAY 27, 2016

**TEAM**



# INDEX OF SHEETS

## BLOCK G BASIC SITE PLAN

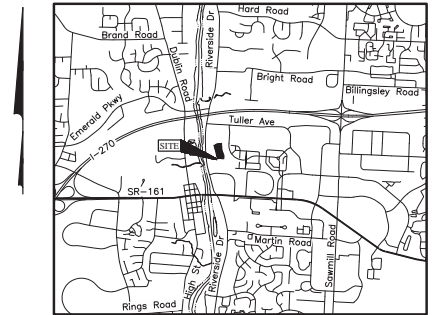
<u>Sheet Number</u>	<u>Sheet Name</u>	<u>Issue Date</u>	<u>Revised Date</u>
Cover Page			
Index of Sheets			
Building Variety Statement and Waiver Summary (8.5x11 attachment)			
<b>Basic Site Plan</b>			
BSP 1	Title Sheet	May 27, 2016	
BSP 2	Existing Conditions Plan	May 27, 2016	
BSP 3	Overall Site Plan	May 27, 2016	
BSP 4	Site Plan	May 27, 2016	
BSP 5	Grading & Utility Plan	May 27, 2016	
BSP 6	Parking Plan	May 27, 2016	
BSP 7	Open Area Plan	May 27, 2016	
L1	Illustrative Site Plan	May 27, 2016	
L2	Illustrative Site Plan Detail	May 27, 2016	
<b>Architectural Drawings</b>			
<b>Building G1</b>			
A000-G1	Cover	May 27, 2016	
A001-G1	First Floor Plan	May 27, 2016	
A002-G1	Second Floor Plan	May 27, 2016	
A003-G1	Third Floor Plan	May 27, 2016	
A004-G1	Fourth Floor Plan	May 27, 2016	
A005-G1	Fifth Floor Plan	May 27, 2016	
A006-G1	Sixth Floor Plan	May 27, 2016	
A007-G1	Roof Plan	May 27, 2016	
A008-G1	West Elevation	May 27, 2016	
A009-G1	South Elevation	May 27, 2016	
A010-G1	Building Section	May 27, 2016	
<b>Buildings G2/G3</b>			
A000-G2/G3	Cover	May 27, 2016	
A001-G2/G3	First Floor Plan	May 27, 2016	
A002-G2/G3	Second Floor Plan	May 27, 2016	
A003-G2/G3	Third Floor Plan	May 27, 2016	
A004-G2/G3	Fourth Floor Plan	May 27, 2016	
A005-G2/G3	Fifth Floor Plan	May 27, 2016	
A006-G2/G3	Roof Plan	May 27, 2016	
A007-G2/G3	West Elevation	May 27, 2016	
A08-G2/G3	North Elevation	May 27, 2016	
A011-G2/G3	Building Section	May 27, 2016	
<b>Parking Drawings</b>			
ST1	Level 1 Parking Layout	May 27, 2016	
ST2	Level 2 Parking Layout	May 27, 2016	
ST3	Level 3 & 4 Parking Layout	May 27, 2016	
ST4	Level 5 Parking Layout	May 27, 2016	

## BLOCK H BASIC SITE PLAN

<u>Sheet Number</u>	<u>Sheet Name</u>	<u>Issue Date</u>	<u>Revised Date</u>
Cover Page			
Index of Sheets			
Building Variety Statement and Waiver Summary (8.5x11 attachment)			
<b>Basic Site Plan</b>			
BSP 1	Title Sheet	May 27, 2016	
BSP 2	Existing Conditions Plan	May 27, 2016	
BSP 3	Overall Site Plan	May 27, 2016	
BSP 4	Site Plan	May 27, 2016	
BSP 5	Grading & Utility Plan	May 27, 2016	
BSP 6	Parking Plan	May 27, 2016	
BSP 7	Open Area Plan	May 27, 2016	
BSP 8	Landscape Tree Survey	May 27, 2016	
L1	Illustrative Site Plan	May 27, 2016	
L2	Illustrative Site Plan Detail	May 27, 2016	
<b>Architectural Drawings</b>			
	Cover	May 27, 2016	
A-1	Architectural Site Plan	May 27, 2016	
A-2	Building H1 Plan	May 27, 2016	
A-3	Building H2 Plan	May 27, 2016	
A-4	Building H3 Plan	May 27, 2016	
A-5	Building Elevations	May 27, 2016	
A-6	Building Elevation & Section	May 27, 2016	



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
BASIC SITE PLAN  
FOR  
**BRIDGE PARK BLOCK H**  
2016



LOCATION MAP  
Not to Scale

**SHEET INDEX**

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

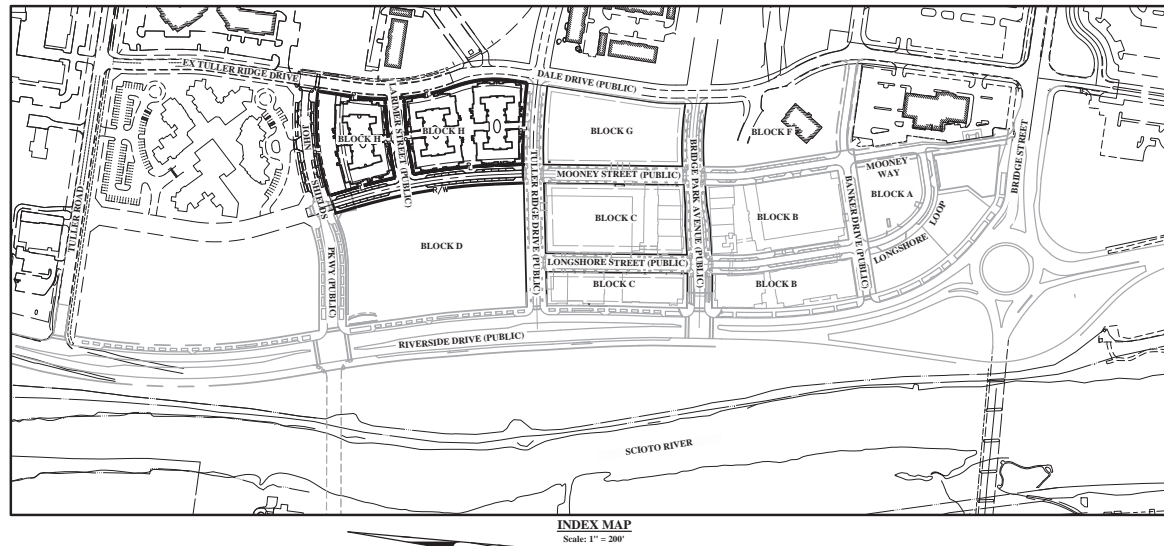
**SITE DATA**

Zoned BSD Scioto River Neighborhood District  
See Sheet BSP 7 for Open Space Calculations  
See Parking Calculations provided on Sheet BSP 6  
Total Site Area: 5.02 Acres  
Lot 10 Area: 5.22 Acres  
Lot 11 Area: 1.08 Acres  
Lot 12 Area: 85.45 Acres  
Public R/W Area: 11.21 Acres

**Building Summary**

Building	Building Type	Residential	3 bed / 2 bath Total
H1	Single Family Attached	14	11
H2	Single Family Attached	12	12
H3	Single Family Attached	14	12

Front Property Line Coverage	
Lot 10 - Condominiums	80%
Lot 11 - Condominiums	97%



INDEX MAP  
Scale: 1" = 200'

**DEVELOPER/OWNER**

Crawford Hoying  
555 Metro Plaza North, Suite 600  
Dublin, Ohio 43017  
Tel: (614) 335-2020  
Fax: (614) 850-9191  
Nelson Toller

**ENGINEER**

ENR&T Inc.  
5500 New Albany Road  
Columbus, Ohio 43204  
Tel: (614) 775-4500  
Fax: (614) 775-4800  
Brian Duckenbush  
(Primary Project Contact)

**ARCHITECT**

DBA Architects  
52 East Lynn Street, Third Floor  
Columbus, Ohio 43215  
Tel: (614) 717-3001  
David A. Keyser

**ZONING**

Zoned BSD Scioto River  
Neighborhood District

**LANDSCAPE ARCHITECT**

MOCK  
462 South Ludlow Alley  
Columbus, Ohio 43215  
Tel: (614) 621-2736  
Fax: (614) 621-3604  
John Woods

**PROJECT DESCRIPTION**

This project is a proposal for development on approximately 5.02 acres, for a condominium development located on the east side of Mooney Street, south of John Shields Parkway, west of Dale Drive, and north of Tuller Ridge Drive.

REVISIONS  
DATE DESCRIPTION

CRAWFORD HOYING  
development

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

EMH-T  
1000 Westwood Lakeside & 1500 N. Highways  
Dublin, Ohio 43017  
Tel: (614) 850-9191  
Fax: (614) 850-9191  
www.emh-t.com

DATE  
May 27, 2016

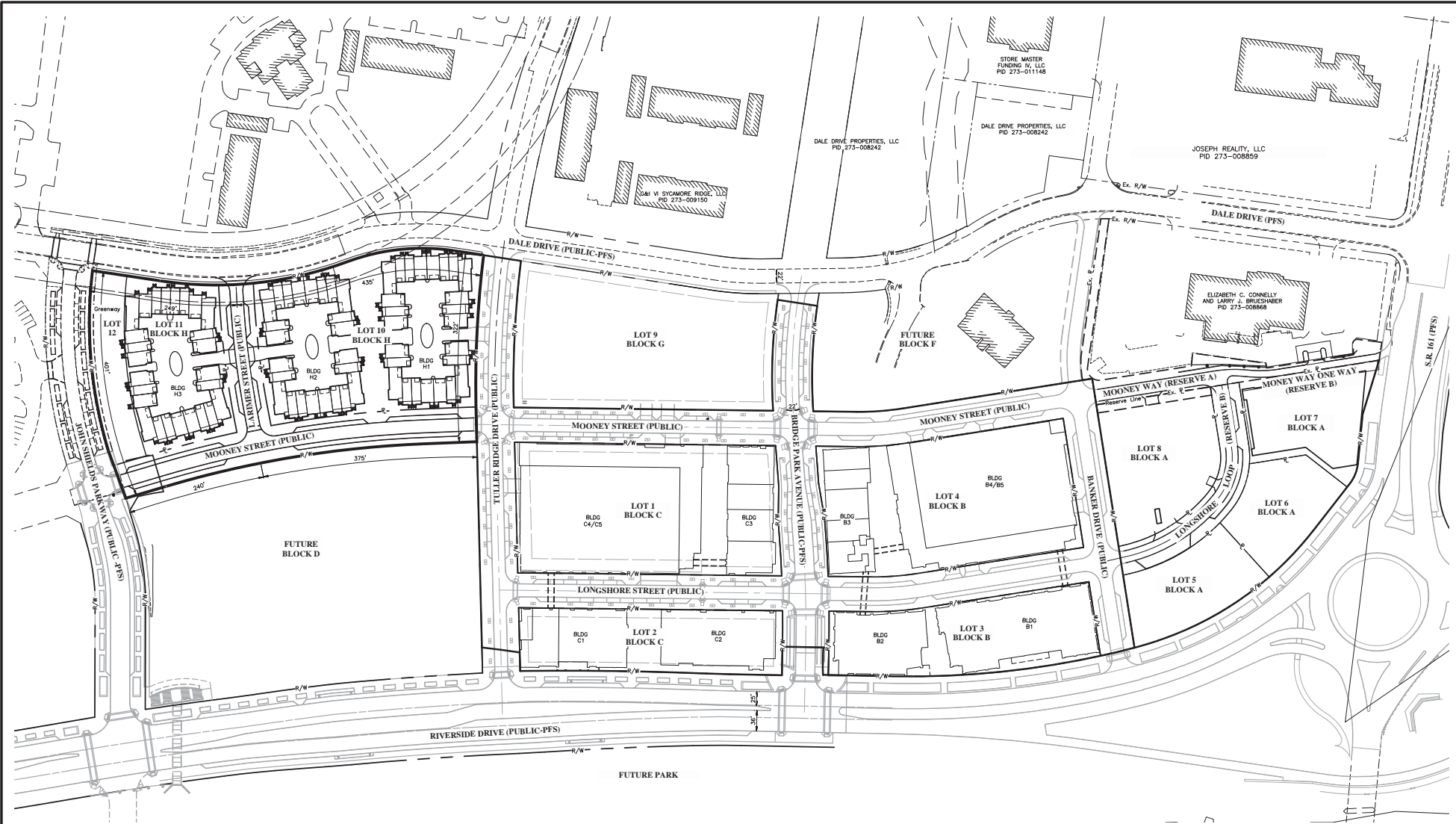
SCALE  
As Noted

JOB NO.  
2013-1481

SHEET  
BSP 1

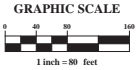


20131481\Long\MapSheets\Basic Site Plan\BSP\_11.3 Overall Site Plan.dwg, Last Saved By: William, Sydney, 5/27/2016 10:11 AM, Last Printed By: William, Sydney, 5/27/2016 11:37 AM, (N)



Street Families		
Riverside Drive (Public-PFS)	Corridor Connector Street	Varies 114 ft-136 ft Right of Way
S.R. 163 (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	60 ft Right of Way
Banker Drive (Public)	Neighborhood Street	60 ft Right of Way
Longshore Street (Public)	Neighborhood Street	160 ft Right of Way

Block Dimensions					
Side Length (ft.)					
North	South	East	West	Allowable Length (ft.)	Perimeter (ft.)
401	322	435	375	500	1533
					1750



REVISIONS

NO.	DATE	DESCRIPTION

CRAWFORD HOYING  
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
BASIC SITE PLAN  
BRIDGE PARK BLOCK H  
OVERALL SITE PLAN

EMHT

10000 Independence Avenue, Suite 100, Dublin, OH 43017  
419.286.1100  
www.emht.com

DATE  
May 27, 2016

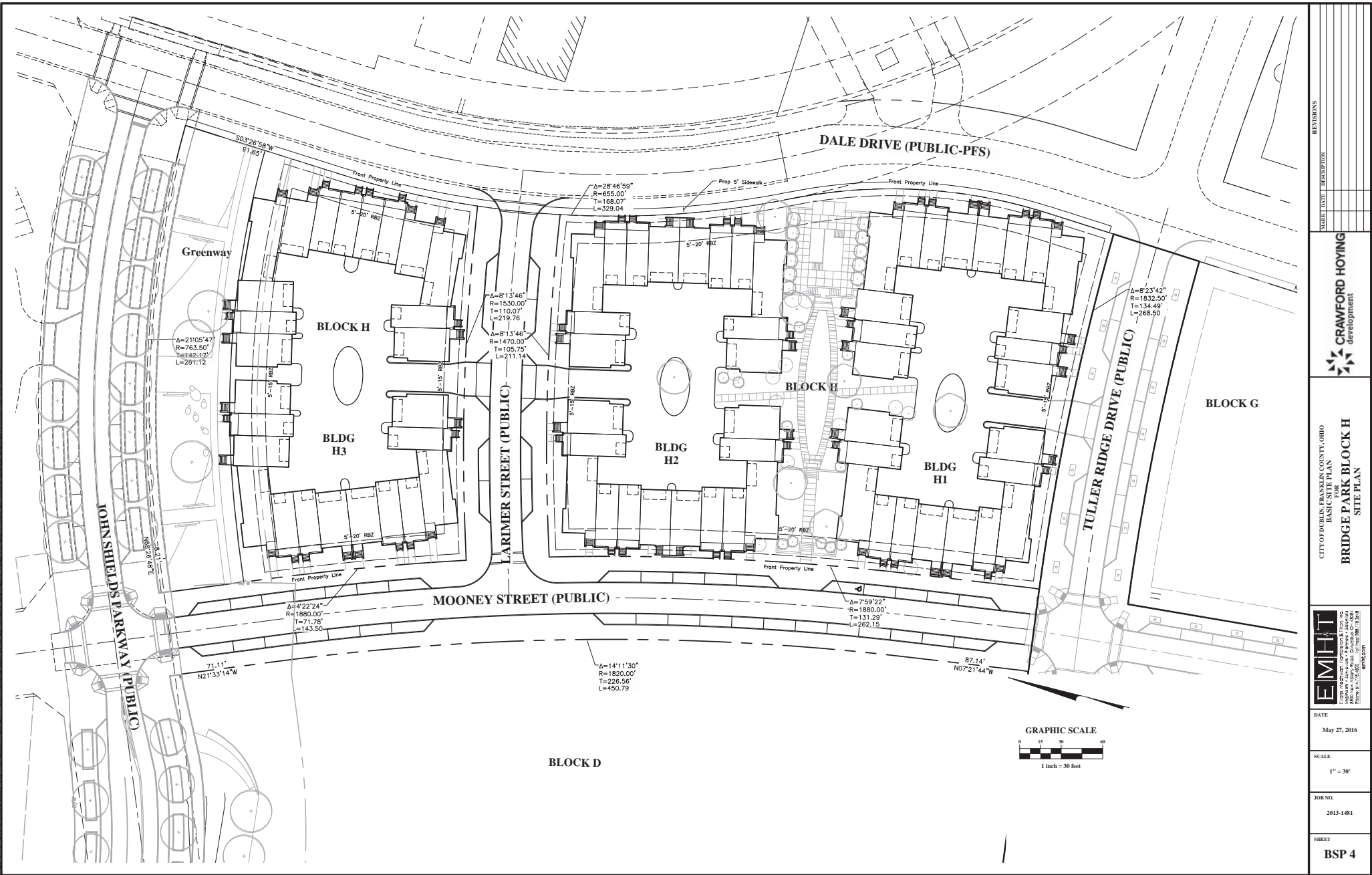
SCALE  
1" = 80'

JOB NO.  
2013-1481

SHEET  
BSP 3



X:\2013\1481\Drawings\Sheet\Basic - Site Plan\BSP.dwg, 5/27/2016, 10:26 AM, User: jh, Plot Date: 5/27/2016, 1:07 PM, (No Xref)



REVISIONS

DATE DESCRIPTION

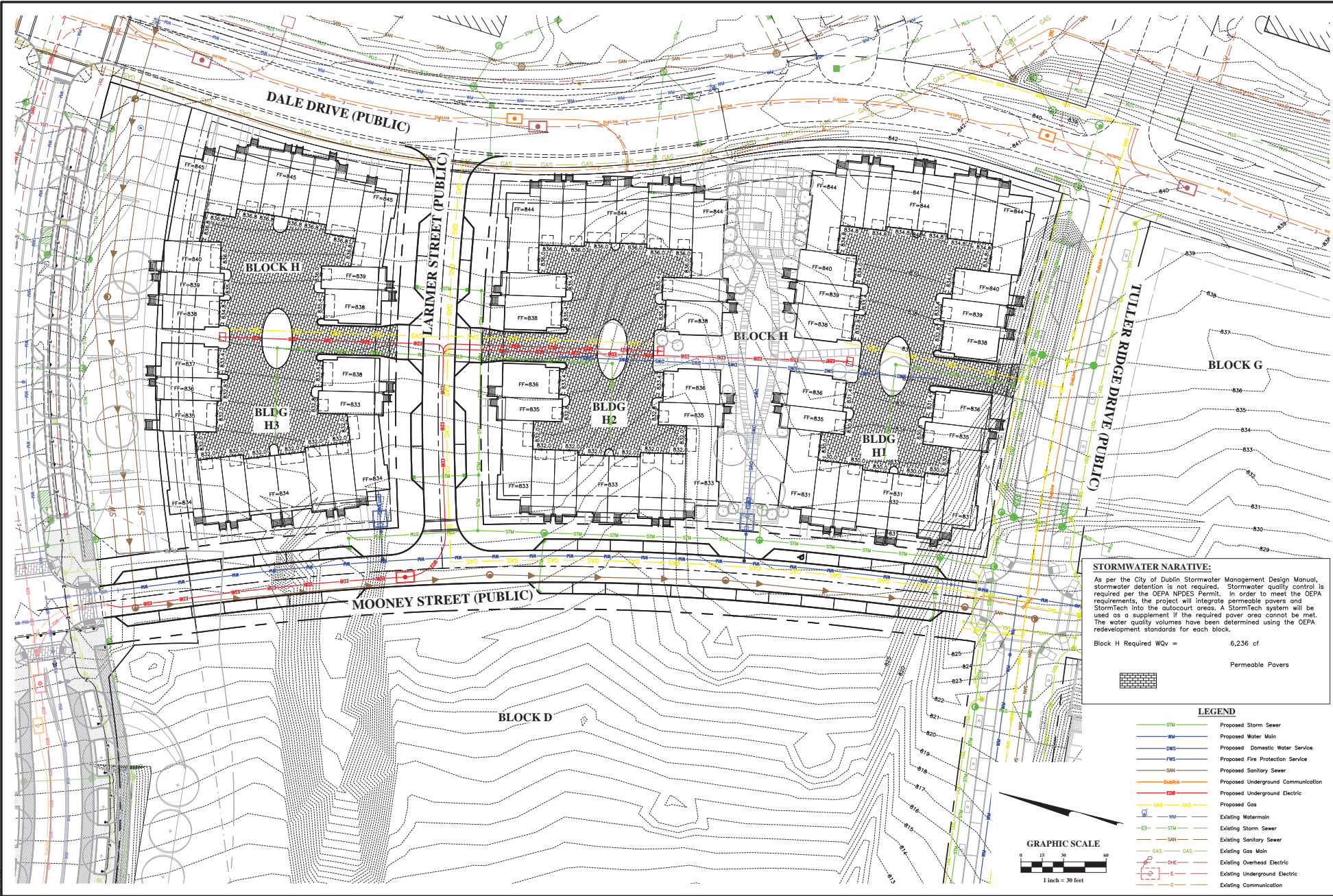


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
BRIDGE PARK BLOCK H  
BASIC SITE PLAN  
SITE PLAN



DATE: May 27, 2016  
SCALE: 1" = 30'  
JOB NO.: 2013-1481  
SHEET: BSP 4

C:\Users\jg\OneDrive\Documents\BSP\BSP.dwg Plot: Block H\BSP.dwg 5/27/2016 10:28 AM Last Printed By: jg Date: 5/27/2016 11:00 AM

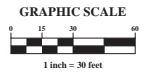


**STORMWATER NARRATIVE:**  
As per the City of Dublin Stormwater Management Design Manual, stormwater detention is not required. Stormwater quality control is required per the OCEPA NPDES Permit. In order to meet the OCEPA requirements, the project will integrate permeable pavers and StormTech into the autocourt areas. A StormTech system will be used as a supplement if the required power area cannot be met. The water quality volumes have been determined using the OCEPA redevelopment standards for each block.

Block H Required WQV = 6,236 cf

Permeable Pavers

- LEGEND**
- STW Proposed Storm Sewer
  - W Proposed Water Main
  - DWS Proposed Domestic Water Service
  - FWS Proposed Fire Protection Service
  - SAN Proposed Sanitary Sewer
  - DUB Proposed Underground Communication
  - EDR Proposed Underground Electric
  - GAS Proposed Gas
  - W Existing Watermain
  - STW Existing Storm Sewer
  - SAN Existing Sanitary Sewer
  - GAS Existing Gas Main
  - OHE Existing Overhead Electric
  - E Existing Underground Electric
  - C Existing Communication



REVISIONS
DATE
DESCRIPTION
DATE
DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
BASIC SITE PLAN  
**BRIDGE PARK BLOCK H**  
GRADING & UTILITY PLAN

**EMHT**  
ENGINEERING, MECHANICAL, & ARCHITECTURAL  
10000 WILLOW CREEK ROAD, SUITE 100  
DUBLIN, OHIO 43017  
TEL: 614.233.1100  
WWW.EMHT.COM

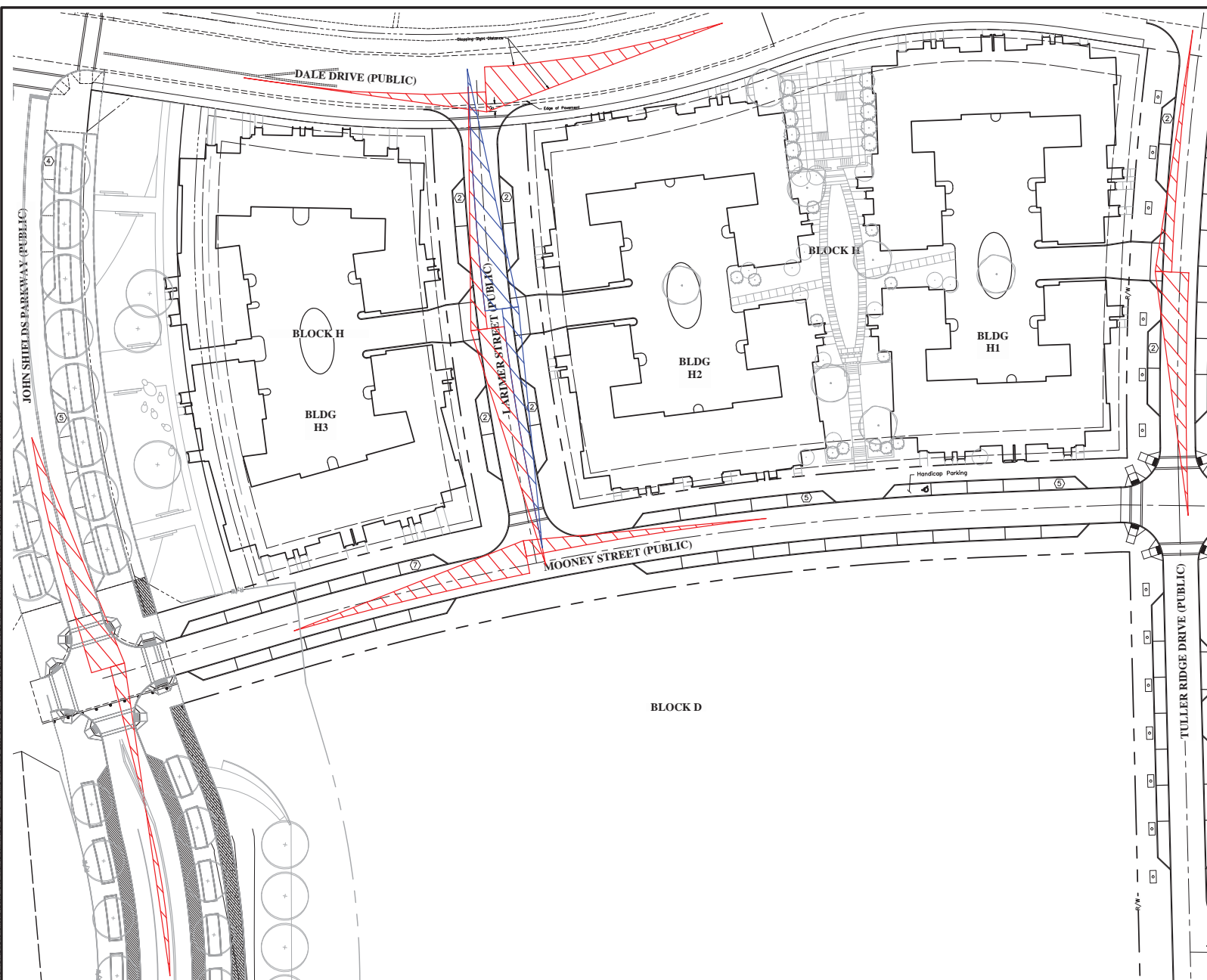
DATE: May 27, 2016

SCALE: 1" = 30'

JOB NO.: 2013-1481

SHEET: BSP 5







Residential Required Parking			
Building	3 BR	2 BR	TOTAL
H1	14	11	
H2	12	12	
H3	14	12	
Total Units	40	35	
Min. Required Parking/Unit	2	1.5	
Max Allowable Parking/Unit	2	2	
Min. Parking Required	80	53	
Max Parking Allowed	80	70	
Bicycle Parking Required			

Parking Provided			
	On Street	Inside Units	Total
Block H	38	115	153
	Total Parking Provided		153
	Minimum Parking Required		153
	Max Parking Allowed		153
	Bicycle Parking Required		7
	Bicycle Parking Provided		7
	ADA Accessible Parking Required		1
	ADA Accessible Parking Provided		1
	Loading Spaces Required		0
	Loading Spaces Provided		0

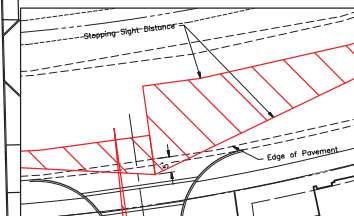
\*Bicycle parking provided in unit garage.

### LEGEND

 On-Street Parking Spaces Provided—46 Total  
 Stopping Sight Distance



Stopping Sight Distance



**STOPPING SIGHT DISTANCE DETAIL**  
1"=20'

### STOPPING SIGHT DISTANCE NOTES

- 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)

- SSD = 155  
(Major road)

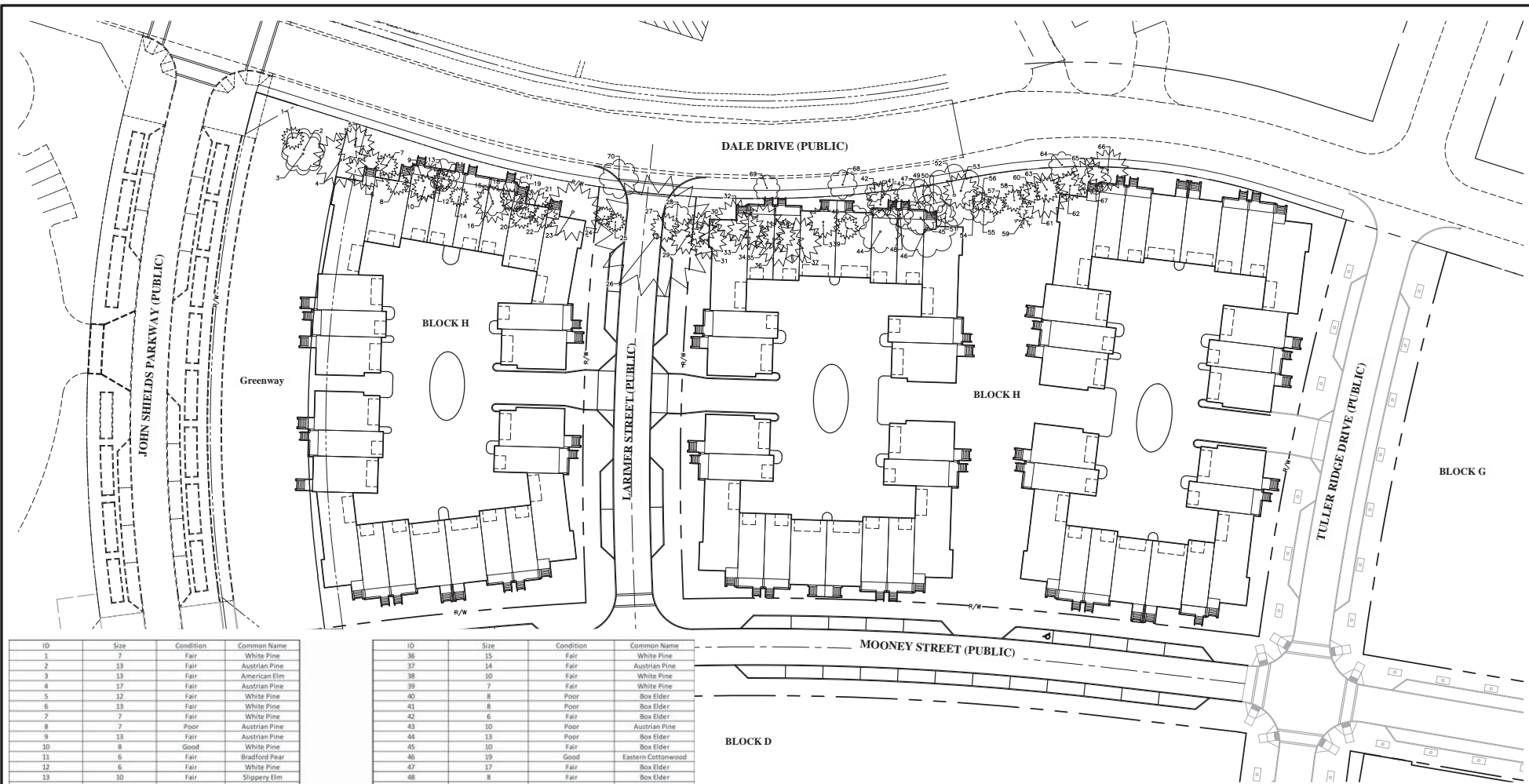
(major road driver's eye to front of minor road driver's car)

GRAPHIC SCALE

[illegible]

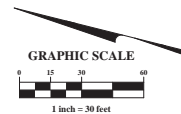


[illegible]



ID	Size	Condition	Common Name
1	7	Fair	White Pine
2	13	Fair	Austrian Pine
3	13	Fair	American Elm
4	17	Fair	Austrian Pine
5	12	Fair	White Pine
6	13	Fair	White Pine
7	7	Fair	White Pine
8	7	Poor	Austrian Pine
9	13	Fair	Austrian Pine
10	8	Good	White Pine
11	6	Fair	Bradford Pear
12	6	Fair	White Pine
13	10	Fair	Slimmy Elm
14	6	Fair	White Pine
15	9	Fair	Box Elder
16	12	Fair	Austrian Pine
17	10	Poor	Slimmy Elm
18	7	Fair	White Pine
19	7	Fair	American Elm
20	7	Fair	White Pine
21	10	Good	White Pine
22	8	Fair	White Pine
23	18	Fair	Austrian Pine
24	6	Good	White Pine
25	6	Fair	White Pine
26	38	Poor	Austrian Pine
27	9	Fair	White Pine
28	9	Good	Box Elder
29	11	Good	White Pine
30	10	Fair	White Pine
31	12	Fair	White Pine
32	13	Fair	Austrian Pine
33	12	Good	White Pine
34	14	Fair	White Pine
35	10	Fair	White Pine

ID	Size	Condition	Common Name
36	15	Fair	White Pine
37	14	Fair	Austrian Pine
38	10	Fair	White Pine
39	7	Fair	White Pine
40	8	Poor	Box Elder
41	8	Poor	Box Elder
42	6	Fair	Box Elder
43	10	Poor	Austrian Pine
44	13	Poor	Box Elder
45	10	Poor	Box Elder
46	19	Good	Eastern Cottonwood
47	17	Fair	Box Elder
48	8	Fair	Box Elder
49	6	Good	Box Elder
50	7	Good	Hackberry
51	6	Good	Box Elder
52	19	Fair	Box Elder
53	11	Poor	Austrian Pine
54	7	Fair	Box Elder
55	8	Fair	Box Elder
56	6	Poor	White Pine
57	6	Poor	White Pine
58	7	Fair	White Pine
59	6	Dead	American Elm
60	7	Fair	White Pine
61	14	Fair	Austrian Pine
62	9	Good	White Pine
63	8	Fair	White Pine
64	8	Good	Eastern Cottonwood
65	11	Pine	White Pine
66	13	Fair	White Pine
67	9	Good	Box Elder
68	9	Good	Sycamore
69	8	Good	Sycamore
70	12	Good	Sycamore







# MATERIALS LEGEND

- A Brick Veneer Wall
- B Concrete Paving
- C Pervious Paver Auto Court
- D Ornamental Understory Plantings
- E Shade Tree
- F Ornamental Tree
- G Pool
- H Private Gardens
- I John Shields Greenway



# MATERIALS LEGEND

- A Brick Veneer Wall
- B Perforated Brick Wall
- C Architectural Concrete Paving
- D Pervious Paver Auto Court
- E Specialty Paving
- F Turf
- G Ornamental Understory Plantings
- H Shade Tree
- I Ornamental Tree
- J Pool, Restrooms and Mechanical
- K Private Gardens

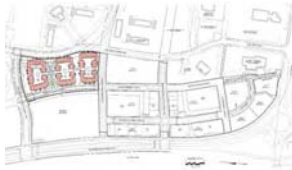


# H-BLOCK CONDOMINIUMS



BRIDGE PARK - DUBLIN, OHIO

27 May 16



KEY PLAN



Building No. East	TH-1	TH-2	TH-3	Total
1	6	6	3	15
2	6	6	3	15
3	6	6	3	15
4	6	6	3	15
5	6	6	3	15
6	6	6	3	15
7	6	6	3	15
8	6	6	3	15
9	6	6	3	15
10	6	6	3	15
11	6	6	3	15
12	6	6	3	15
Total	35	38	12	75

0 8 30ft

ARCHITECTURAL SITE PLAN

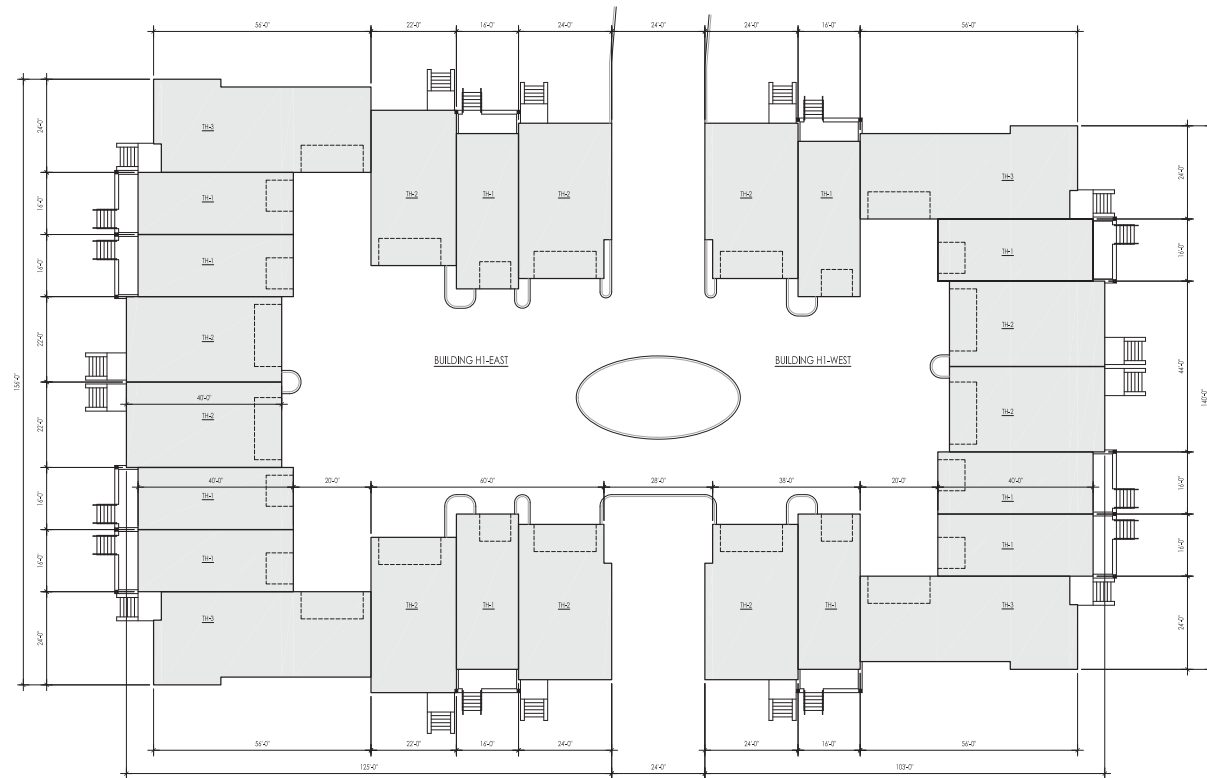


27 May 16





KEY PLAN



BUILDING H1 PLAN

0 8 16 ft

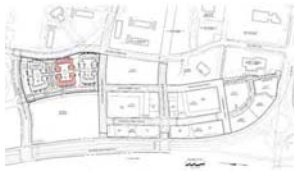
Building H1-East	Units	Units	Units	Total
	5	5	2	12

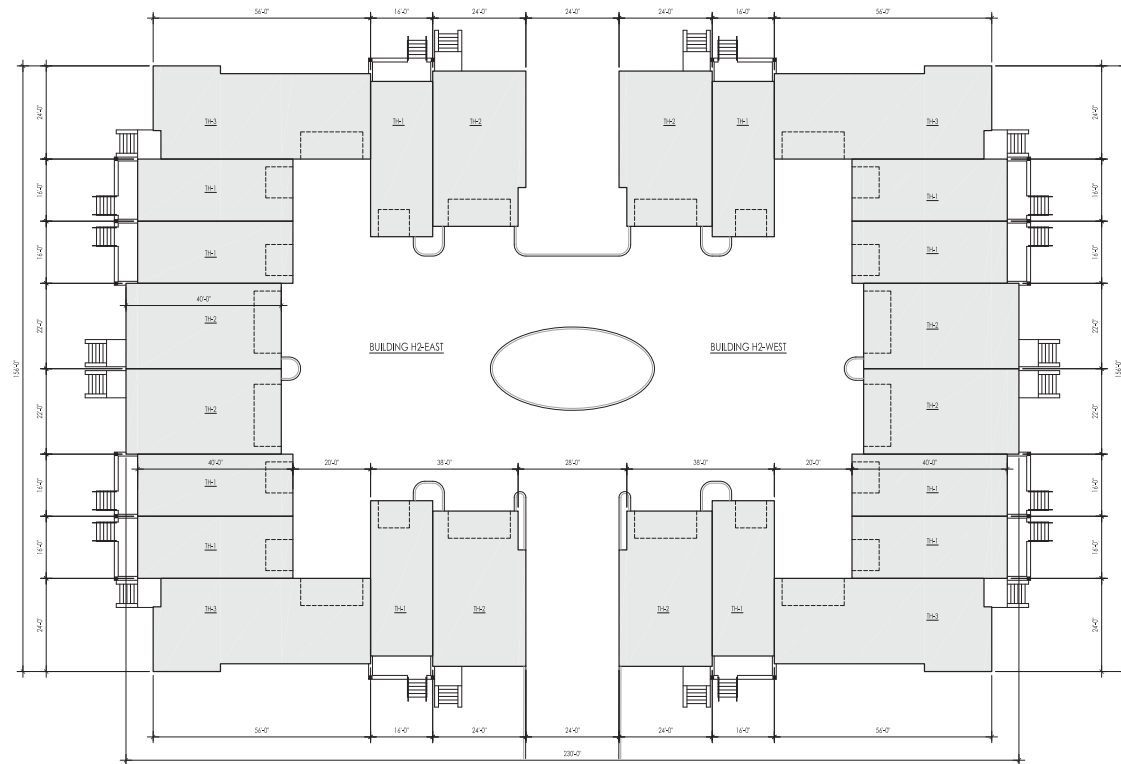
Building H1-West	Units	Units	Units	Total
	5	5	2	12



27 May 16



KEY PLAN



0 8 16 ft

BUILDING H2 PLAN

Building H2-East	TH1	TH2	TH3	Total
	5	4	3	12
Building H2-West	TH1	TH2	TH3	Total
	5	4	3	12



27 May 16





KEY PLAN



BUILDING H3 PLAN

0 8 16 ft

Building H3-East	THS-1	THS-2	THS-3	Total
6	5	3	13	

Building H3-West	THS-1	THS-2	THS-3	Total
6	5	3	13	



27 May 16



0 8 16 ft

27 May 16





0 8 16 ft

27 May 16

# Building Variety Statement

## RE: Bridge Park - H Block Condominiums

Bridge Park H Block Condominiums are bound by Dale Drive and Mooney Street to the East and West and John Shields Parkway and Tuller Ridge Drive to the North and South with a mid-block division in Larimer Street running East / West. The project consists of 6 buildings of a Single-Family Attached use. The buildings are paired and configured in a crescent shape, in order to create a public facing facade for the Street Frontage and a private Motor Court for garage access. Each pair of buildings are split in the North/South direction to provide private access drives to the Motor Courts. Buildings H1 and H2 are separated by a private open “green space” that provides pedestrian access to the units fronting that green. Building H3 fronts the public Greenway along John Shields Parkway to the North.

The project is designed to meet the Vision Principals of the Bridge Street District Zoning Code and the principals of Walkable and New Urbanism. Each of the buildings are configured to meet the requirements for Street Frontage, Front Property Line Coverage, Occupation of Corner, and RBZ Treatment with Landscape walls, Porches, and Stoops falling with-in the RBZ zone.

Facade Diversity is addressed in several ways. Each of the buildings has a unique character which is expressed through a variety of material finishes and details. Permitted Primary Materials will consist of two colors of brick veneer used in a way to break down the massing of the facades into a pedestrian scale. Transitions of Primary Materials will be consistent with the code and will be accompanied by a string course and/or accent coursing for horizontal facade divisions or at inside corners for vertical facade divisions. Secondary Materials will be used to create building variety diversity. Building Variety will also be achieved by: (1) The proportion of recesses and projections. (2) A change in the location of the entrance and window placements. (3) Changes to the roof design, including material and parapet heights. (4) Pronounced changes in building height.

The Design Intent of this project is to provide an interesting walkable setting for an Urban lifestyle that places value on the human scale and diversity of experience.