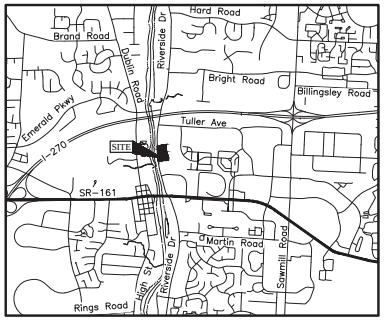
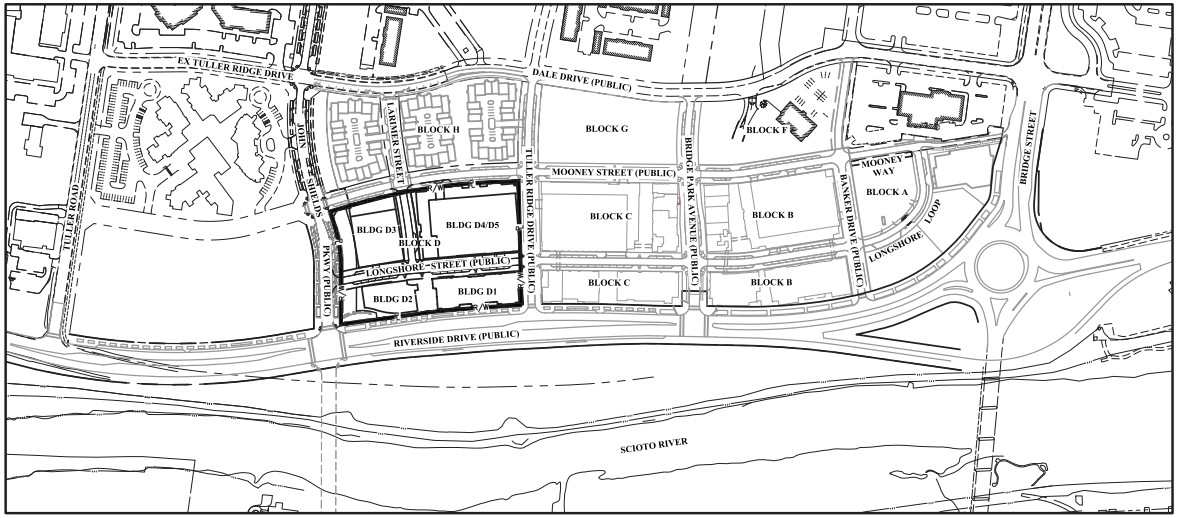
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN/BASIC DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK D
2017



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
Site Plan	BSP 4
Site Utility Plan	BSP 5
Grading Plan	BSP 6
Parking Plan	BSP 7
Open Area Plan	BSP 8
Typical Sections	BSP 9

SITE DATA

Zoned BSD Scioto River Neighborhood District

See Sheet BSP 8 for Open Space Calculations

See Parking Calculations provided on Sheet BSP 7

Total Site Area: ±5.30 Acres

Lot 13 Area:	±0.23 Acres
Lot 14 Area:	±0.76 Acres
Lot 15 Area:	±1.77 Acres
Lot 16 Area:	±0.17 Acres
Lot 17 Area:	±1.31 Acres
Public R/W Area:	±1.06 Acres

Front Property Line Coverage	
D1 - Corridor	100%
D2 - Corridor	100%
D3 - Corridor	100%
D4/D5 - Corridor	100%

Building Summary

		Residential						Commercial			
Building	Building Type	3 BR	2 BR	1 BR	Studio	Micro	Total	Office	Retail	Restaurant	Total
D1	Corridor	0	43	0	0	0	43	25,000	11,371	11,371	47,742
D2	Corridor	0	0	0	0	0	0	78,000	14,800	0	92,800
D3	Corridor	16	20	27	13	0	76	0	990	0	990
D4/D5	Corridor	6	15	26	4	4	55	0	9,114	0	9,114

PERVIOUS & IMPERVIOUS LOT COVERAGE

Lot/Roadway	Limits of Disturbance (Acres)	Existing Impervious Area (Acres)	Proposed Impervious Area (Acres)	Pre-Developed Percent	Post-Developed Percent
Lot 13	0.23	0.09	0.00	39%	35%
Lot 14	0.76	0.00	0.67	0%	88%
Lot 15	1.77	0.00	1.30	0%	90%
Lot 16	0.17	0.03	0.00	18%	18%
Lot 17	1.31	0.00	1.02	0%	78%
R/W	1.06	0.00	0.42	0%	87%
Total	5.30	0.12	4.57	2%	86%

DEVELOPER/OWNER
Crawford Hoying Development Partners
555 Metro Place North, Suite 600
Dublin, Ohio 43017
Tel: (614) 335-2020
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 Quackenbush
(Primary Project Contact)

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

Sullivan Bruck Architects
8 South Grant Ave
Columbus, Ohio 43215
Tel: (614) 464-9800
Matthew Lytle

ZONING
Zoned BSD Scioto River Neighborhood District

LANDSCAPE ARCHITECT
MKSK
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 development on approximately 5.30 acres, for a mixed-use and corridor building development on the east side of Riverside Drive, south of John Shields Parkway, west of Mooney Street, and north of Tuller Ridge Drive.

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

EMH&T

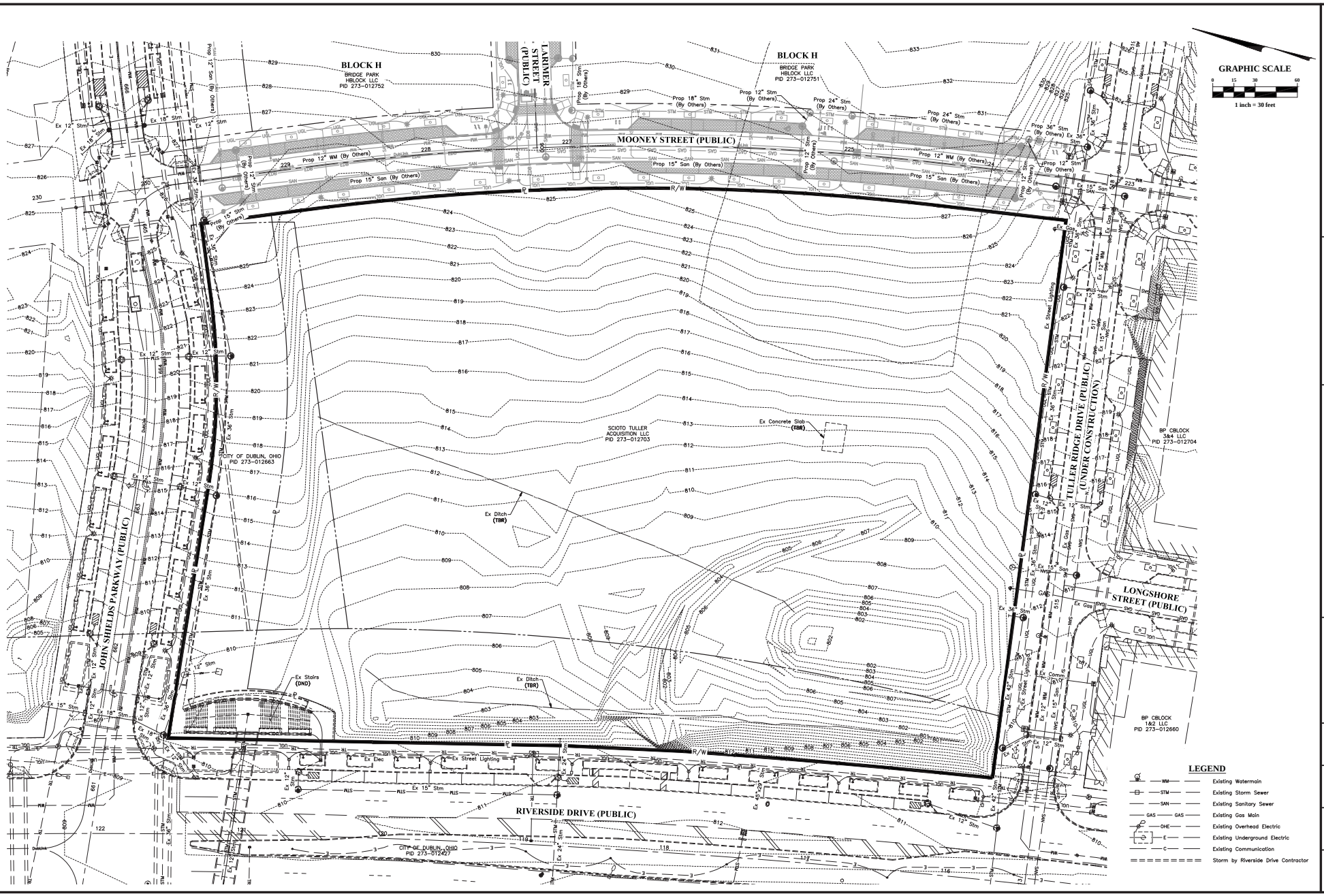
DATE
August 9, 2017

SCALE
As Noted

JOB NO.
2017-0102

SHEET
BSP 1

J:\2012\2102\Dwg\CaDSheets\Final Site Plan\SBP - 01 Title Sheet.dwg and Social Box overlayers, 8/9/2017 11:08 AM and Printed By: ventrone, Nick, 8/9/2017 1:56 PM (Nb Kirk)



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

EMH&T

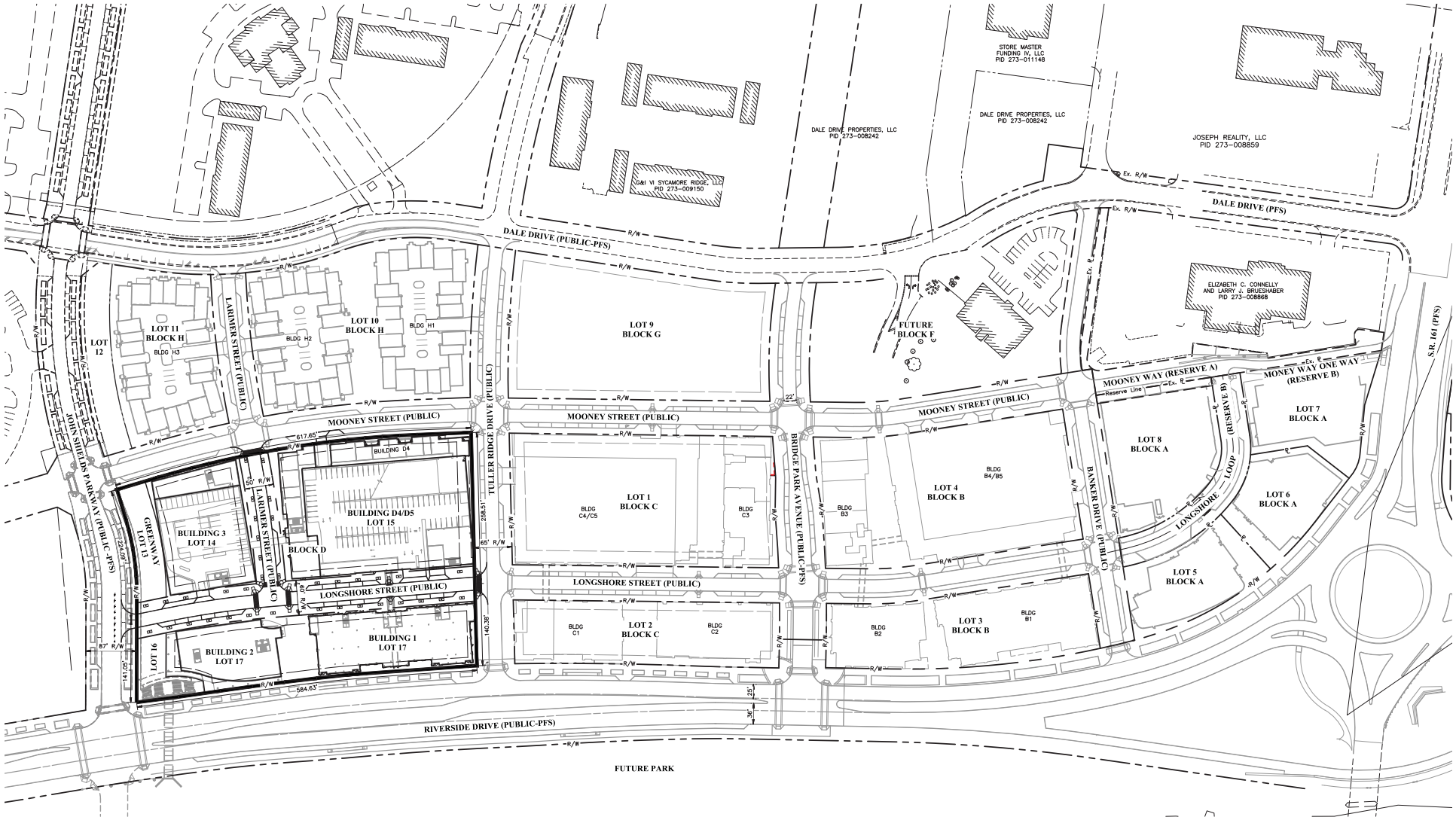
DATE: August 9, 2017

SCALE: 1" = 30'

JOB NO.: 2017-0102

SHEET: **BSP 2**

J:\20170102\Dwg\04Sheets\Final Site Plan\FSP - 02 Existing Conditions Plan.dwg, Last Saved By: nventresco, 7/18/2017 7:08 AM Last Printed By: Ventresco, Nick, 9/5/2017 1:57 PM (No Name)



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-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	60 ft Right of Way
Larimer Street (Public)	Neighborhood Street	50 ft Right of Way

Block Dimensions							
	Side Length (ft.)						
	North	South	East	West	Allowable Length (ft.)	Perimeter (ft.)	Allowable Perimeter (ft.)
Lot 13	198	202	50	51	500	501	1750
Lot 14	202	219	166	56	500	643	1750
Lot 15	224	228	350	234	500	1036	1750
Lot 16	109	112	51	118	500	390	1750
Lot 17	112	110	532	375	500	1129	1750

GRAPHIC SCALE

0 40 80 160

1 inch = 80 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

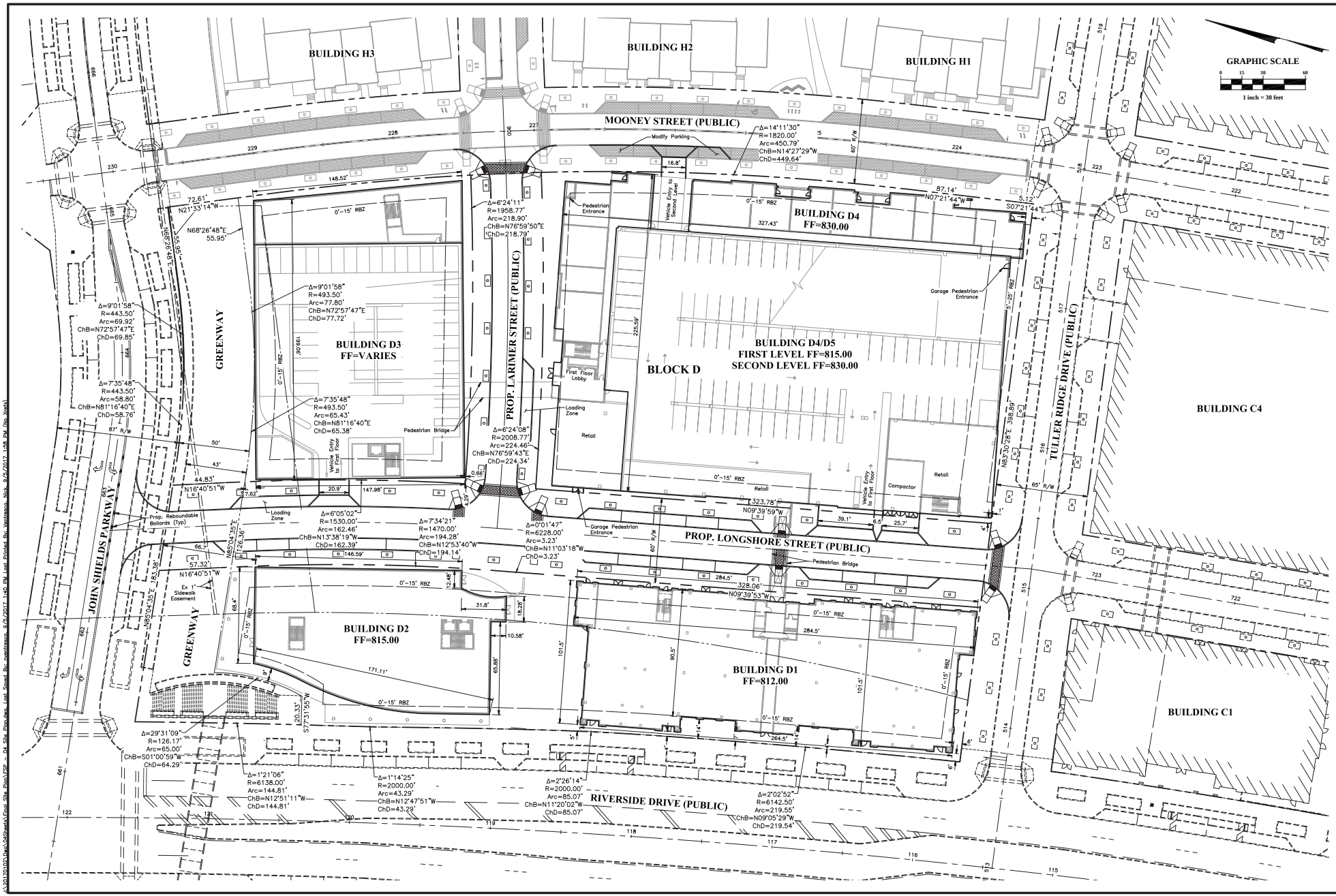
EMH&T

DATE
August 9, 2017

SCALE
1" = 80'

JOB NO.
2017-0102

SHEET
BSP 3



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN/BASIC DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK D
SITE PLAN

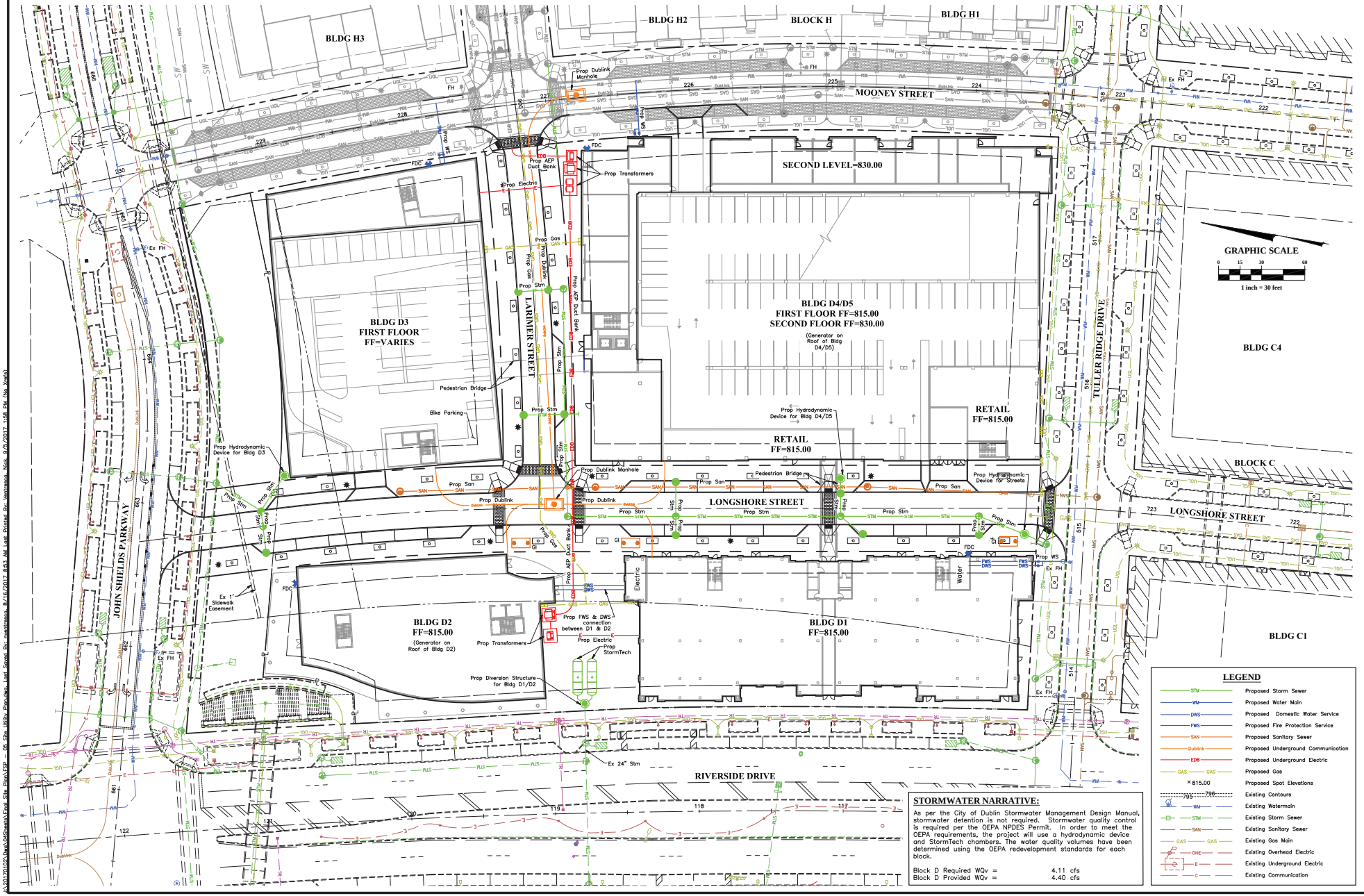
EMH&T

DATE
August 9, 2017

SCALE
1" = 30'

JOB NO.
2017-0102

SHEET
BSP 4



STORMWATER NARRATIVE:

As per the City of Dublin Stormwater Management Design Manual, stormwater detention is not required. Stormwater quality control is required per the OEPA NPDES Permit. In order to meet the OEPA requirements, the project will use a hydrodynamic device and StormTech chambers. The water quality volumes have been determined using the OEPA redevelopment standards for each block.

Block D Required WQv = 4.11 cfs
Block D Provided WQv = 4.40 cfs

LEGEND

STM	Proposed Storm Sewer
WM	Proposed Water Main
DWS	Proposed Domestic Water Service
FWS	Proposed Fire Protection Service
SAN	Proposed Sanitary Sewer
Dublink	Proposed Underground Communication
EDB	Proposed Underground Electric
GAS	Proposed Gas
× 815.00	Proposed Spot Elevations
795 796	Existing Contours
WM	Existing Watermain
STM	Existing Storm Sewer
SAN	Existing Sanitary Sewer
GAS	Existing Gas Main
OHE	Existing Overhead Electric
E	Existing Underground Electric
C	Existing Communication

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

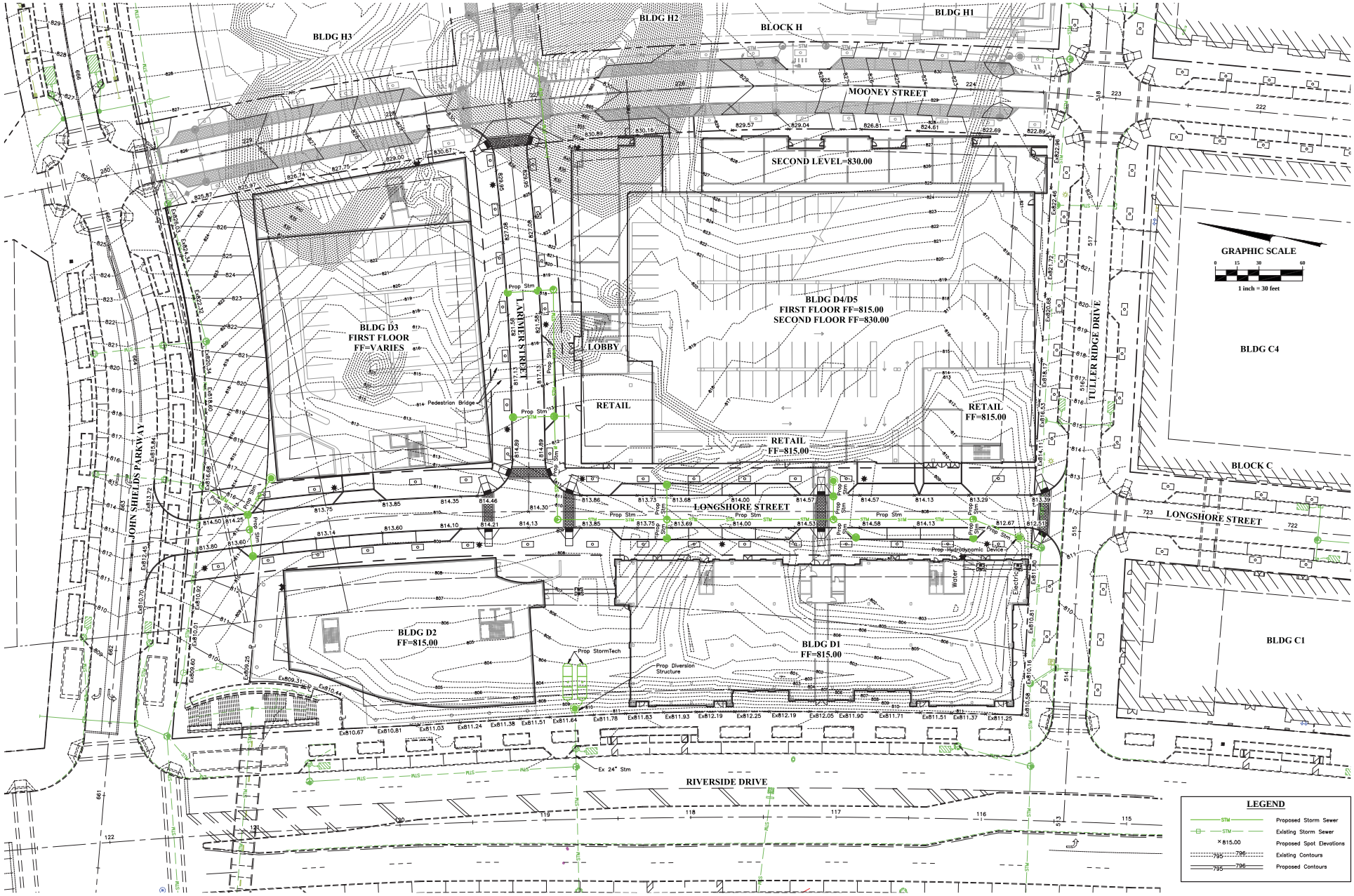
EMH&T

DATE: August 9, 2017

SCALE: 1" = 30'

JOB NO.: 2017-0102

SHEET: BSP 5



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

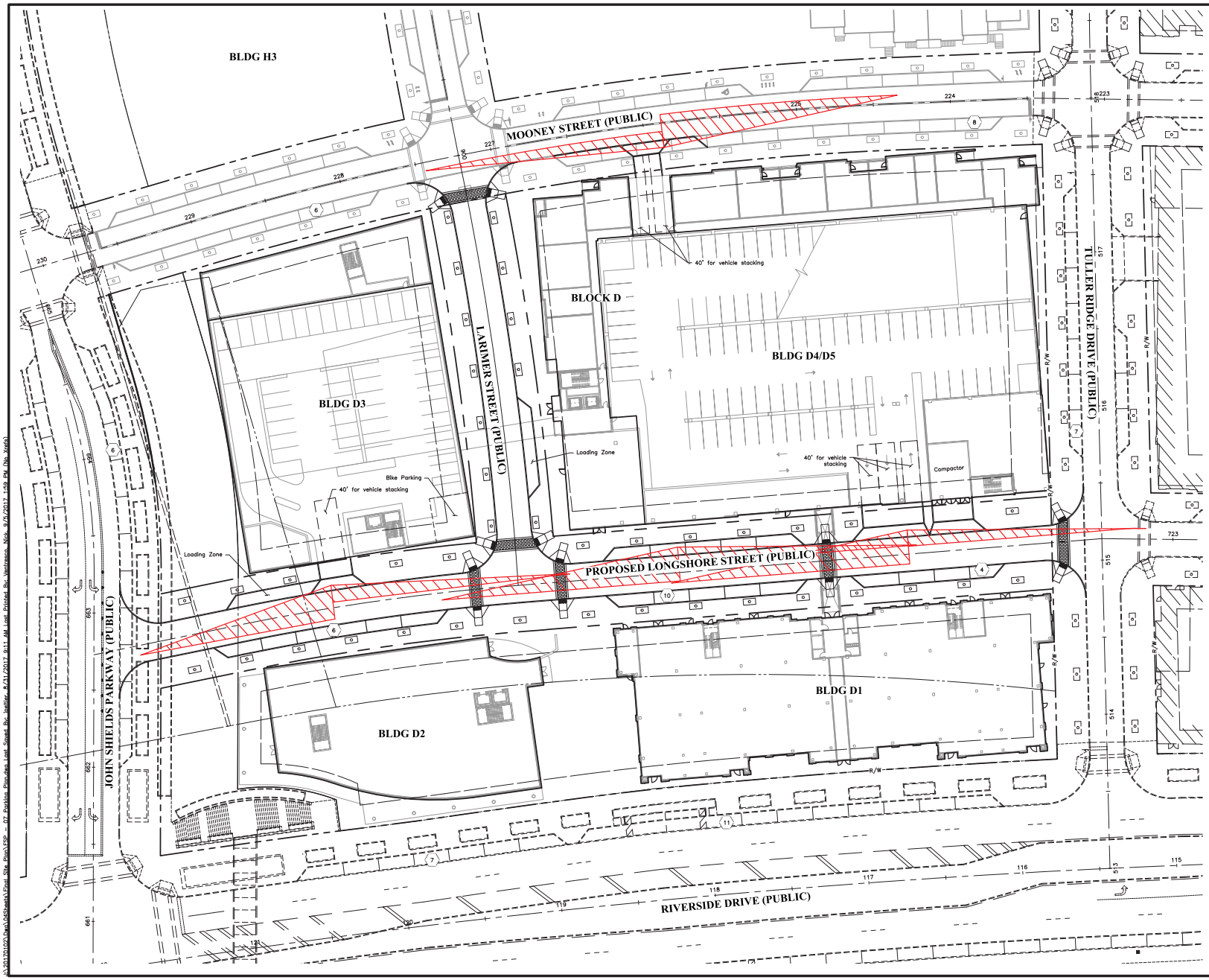
EMH&T

DATE
August 9, 2017

SCALE
1" = 30'

JOB NO.
2017-0102

SHEET
BSP 6



Residential Required Parking

Building	3 BR	2 BR	1 BR	Studio	Total
D1	0	43	0	0	43
D2	0	0	0	0	0
D3	16	20	27	13	76
D4/D5	6	15	26	8	55
Total Units	22	78	53	21	174
Min. Required Parking/Unit	2	1.5	1	1	
Max Allowable Parking/Unit	2	2	2	2	
Min. Parking Required	44	117	53	21	235
Max Parking Allowed	44	156	106	42	348

Commercial Required Parking

Building	Office	Retail	Restaurant	Total
D1	25,000	11,371	11,371	47,742
D2	81,823	14,104	0	95,927
D3	0	990	0	990
D4/D5	0	9,215	0	9,215
Total SF	106,823	35,680	11,371	153,874
Min. Required Parking/1,000 SF	3	3	10	
Max Allowable	125%	125%	125%	
Min. Parking Required	321	108	114	543
Max Parking Allowed	402	135	143	680

Parking Provided

	On Street	Parking Structure	Total
Block D	65	-	754
Building D3	-	52	
Building D4/D5 First Floor	-	85	
Building D4/D5 First Floor	-	153	
Building D4/D5 First Floor	-	153	
Building D4/D5 First Floor	-	153	
Building D4/D5 First Floor	-	93	
Total Parking Provided			754
Minimum Parking Required			778
Max Parking Allowed			1,028
Bicycle Parking Required			142
Bicycle Parking Provided			142
ADA Accessible Parking Required			18
ADA Accessible Parking Provided			18
Loading Spaces Required			3
Loading Spaces Provided			3

LEGEND

(X) On-Street Parking Spaces Provided–19 Total

Stopping Sight Distance

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
BASIC SITE PLAN/BASIC DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK D
PARKING PLAN

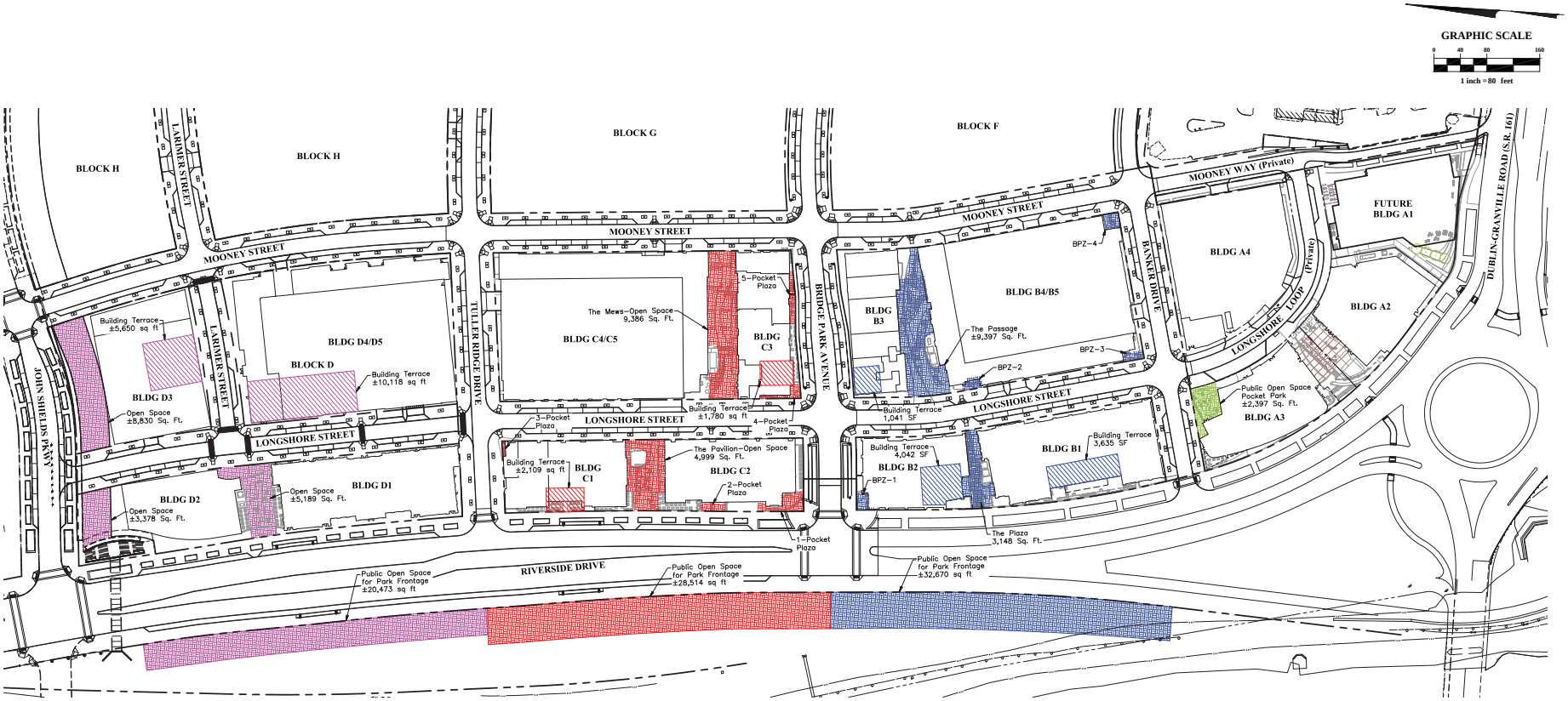
EMH&T

DATE
August 9, 2017

SCALE
1" = 30'

JOB NO.
2017-0102

SHEET
BSP 7



BLOCK D

	Required
Residential Required Area	174 units x 200 sf/unit =34,800 sf =0.80 Acres
Commercial Required Area	150,646 sf / 50 sf =3,013 sf =0.07 Acres
Total Required Open Space Area	±0.87 Acres
	Provided
Public Open Space (On-Site)	±0.40 Acres x 100% = 0.40 Acres
Public Open Space (Off-Site)	±0.47 Acres x 100% = 0.47 Acres
Rooftop Amenity Decks	±0.36 Acres x 0% = 0 Acres
Total Provided Open Space Area	±0.87 Acres

BLOCK C

	Required
Residential Required Area	153 units x 200 sf/unit =30,600 sf =0.70 Acres
Commercial Required Area	141,813 sf / 50 sf =2,836 sf =0.07 Acres
Total Required Open Space Area	±0.77 Acres
	Provided
Public Open Space (On-Site)	±0.40 Acres x 100% = 0.40 Acres
Public Open Space (Off-Site)	±0.65 Acres x 100% = 0.65 Acres
Rooftop Amenity Decks	±0.09 Acres x 0% = 0 Acres
Total Provided Open Space Area	±1.05 Acres

BLOCK B

	Required
Residential Required Area	229 units x 200 sf/unit =45,800 sf =1.05 Acres
Commercial Required Area	98,144 sf / 50 sf =1,963 sf =0.05 Acres
Total Required Open Space Area	±1.08 Acres
	Provided
Public Open Space (On-Site)	±0.33 Acres x 100% = 0.33 Acres
Public Open Space (Off-Site)	±0.75 Acres x 100% = 0.75 Acres
Rooftop Amenity Decks	±0.20 Acres x 0% = 0 Acres
Total Provided Open Space Area	±1.08 Acres

BLOCK A

	Required	
Commercial Required Area	Hotel	107,043
	Event Center	19,104
	Retail-Garage	2,334
	Total 128,481 sf / 50 sf =2,570 sf	
Total Required Open Space Area	±0.06 Acres	
	Provided	
Public Open Space (On-site)	±2,397 sf =0.06 Acres	
Total Provided Open Space Area	±0.06 Acres	

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN/BASIC DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK D
OPEN AREA PLAN

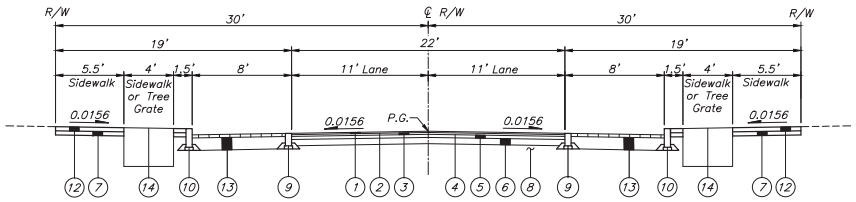
EMH&T

DATE
August 9, 2017

SCALE
1" = 80'

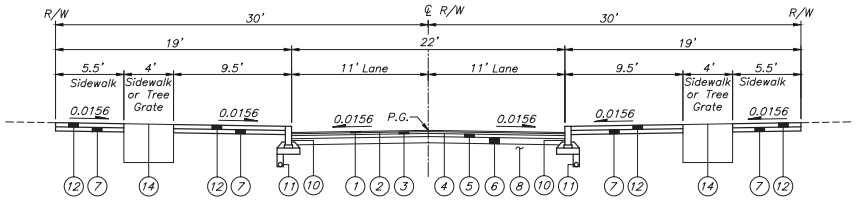
JOB NO.
2017-0102

SHEET
BSP 8



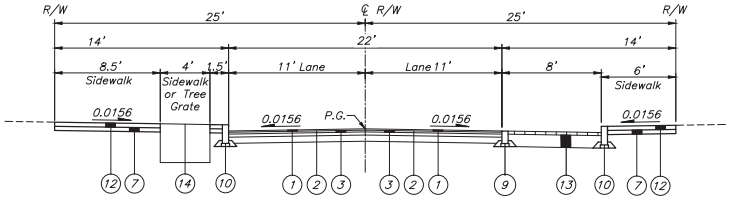
Longshore Street with parking (60' R/W)

Not to Scale



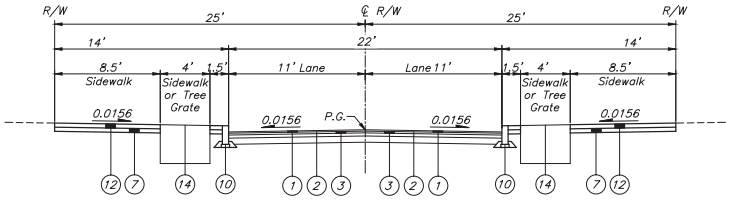
Longshore Street without parking (60' R/W)

Not to Scale



Larimer Street with parking (50' R/W)

Not to Scale



Larimer Street without parking (50' 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 304 – 6" Aggregate Base
7. Item 304 – 4" Aggregate Base
8. Item 204 – Subgrade Compaction and Proof Rolling
9. Item 609 – Concrete Band (12" x 6") (See Detail AA This Sheet)
10. Item 609 – Granite Curb (18" x 6") (See Detail A Sheet 5)
11. Item 605 – 4" Pipe Underdrain
12. Item 608 – 4" Concrete Walk
13. Item SPEC – Brick Paver Roadway (See Detail C Sheet 5)
14. Item SPEC – Tree Grate (See Detail E Sheet 5)
15. Item 659 – Topsoil (T=6")
16. Item 659 – Seeding & Mulching, As Per Plan

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

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

EMHT

DATE: August 9, 2017

SCALE: None

JOB NO.: 2017-0102

SHEET: **BSP 9**

J:\2012\2102\Dwg\CoSheets\Final_Site Plan\CSP – 09 Typical Sections.dwg, Lord, Scott, Pre-construction, 8/4/2017 3:56 PM, Last Printed By: ventrance, Nick, 8/9/2017 1:49 PM (No Xrefs)