

1. Public Access Easements are established to grant access to the general public for the purpose of public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use. The Private Property Owner maintains the right to utilize the reserve space for outdoor dining and other private functions.
2. Any Right-of-Way encroachments by area wells or aerial canopies will be owned and maintained by the Property Owner.
3. Lot lines, open spaces, reserves and right-of-way lines are based on the design at the time of the preliminary plat approval and are subject to change with the final plat.
4. Ingress/Egress points shown are for private street locations and additional drives will be provided subject to the City of Dublin Engineer approval.
5. Existing private utility easements shown on this preliminary plat that conflict with proposed improvements will be vacated as required by the private utility company.

Title Sheet	PP1
Existing Conditions	PP2
Preliminary Plat Detail	PP3
Utility Plan	PP4
Typical Sections	PP5

Zoned BSD Scioto River Neighborhood District

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:	±1.05 Acres

INDEX MAP
Scale: 1" = 200'

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

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

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

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

**Zoned BSD Scioto River
Neighborhood District**

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

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.

MARK	DATE	DESCRIPTION
------	------	-------------



CRAWFORD HOYAL
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK D
TITLE SHEET

EMH T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Survivors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614/775-4500 Toll Free: 888/775-3648
emht.com

DATE
August 16, 2017

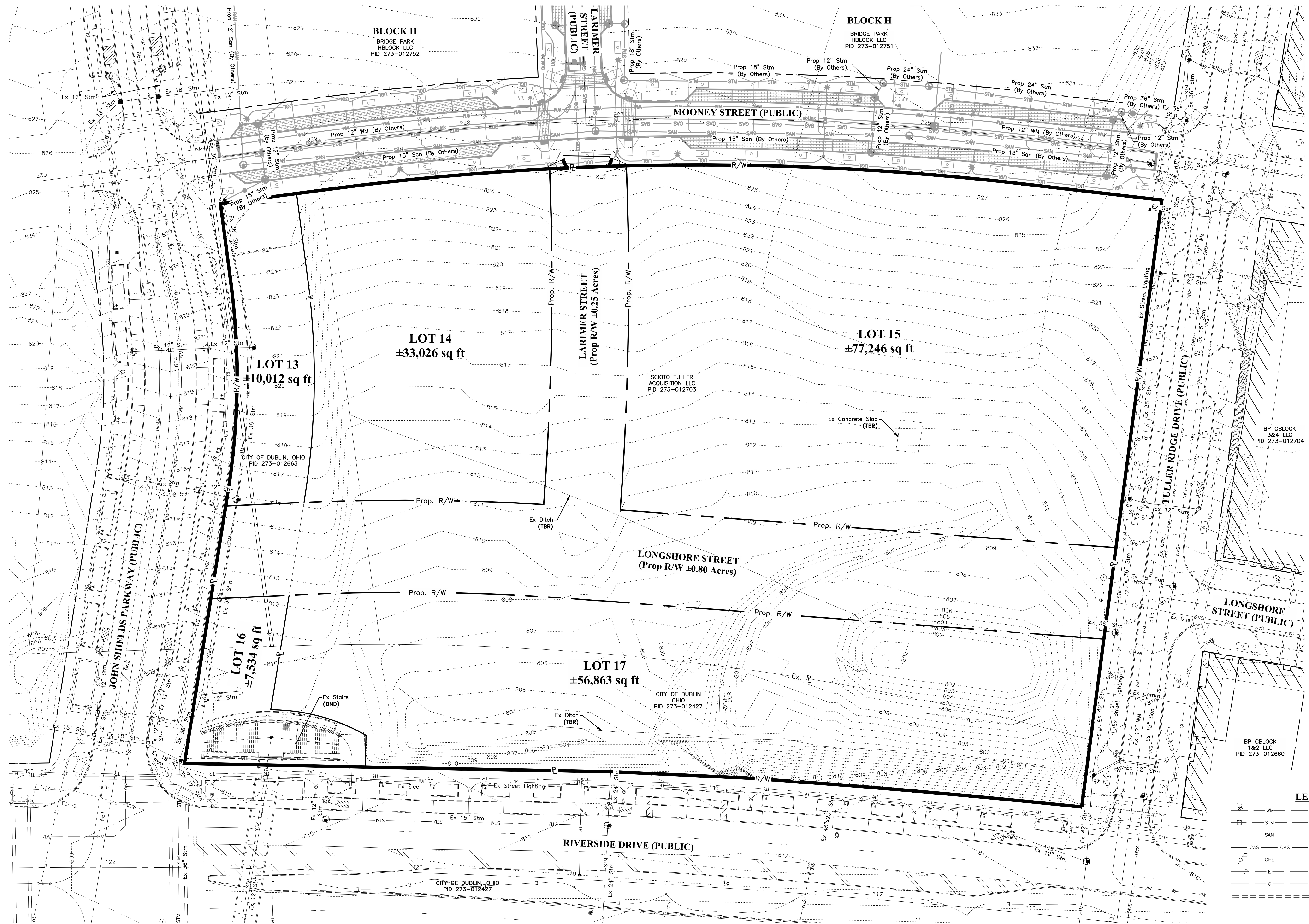
SCALE

As Noted

JOB NO.
2017-0102

SHEET

PP1



LEGEND

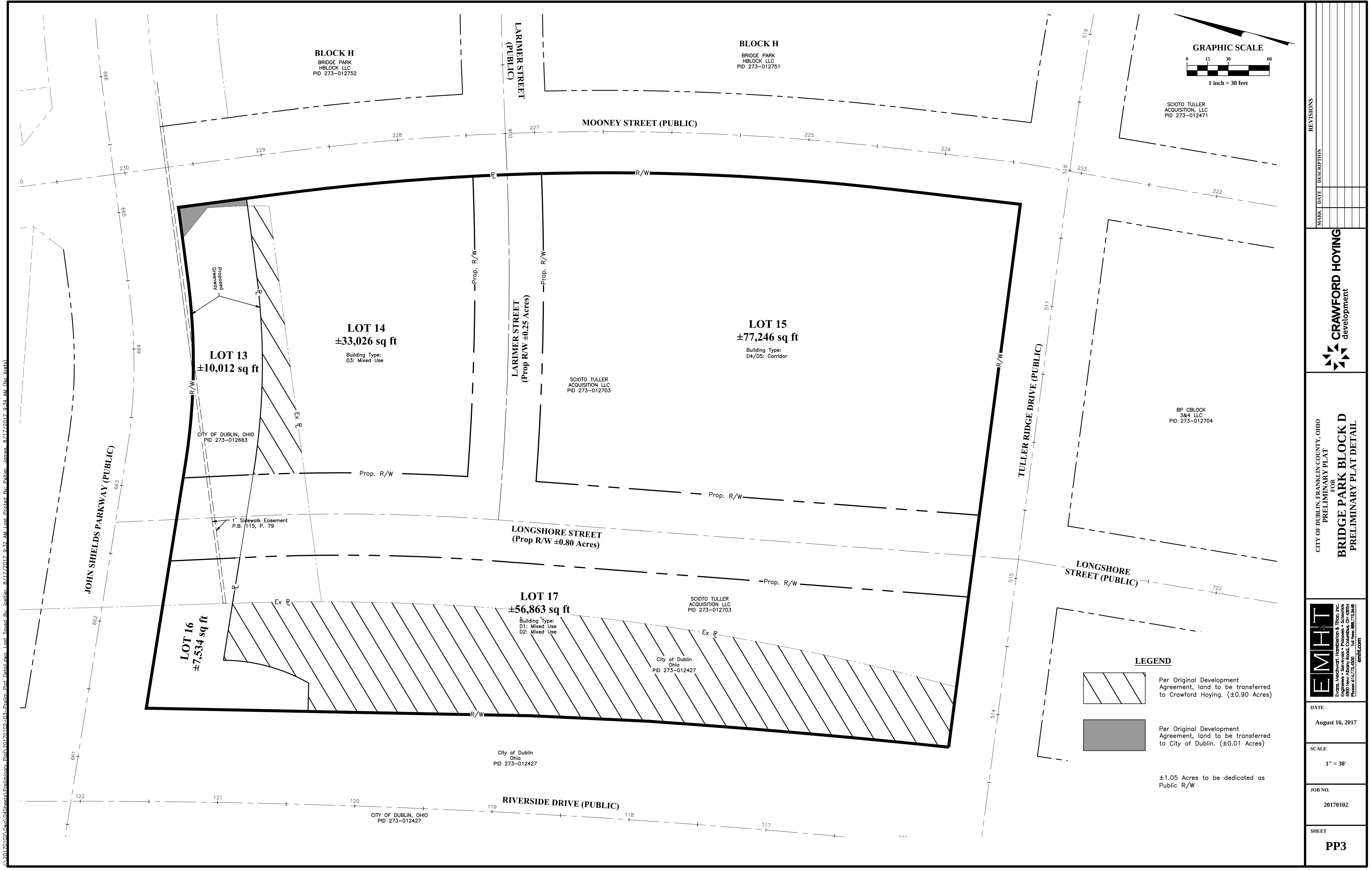
MARK	DATE	DESCRIPTION
------	------	-------------

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK D
EXISTING CONDITIONS

DATE
August 16, 2017

JOB NO.

20170102



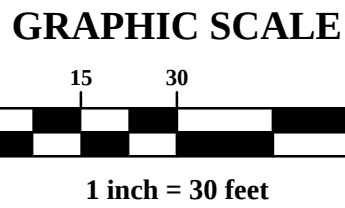
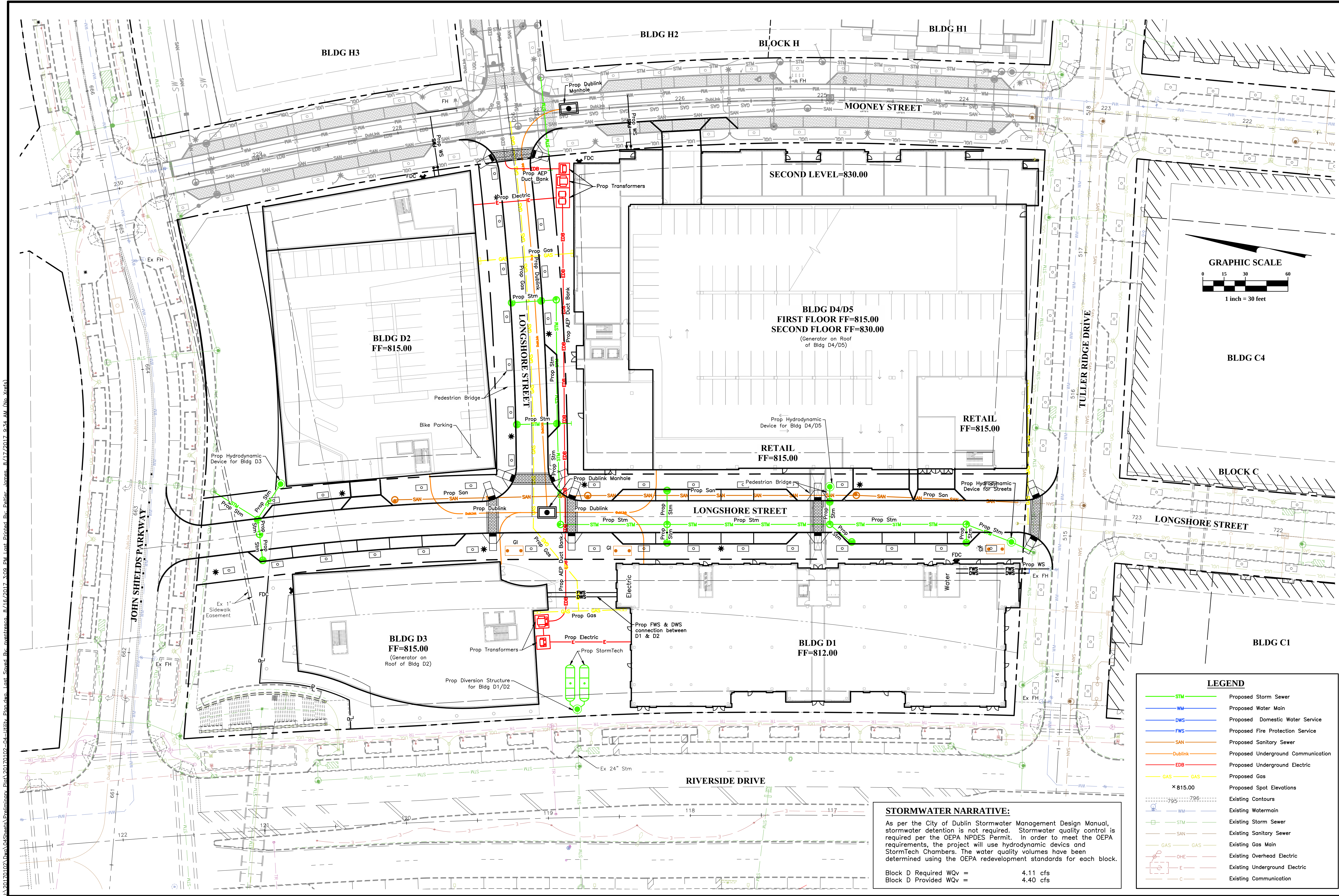
CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK D
PRELIMINARY PLAT DETAIL

EMHIT
Evans, Meacham, Henderson & Tilton, Inc.
5900 New Albany Road, Columbus, OH 43254
Phone: 614.775.6500 Toll Free: 888.775.3448
emhit.com

DATE	August 16, 2017
SCALE	1" = 30'
JOB NO.	20170102
SHEET	PP3

\\20170102\Draw\04\Sheets\Preliminary\Plan\20170102-04-Utility_Plan.dwg, Last Saved By: ventresca, 8/16/2017 3:08 PM, Printed By: Politer, James, 8/17/2017 9:34 AM, (No Xrefs)



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 hydrodynamic devices 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 |
| X 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



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK D
UTILITY PLAN



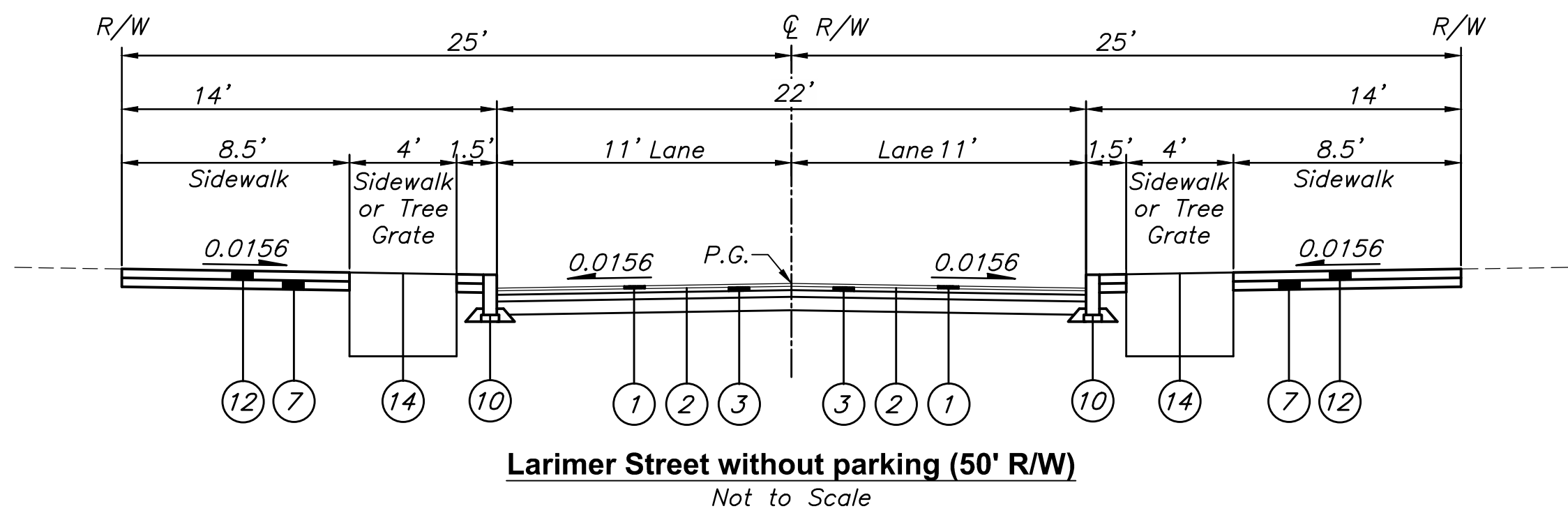
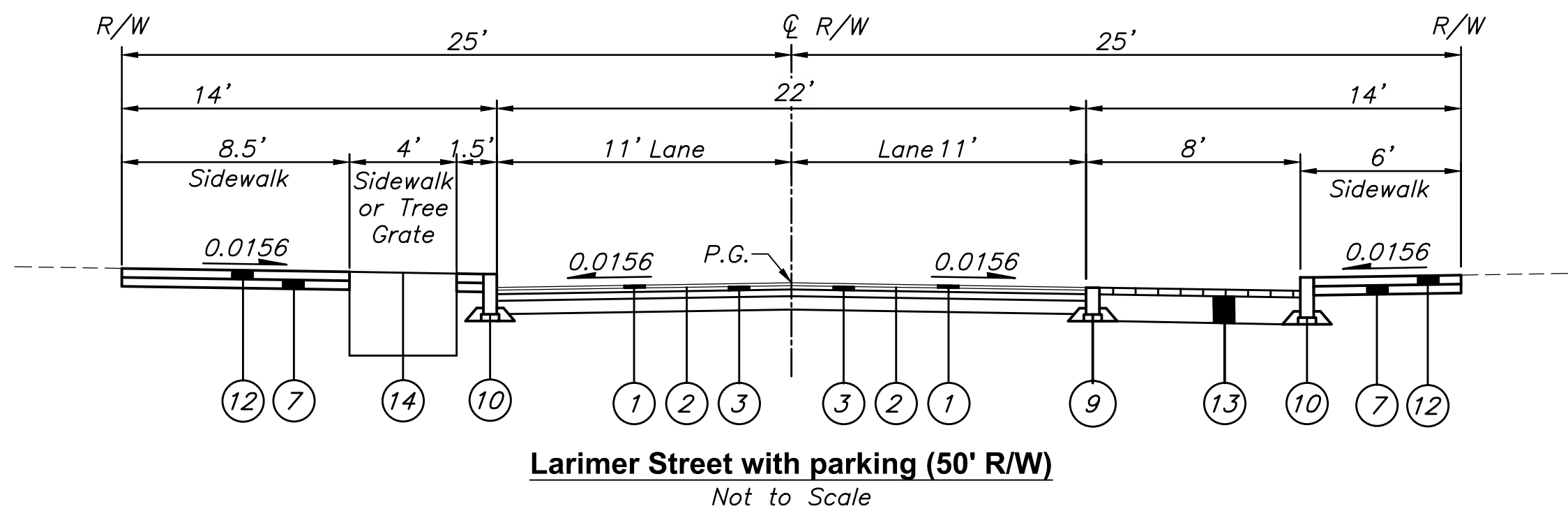
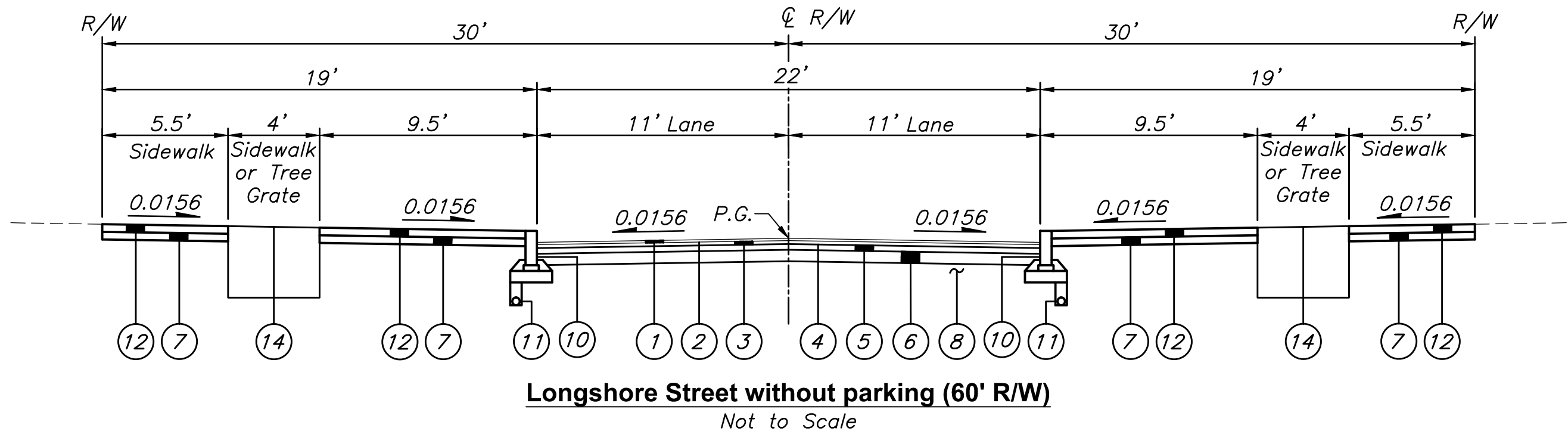
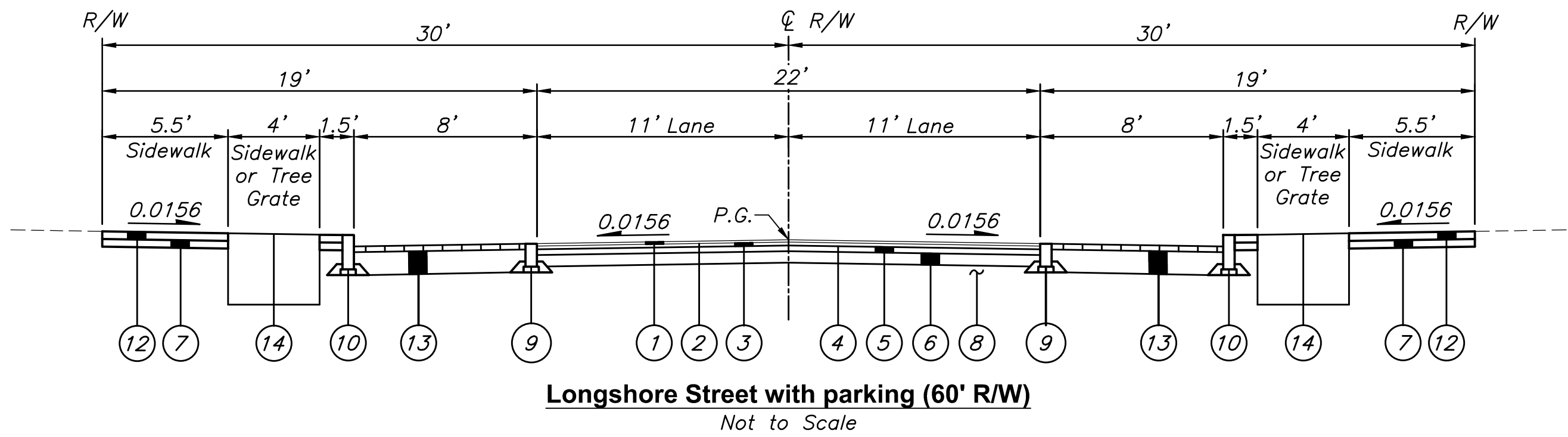
DATE
August 16, 2017

SCALE
1" = 30'

JOB NO.
20170102

SHEET
PP4

\\20170102\Draw\04Sheets\Preliminary\Plan\20170102-05-Typical Sections.dwg, Last Saved By: Inventor, 8/4/2017 3:24 PM, Last Printed By: Pallier, James, 8/17/2017 9:34 AM, (No Xrefs)



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



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK D
TYPICAL SECTIONS



DATE
August 16, 2017

SCALE
None

JOB NO.
2017-0102

SHEET
PP5