

SHEET NUMBER	SHEET NAME
G-CO-00	COVER SHEET
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	SITE PLAN
C103	OPEN AREA & PARKING PLAN
C104	GRADING & UTILITY PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE BENCHMARK IMAGES
A-OF-00	COVER
A-OF-01	SITE PLAN
A-OF-02	FIRST FLOOR
A-OF-03	BUILDING SECTION
A-OF-04	PRECEDENT IMAGES
A-HT-00	COVER
A-HT-01	SITE PLAN
A-HT-02	FIRST FLOOR
A-HT-03	BUILDING SECTION
A-HT-04	PRECEDENT IMAGES
A-RN-00	COVER
A-RN-01	SITE PLAN
A-RN-02	FIRST FLOOR
A-RN-03	BUILDING SECTION
A-RN-04	PRECEDENT IMAGES
A-RS-00	COVER
A-RS-01	SITE PLAN
A-RS-02	FIRST FLOOR
A-RS-03	BUILDING SECTION
A-RS-04	PRECEDENT IMAGES
A-GA-00	COVER
A-GA-01	SITE PLAN
A-GA-02	GROUND FLOOR
A-GA-03	FIRST FLOOR
A-GA-04	BUILDING SECTION
A-GA-05	PRECEDENT IMAGES
A-RE-01	STREET PERSPECTIVE
A-RE-02	AERIAL PERSPECTIVE
A-RE-03	SITE PERSPECTIVES
A-RE-04	RIVERSIDE DR PERSPECTIVES
TOTAL	38 SHEETS

CONCEPTUAL PLAN INFORMAL REVIEW

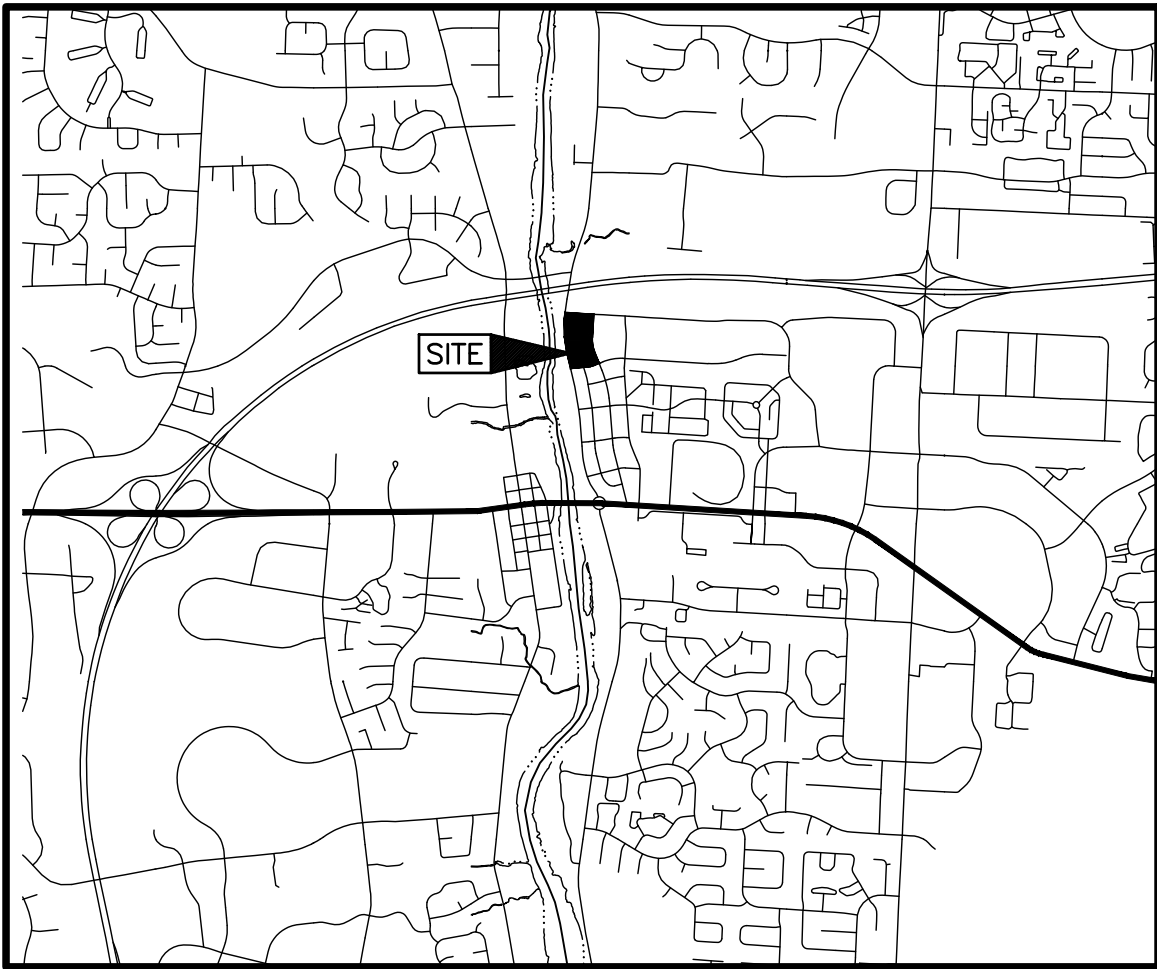
FOR

INDUS BRIDGE STREET

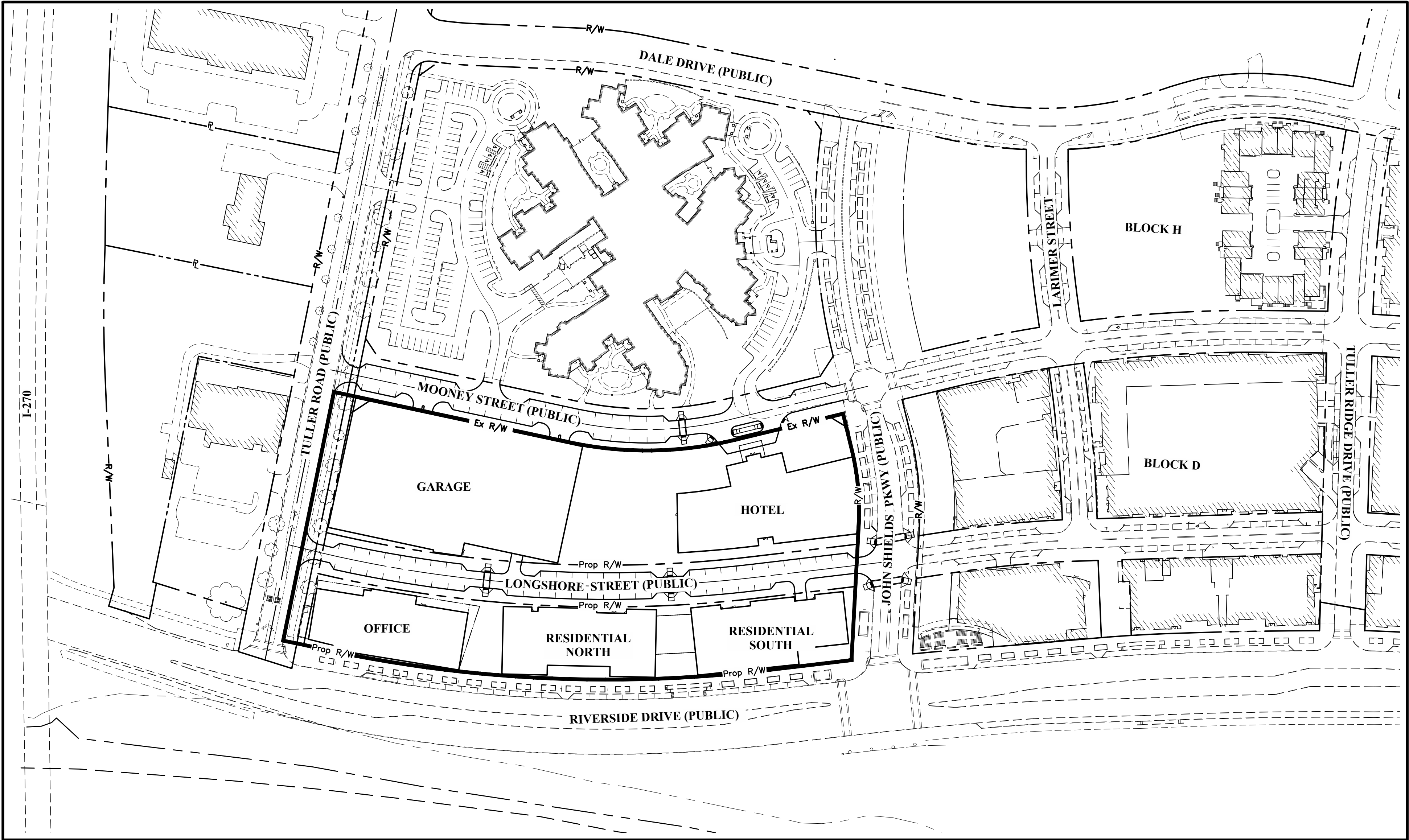
JANUARY 5, 2023



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
FOR
INDUS BRIDGE STREET
2022



LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 100'

SHEET INDEX

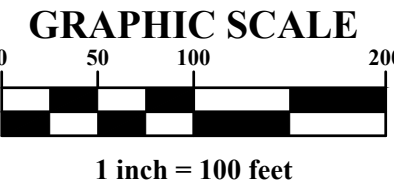
Title Sheet	C100
Existing Conditions	C101
Site Plan	C102
Open Area & Parking Plan	C103
Grading & Utility Plan	C104

PROJECT DESCRIPTION

This project is a proposal for development on approximately ±6.3 acres, for a mixed-use development located east of Riverside Drive, south of Tuller Road, west of Mooney Street, and north of John Shields Parkway.

ZONING

Zoned BSD Scioto River Neighborhood District



OWNER

Invictus Land Holdings &
Tuller Henderson, LLC
1805 NW Professional Plz
Columbus, Ohio 43220

DEVELOPER

Indus Companies
1555 Lennox Town Lane
Columbus, Ohio 43212
Tel: (614) 824-2742
David Kozar

ENGINEER

EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43215
Tel: (614) 775-4500
Fax: (614) 775-4800
Brian Quackenbush

ARCHITECTS

Moody Nolan
300 Spruce Street, Suite 3022
Columbus, Ohio 43215
Tel: (614) 461-4664
Miguel Gonzalez

LANDSCAPE ARCHITECT

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

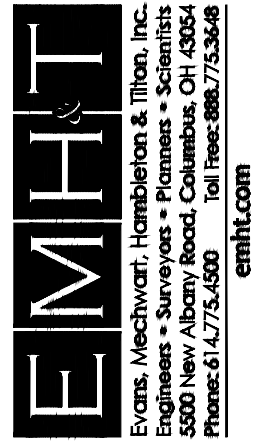
PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
December 8, 2022

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FOR
INDUS BRIDGE STREET
CONCEPT PLAN
TITLE SHEET



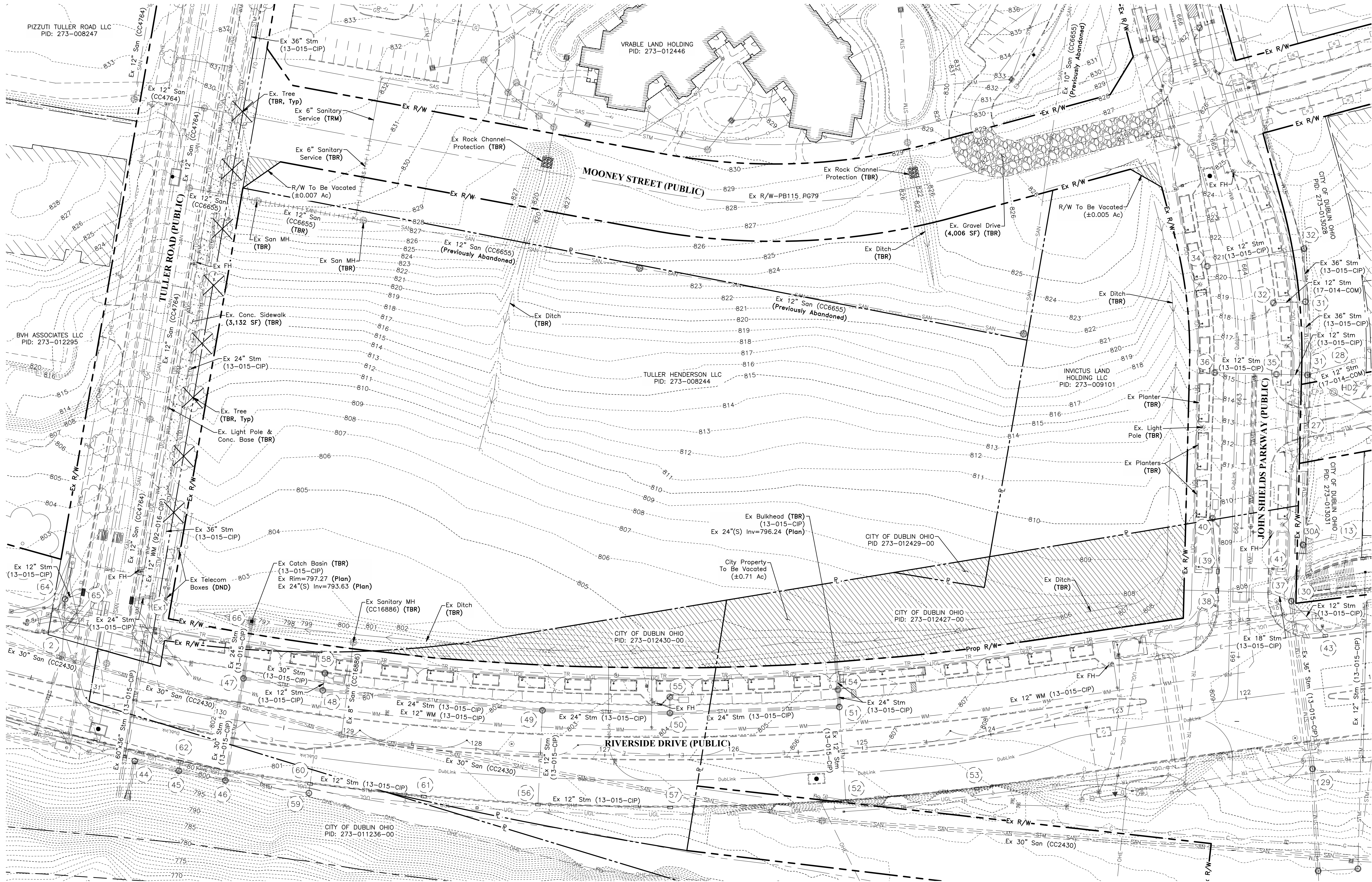
DATE
December 8, 2022

SCALE
AS NOTED

JOB NO.
2022-0603

SHEET
C100

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

LEGEND

STM	Ex. Storm Sewer
SAN	Ex. Sanitary Sewer
SAN (TBR)	Ex. Sanitary Sewer (TBR)
SAS	Ex. Sanitary Service
SAS (TBR)	Ex. Sanitary Service (TBR)
WM	Ex. Watermain
E	Ex. UNGD Electric
OHE	Ex. OVHD Electric
GAS	Ex. Gas
EDB	Ex. Electric Duct Bank
DubLink	Ex. Dublink
C	Ex. Communication
CATV	Ex. Cable TV
819.80	Ex. Spot Elevation
R/W/City Property To Be Vacated ±0.73 Acres Total	
Gravel Drive (TBR)	
Conc. Sidewalk (TBR)	
Tree (TBR)	
(TBR)	To Be Removed
(TRM)	To Remain
(DND)	Do Not Disturb

REVISIONS	
MARK	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FOR
INDUS BRIDGE STREET
CONCEPT PLAN
EXISTING CONDITIONS

EMHT
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.5501
www.emht.com

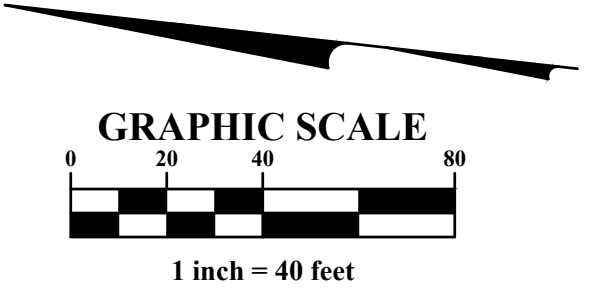
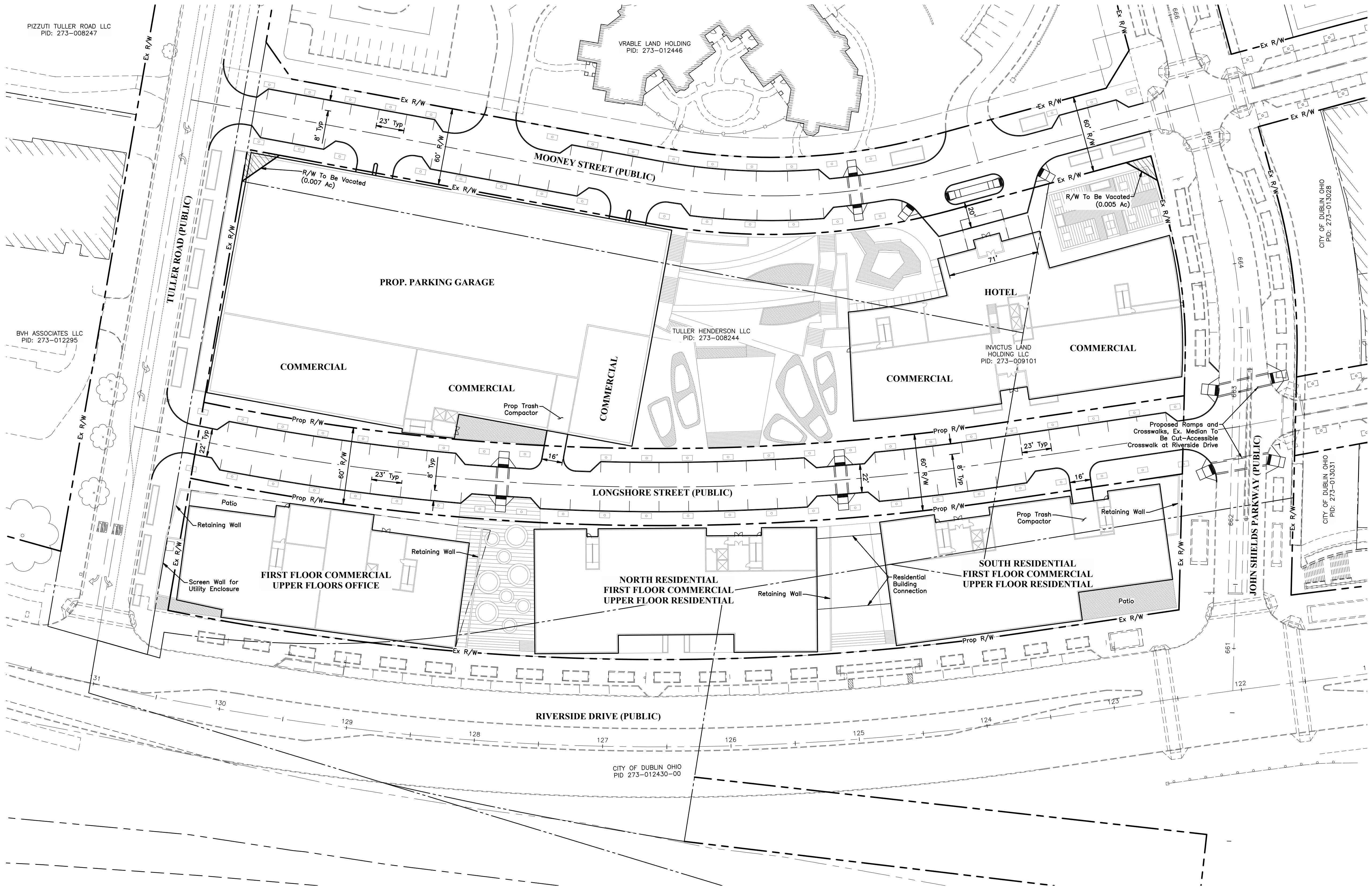
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SCALE	1" = 40'
JOB NO.	2022-0603
SHEET	C101

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
December 8, 2022

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REVISIONS		
MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FOR
INDUS BRIDGE STREET
CONCEPT PLAN
SITE PLAN

EMH
5000 New Albany Road, Columbus, OH 43244
Phone: 614.775.5500 Fax: 614.775.5501
emh.com

DATE
December 8, 2022

SCALE
1" = 40'

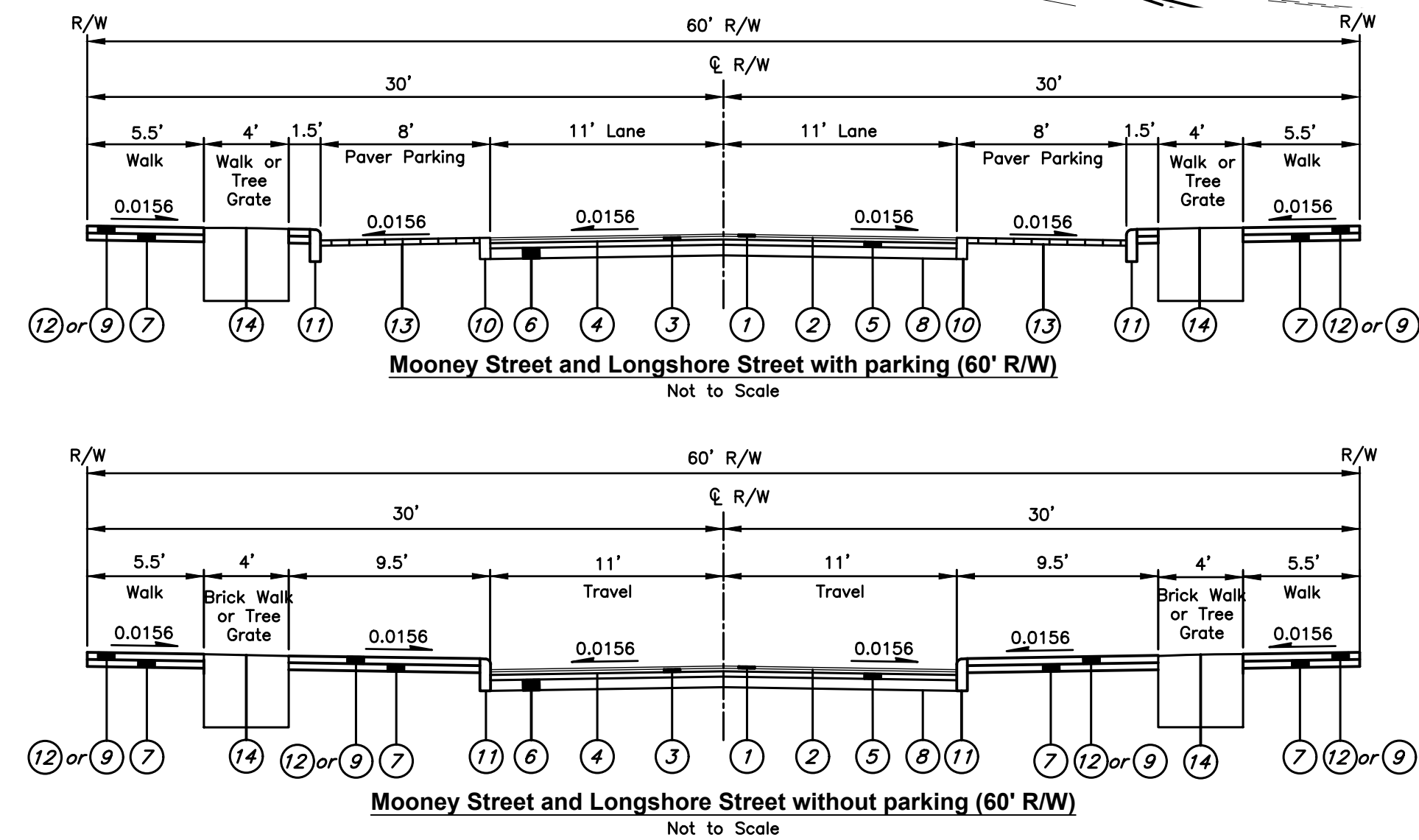
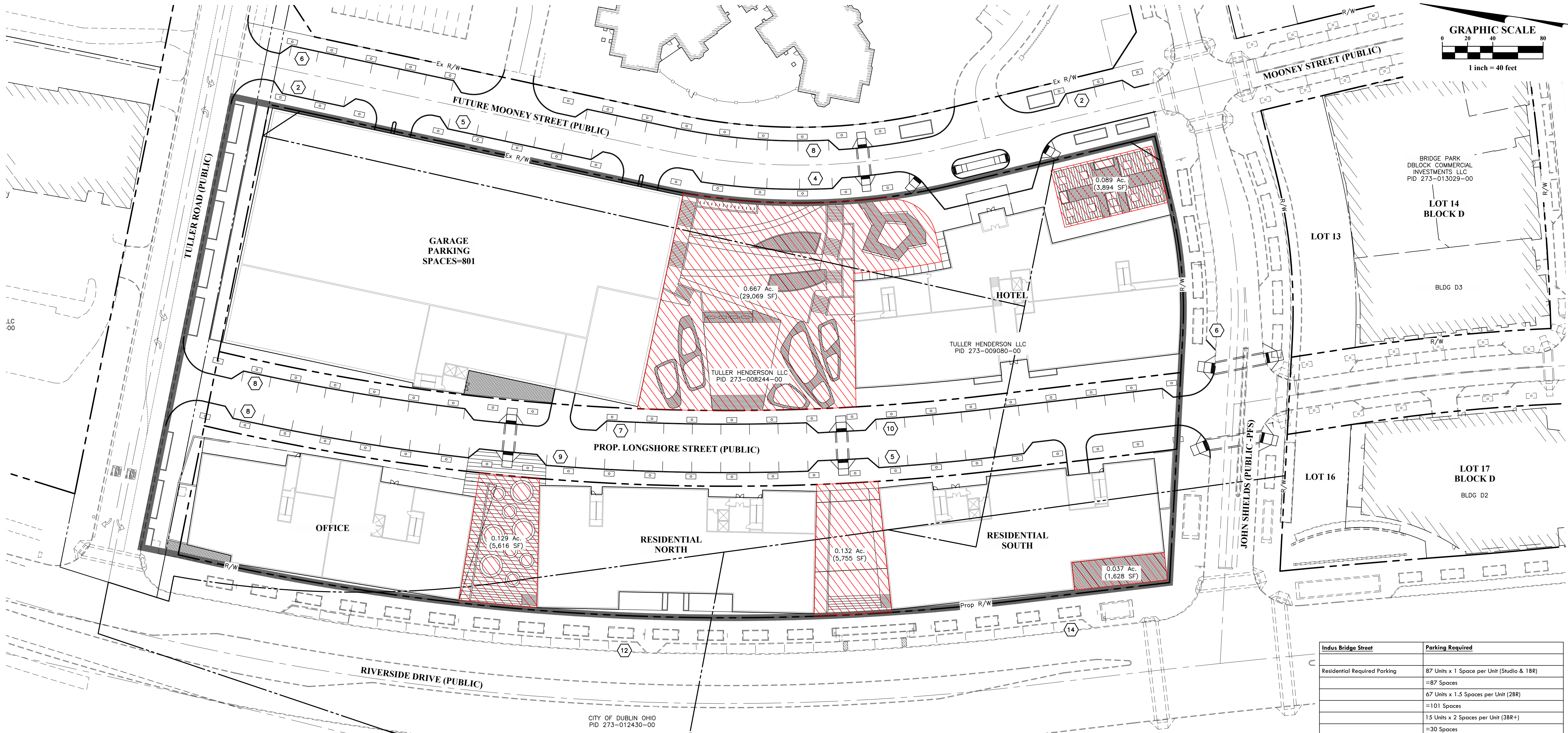
JOB NO.
2022-0603

SHEET
C102

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
December 8, 2022

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- 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 304 - 6" Aggregate Base
 - 7 Item 304 - 4" Aggregate Base
 - 8 Item 204 - Subgrade Compaction and Proof Rolling
 - 9 Item SPEC - Brick Paver Walk
 - 10 Item 609 - Granite Band (12" x 6")
 - 11 Item 609 - Granite Curb (18" x 6")
 - 12 Item 608 - 4" Concrete Walk
 - 13 Item SPEC - Paver Roadway
 - 14 Item SPEC - Tree Grate

LEGEND

Proposed Open Space

On-Street Parking 106 Spaces

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
December 8, 2022

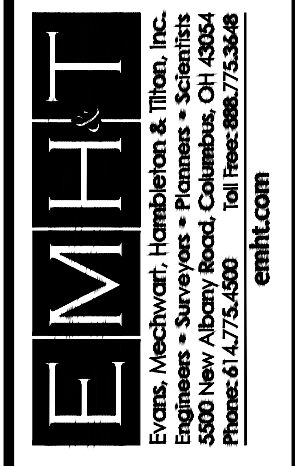
Indus Bridge Street	Open Space Required
Residential Required Area	169 Units * 200 SF/Unit =33,800 SF =0.78 Acres
Commercial Required Area	191,650 SF/50 SF of Commercial =191,650 SF =0.09 Acres
Total Required Open Space	=0.92 Acres
	Open Space Provided
Public Open Space Provided	=45,962 SF =1.06 Acres

Indus Bridge Street	Parking Required
Residential Required Parking	87 Units x 1 Space per Unit (Studio & 1BR) =87 Spaces 67 Units x 1.5 Spaces per Unit (2BR) =101 Spaces 15 Units x 2 Spaces per Unit (3BR+) =30 Spaces 87+101+30=218 Spaces
Commercial/Office Required Parking	139,305 SF @ 3 per 1,000 SF =532 Spaces
Restaurant Required Parking	14,440 SF @ 10 per 1,000 SF =145 Spaces
Hotel Amenity Required Parking	9,400 SF @ 4 per 1,000 SF of Accessory Use Area =38 Spaces
Hotel Room Required Parking	147 Rooms @ 2 per 3 Guest Rooms =98 Spaces
Total Parking Required per Zoning	1,031 Spaces
ULI Shared Reduction Factor Parking*	=135 Spaces
Net Total Required Parking	896 Spaces
*See ULI Shared Parking Calculations Document	
	Parking Provided
Structured Garage Parking Provided	801 Spaces
On-Street Parallel Parking Spaces	106 Spaces
Total Parking Spaces Provided	907 Spaces

REVISIONS		
MARK	DATE	DESCRIPTION

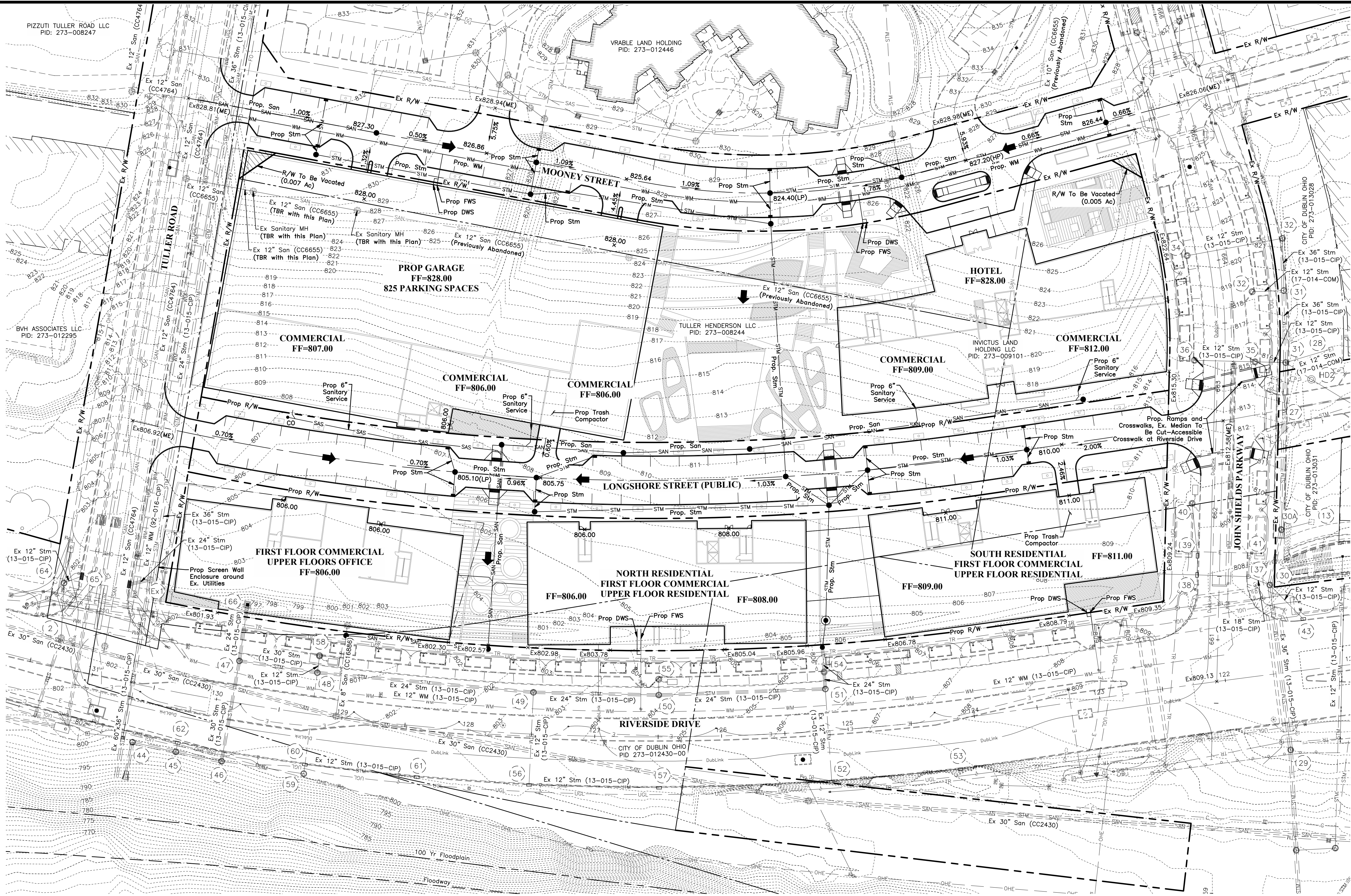


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FOR
INDUS BRIDGE STREET
CONCEPT PLAN
OPEN AREA & PARKING PLAN



DATE	December 8, 2022
SCALE	1" = 40'
JOB NO.	2022-0603
SHEET	C103

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GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

LEGEND

	Ex. Storm Sewer
	Ex. Sanitary Sewer
	Ex. Watermain
	Ex. UNGD Electric
	Ex. OVHD Electric
	Ex. Gas
	Ex. Electric Duct Bank
	Ex. DublinLink
	Ex. Communication
	Ex. Cable TV
	Ex. Contours
	Ex. Spot Elevation
	Prop. Storm Sewer
	Prop. Sanitary Sewer
	Prop. Sanitary Service
	Prop. Water Main
	Prop. Fire Water Service
	Prop. Domestic Water Service
	Major Flood Routing

REVISIONS		
MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FOR

INDUS BRIDGE STREET

CONCEPT PLAN

CONCEPT PLAN

GRADING & UTILITY PLAN

EMHT

5875 N. MacArthur Blvd., Suite 200, Dublin, OH 43017

Engineers • Surveyors • Planners • Scientists

5800 New Albany Road, Columbus, OH 43244

Phone: 614.775.5500 • Toll Free: 888.775.3446

emht.com

DATE	December 8, 2022
SCALE	1" = 40'
JOB NO.	2022-0603
SHEET	C104

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE

December 8, 2022

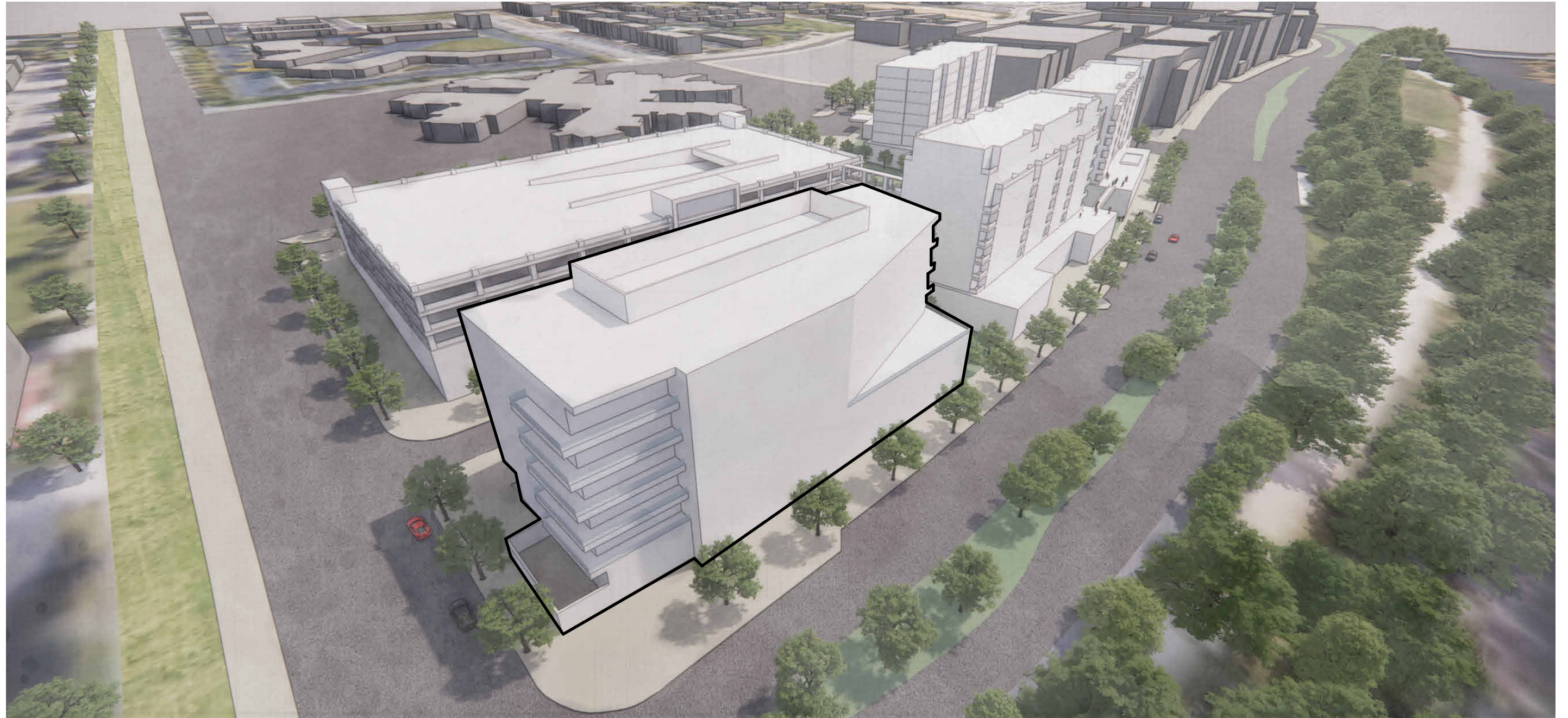




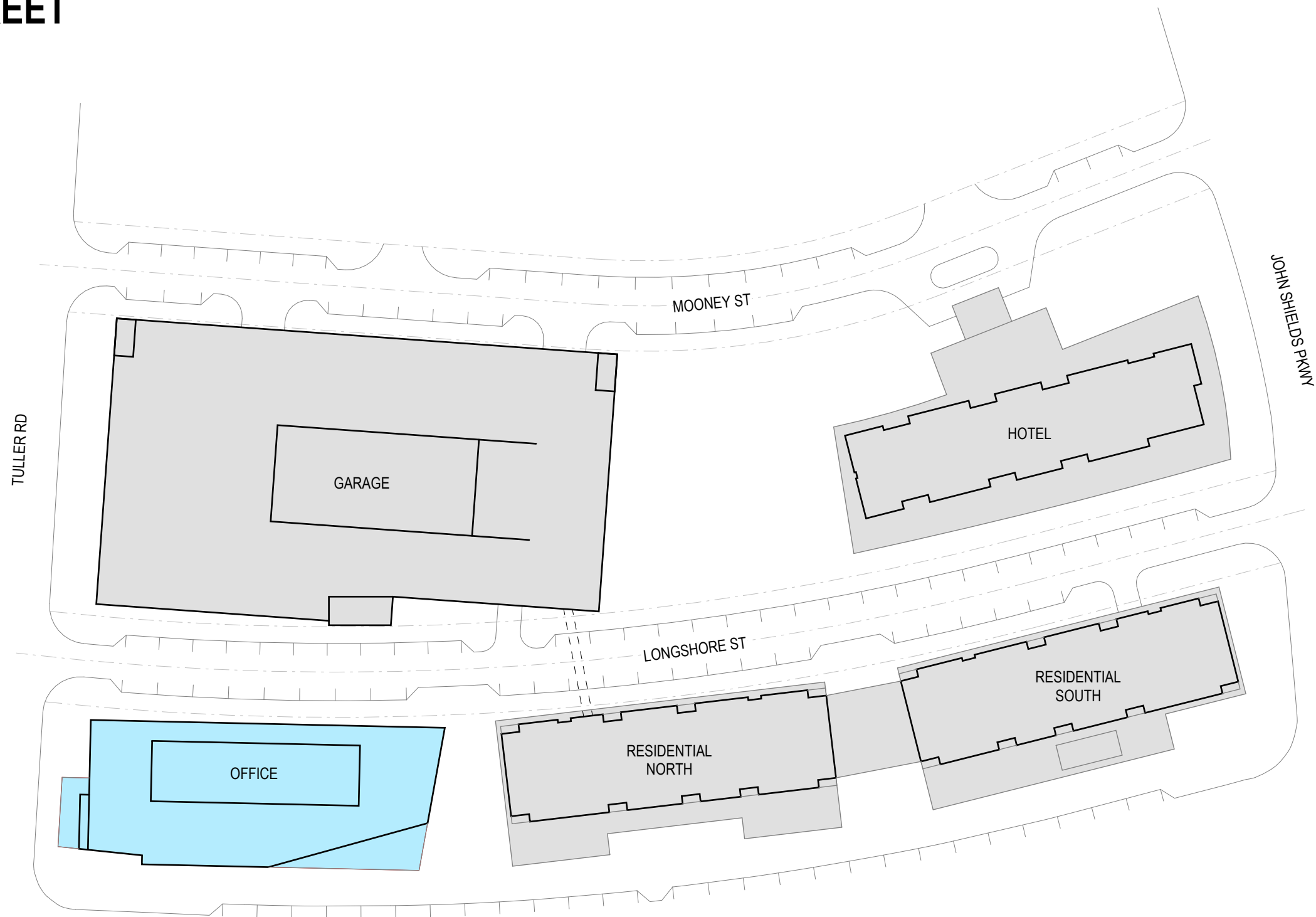
Open Space Character



Open Space Character

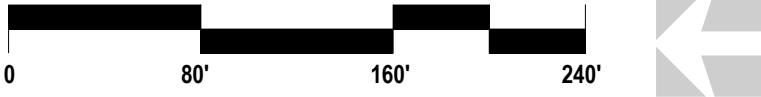


CORRIDOR BUILDING TYPE



1 SITE PLAN - OFFICE
1" = 80'-0"

CORRIDOR BUILDING TYPE



OFFICE FIRST FLOOR	
GROUP	AREA
COMMERCIAL	15,250 SF
OFFICE LOBBY	1,300 SF
SUPPORT	2,450 SF

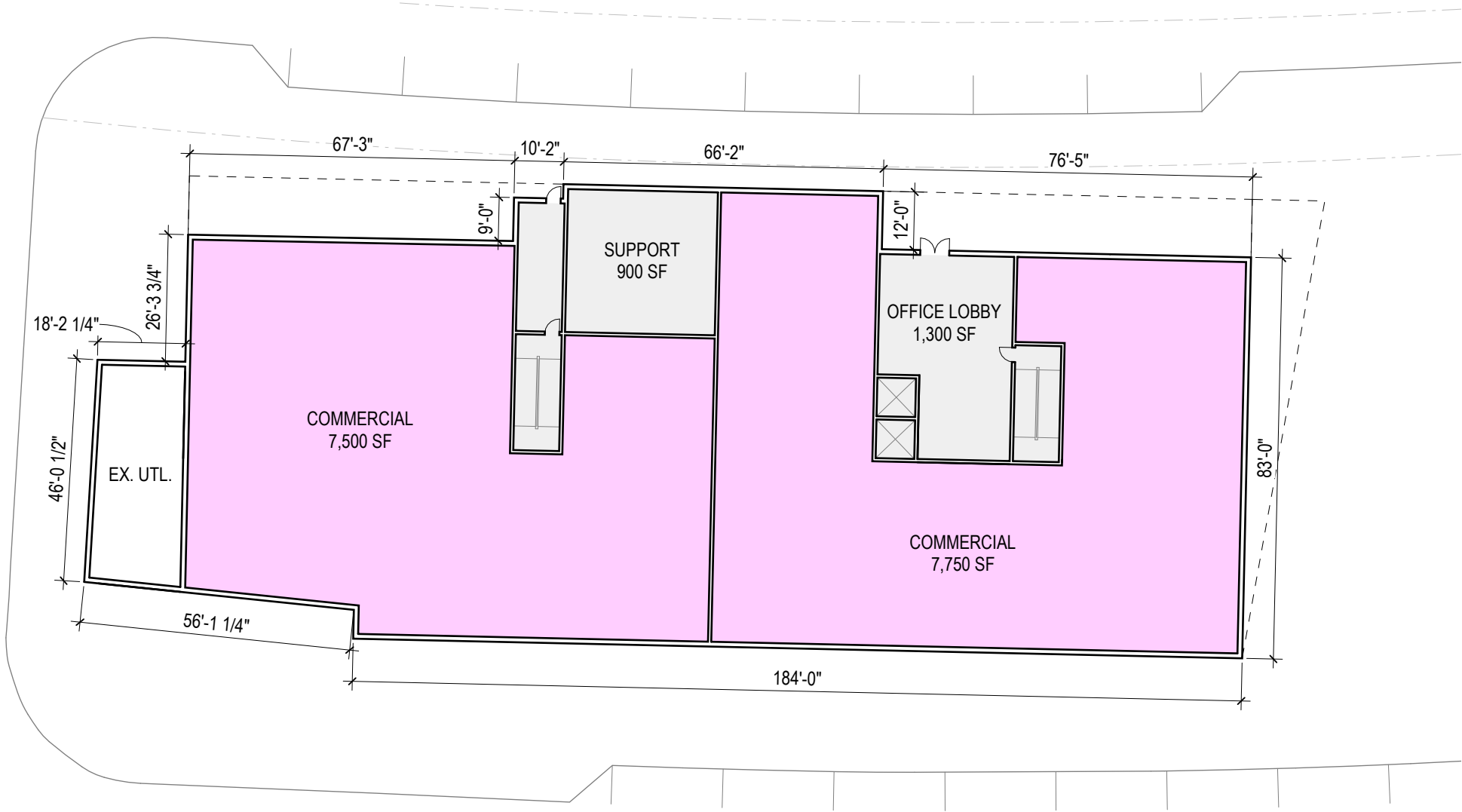
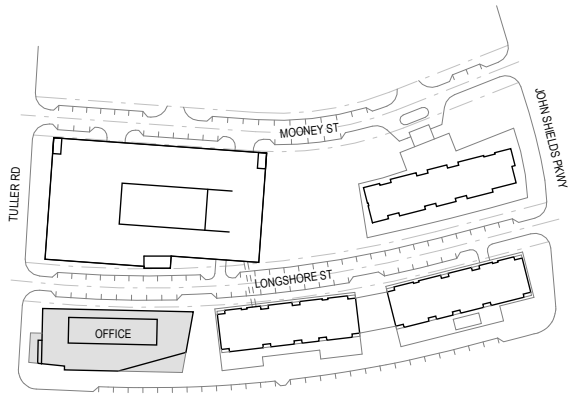
GRAND TOTAL 19,000 SF

COMMERCIAL

OFFICE LOBBY

SUPPORT

KEY PLAN

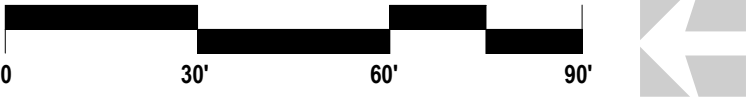


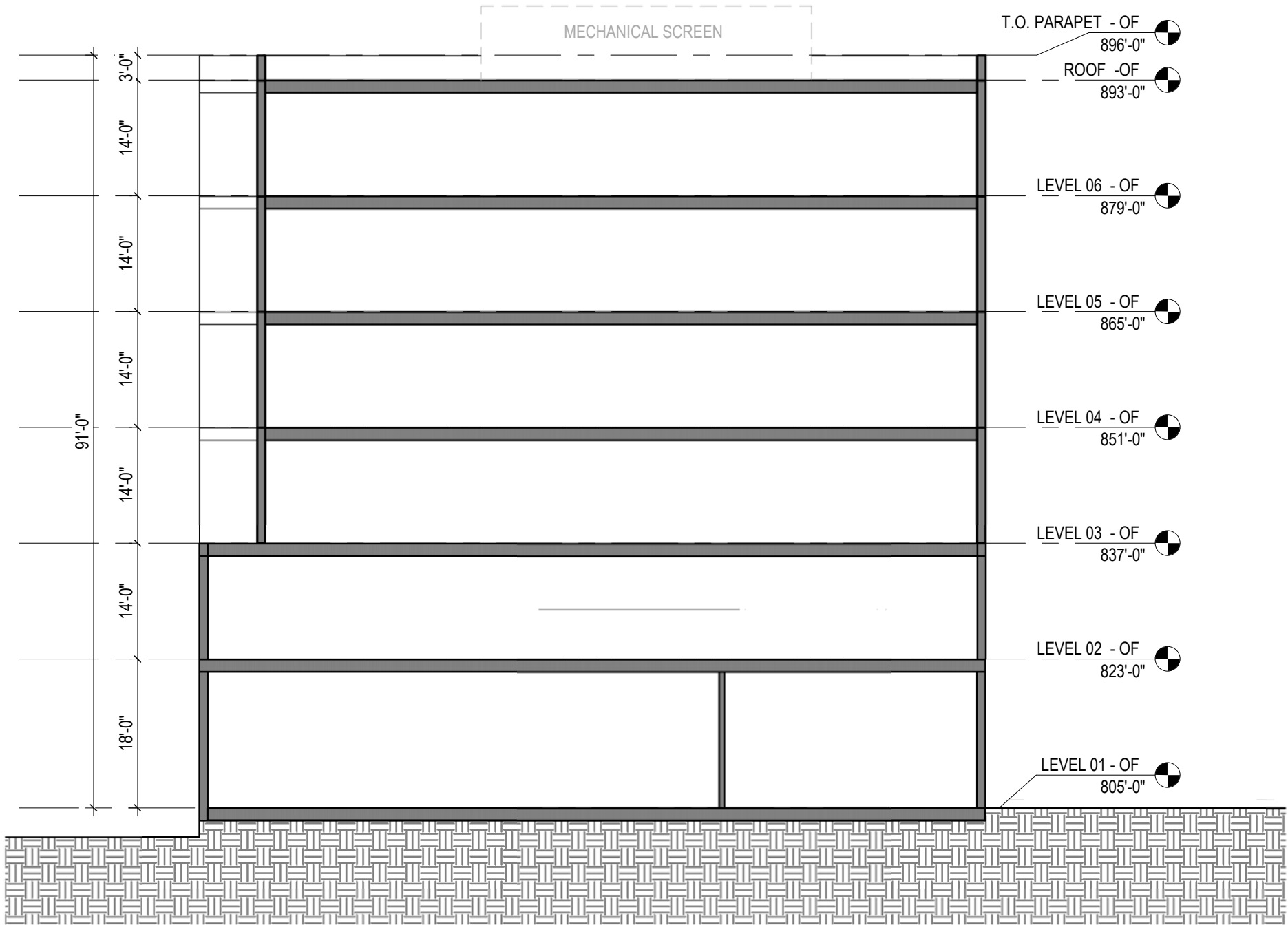
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LEVEL 01

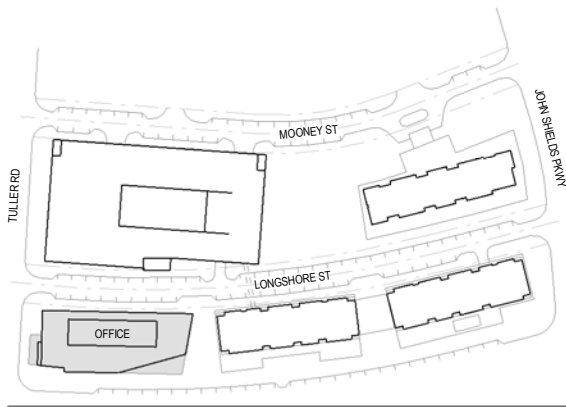
1" = 30'-0"

CORRIDOR BUILDING TYPE





KEY PLAN



2

BUILDING SECTION

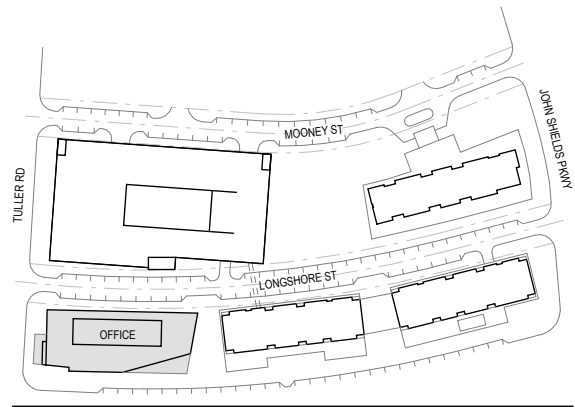
1/16" = 1'-0"

CORRIDOR BUILDING TYPE





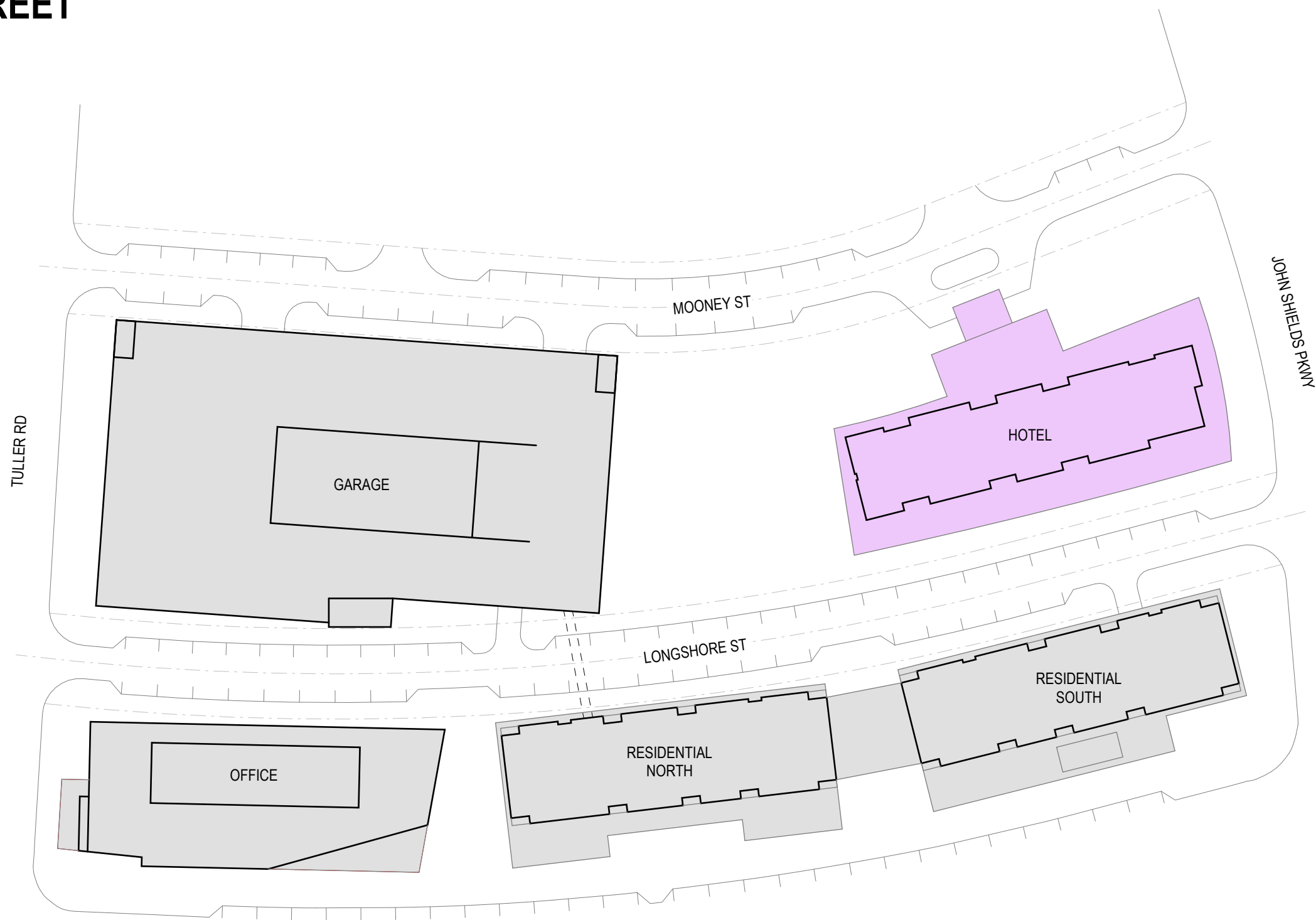
KEY PLAN



CORRIDOR BUILDING TYPE



CORRIDOR BUILDING TYPE



1 SITE PLAN - HOTEL

1" = 80'-0"

CORRIDOR BUILDING TYPE



GROUND LEVEL AREA	
GROUP	AREA
RESTAURANT	12,400 SF
HOTEL LOBBY	9,400 SF
SUPPORT	5,200 SF

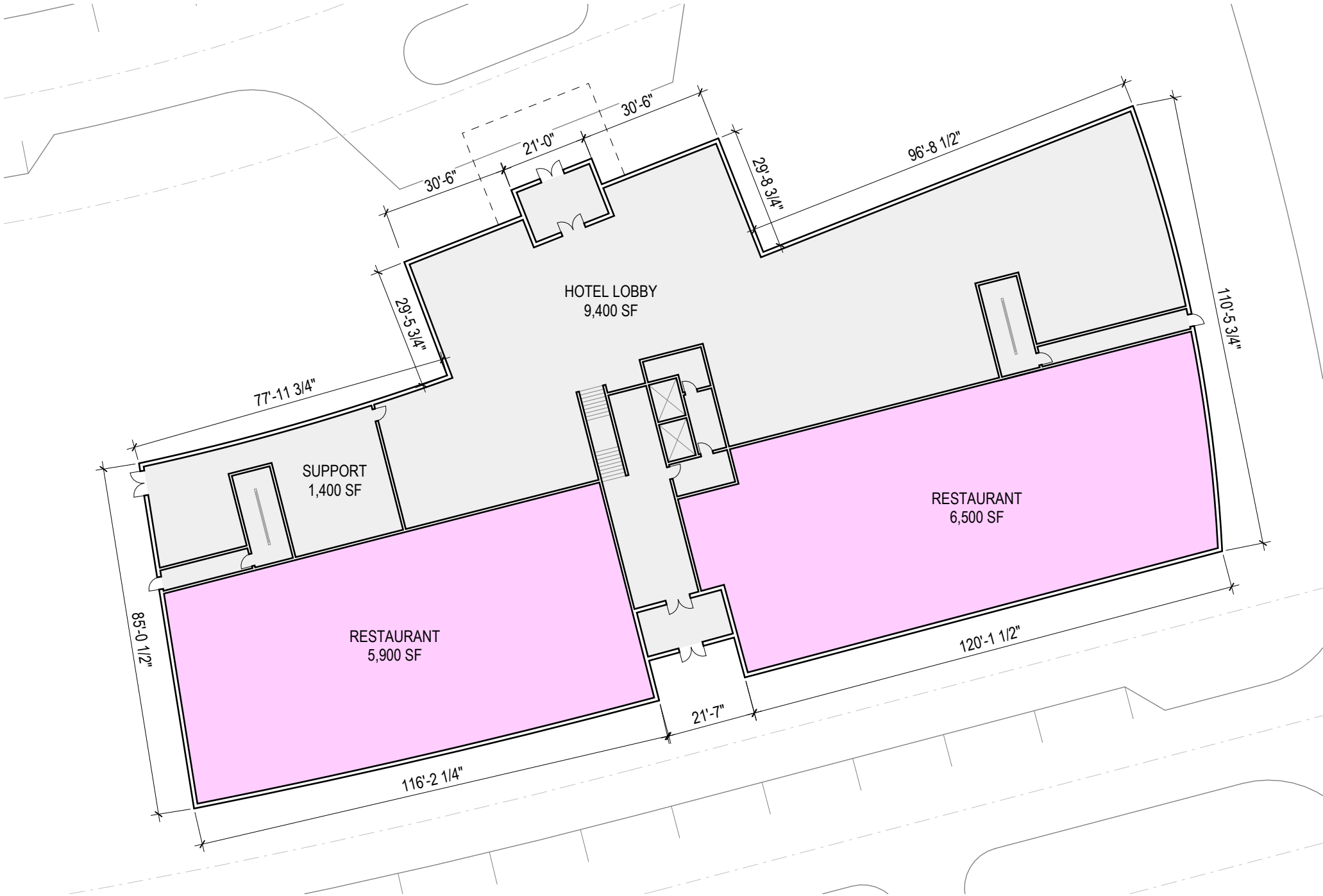
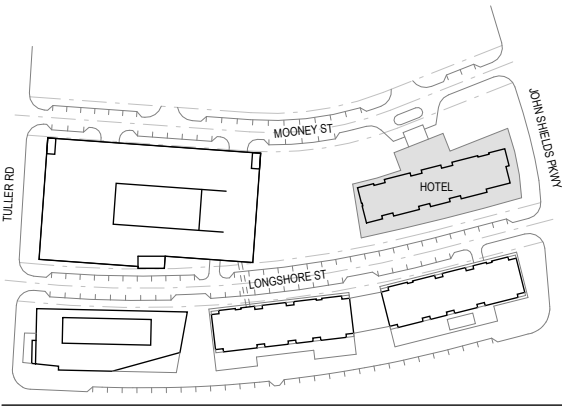
GRAND TOTAL 27,000 SF

RESTAURANT

HOTEL LOBBY

SUPPORT

KEY PLAN



1

LEVEL 01

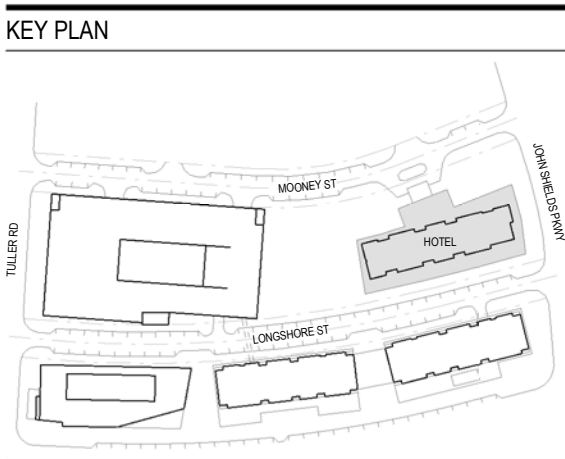
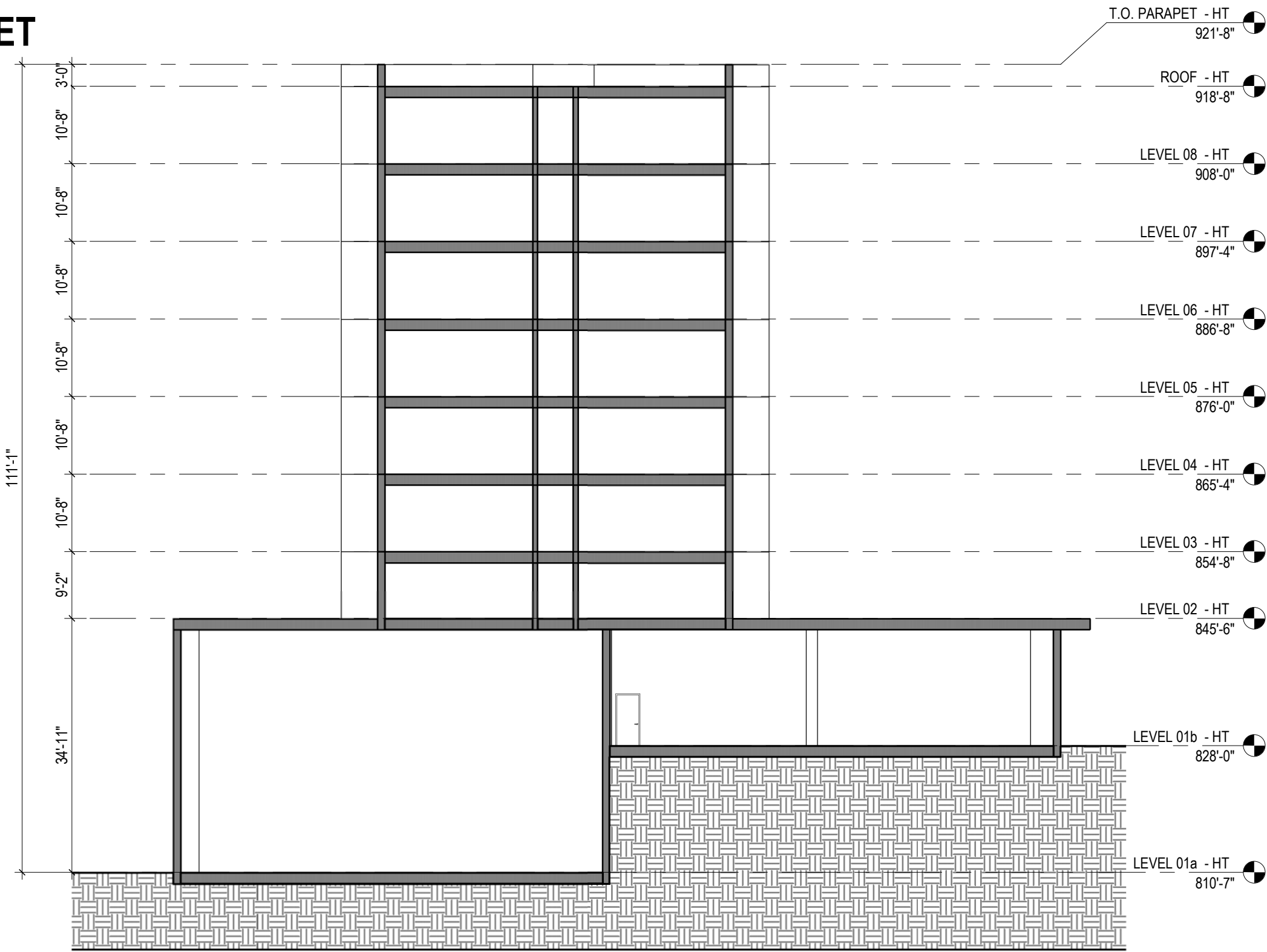
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CORRIDOR BUILDING TYPE



INDUS BRIDGE STREET

HOTEL



1

BUILDING SECTION

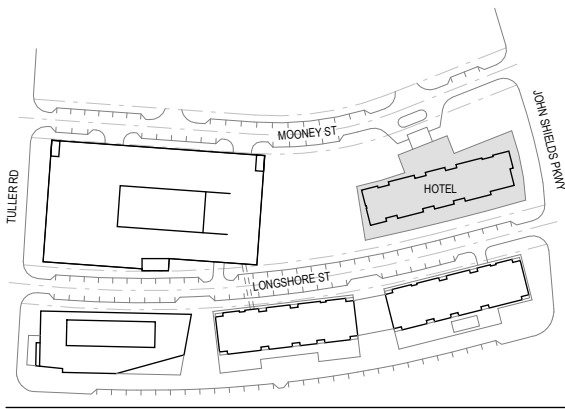
1/16" = 1'-0"

CORRIDOR BUILDING TYPE

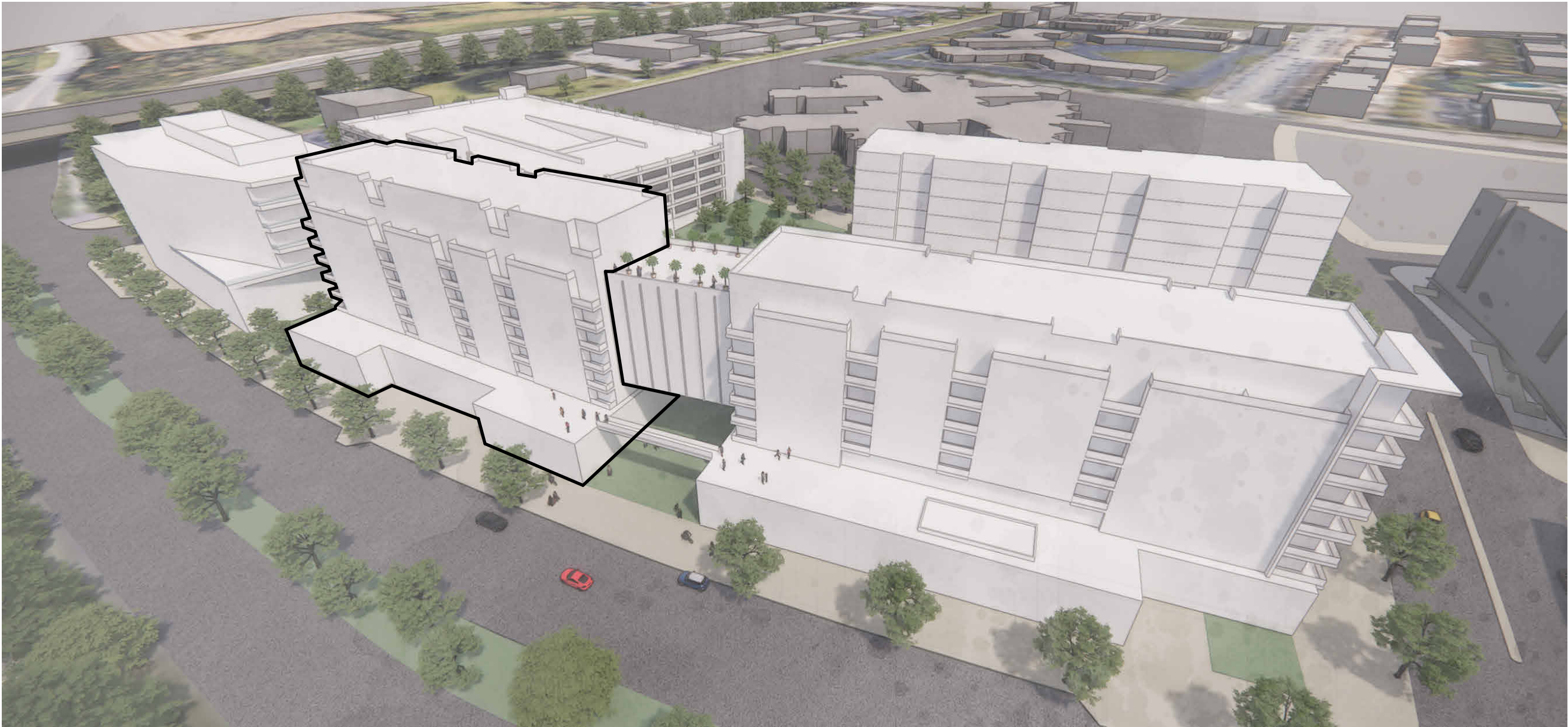




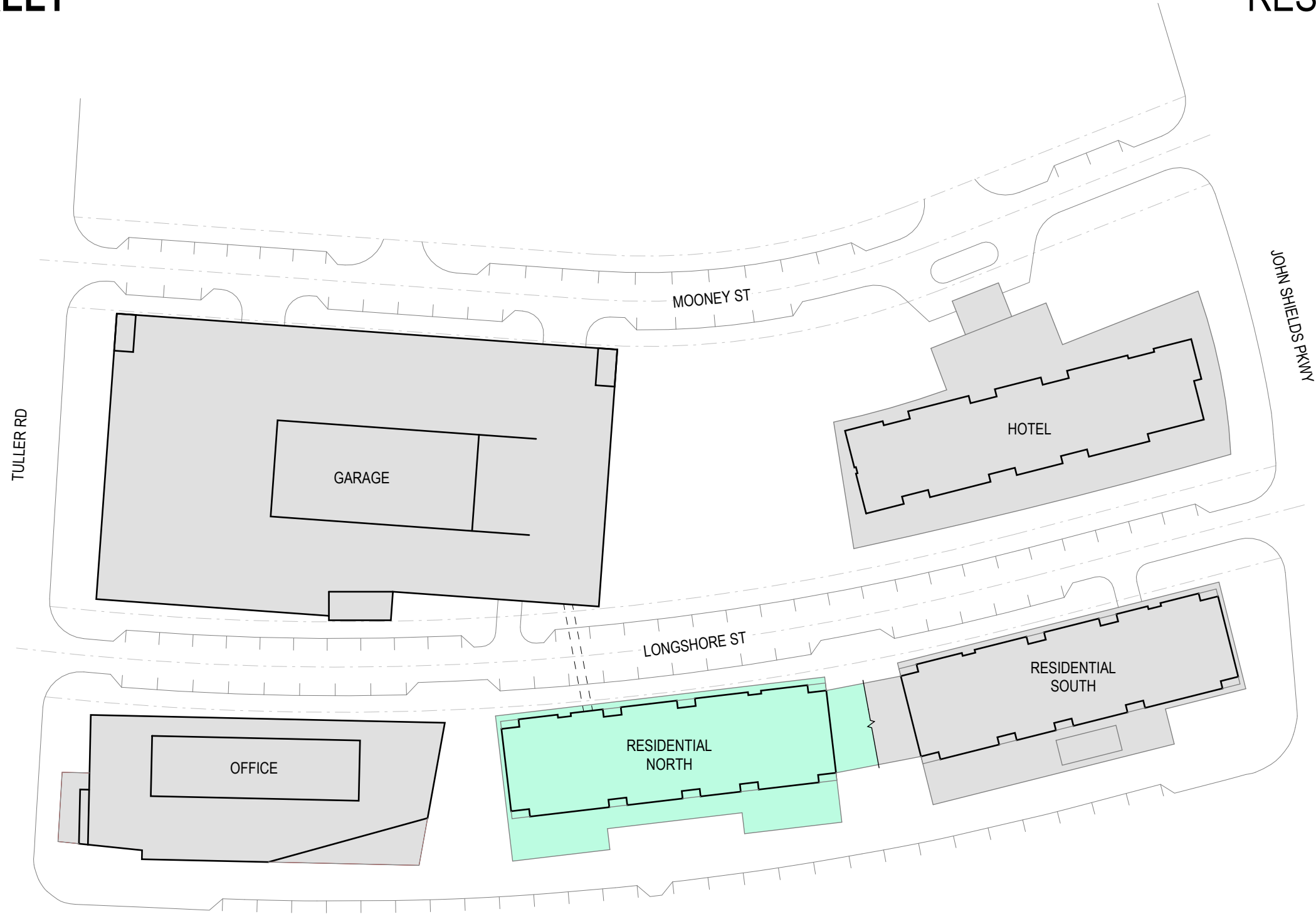
KEY PLAN



CORRIDOR BUILDING TYPE



CORRIDOR BUILDING TYPE



1

SITE PLAN - RESIDENTIAL NORTH

1" = 80'-0"

CORRIDOR BUILDING TYPE

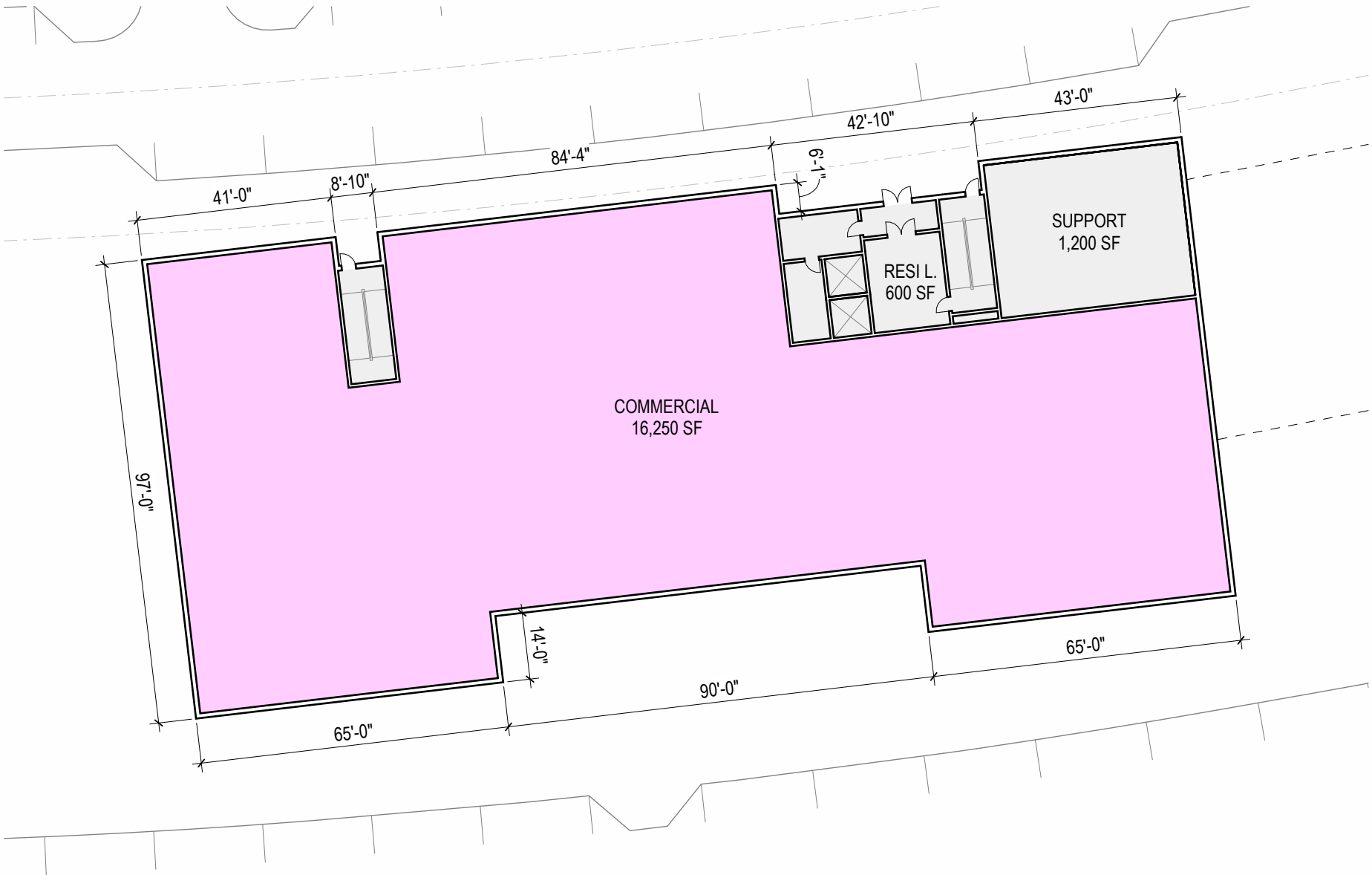
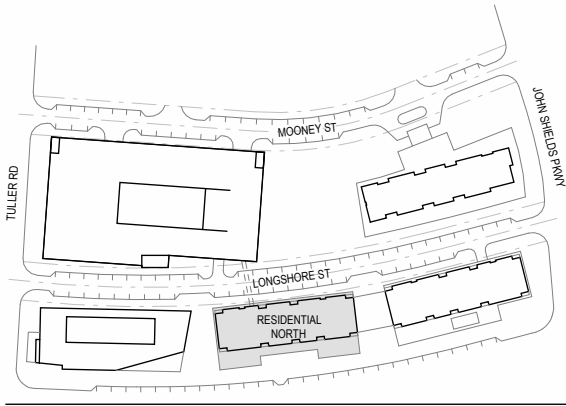


RESIDENTIAL NORTH FIRST FLOOR	
GROUP	AREA
COMMERCIAL	16,250 SF
RESI LOBBY	600 SF
SUPPORT	2,950 SF

GRAND TOTAL 19,800 SF

- COMMERCIAL
- RESI LOBBY
- SUPPORT

KEY PLAN



1

LEVEL 01

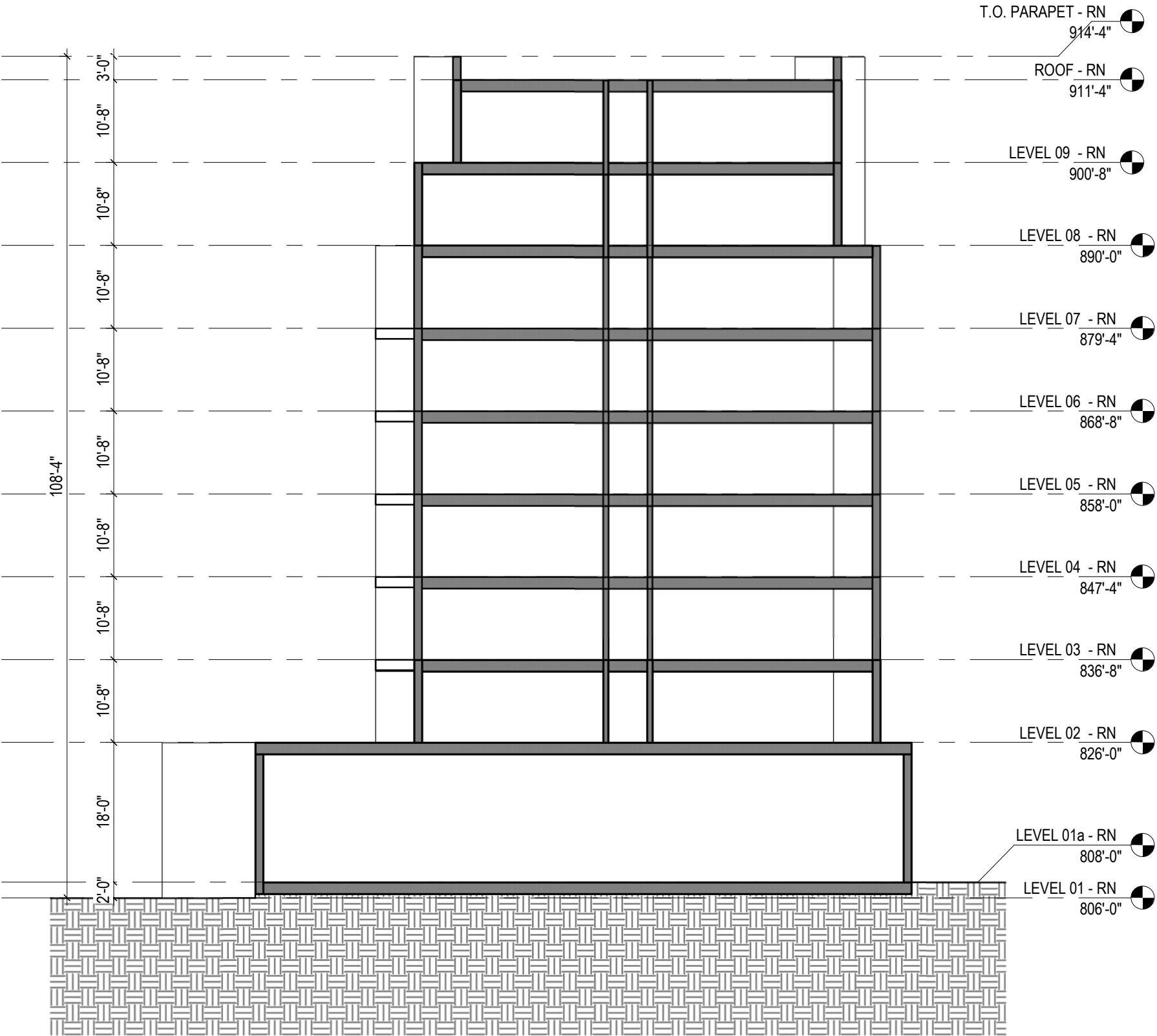
1" = 30'-0"

CORRIDOR BUILDING TYPE

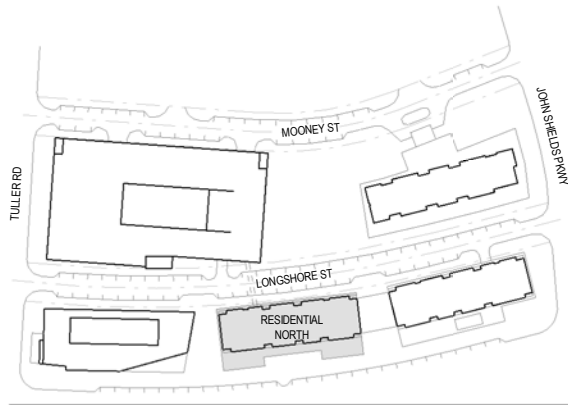


INDUS BRIDGE STREET

RESIDENTIAL NORTH



KEY PLAN

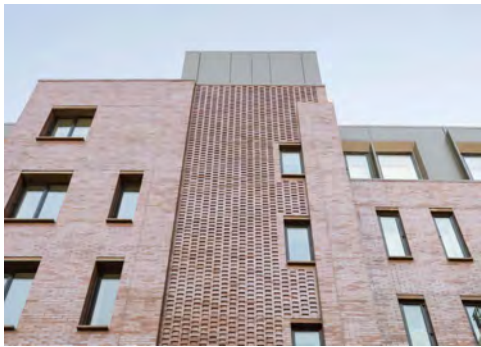
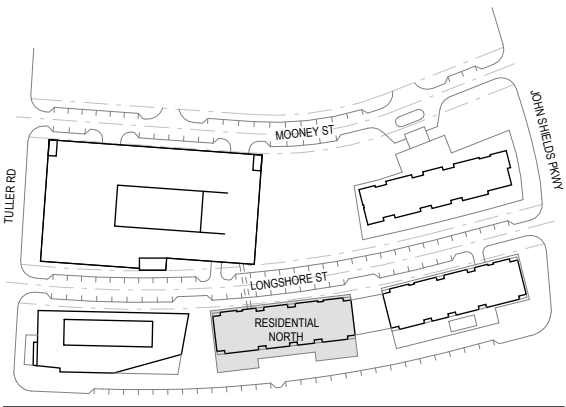


2 BUILDING SECTION
1/16" = 1'-0" CORRIDOR BUILDING TYPE

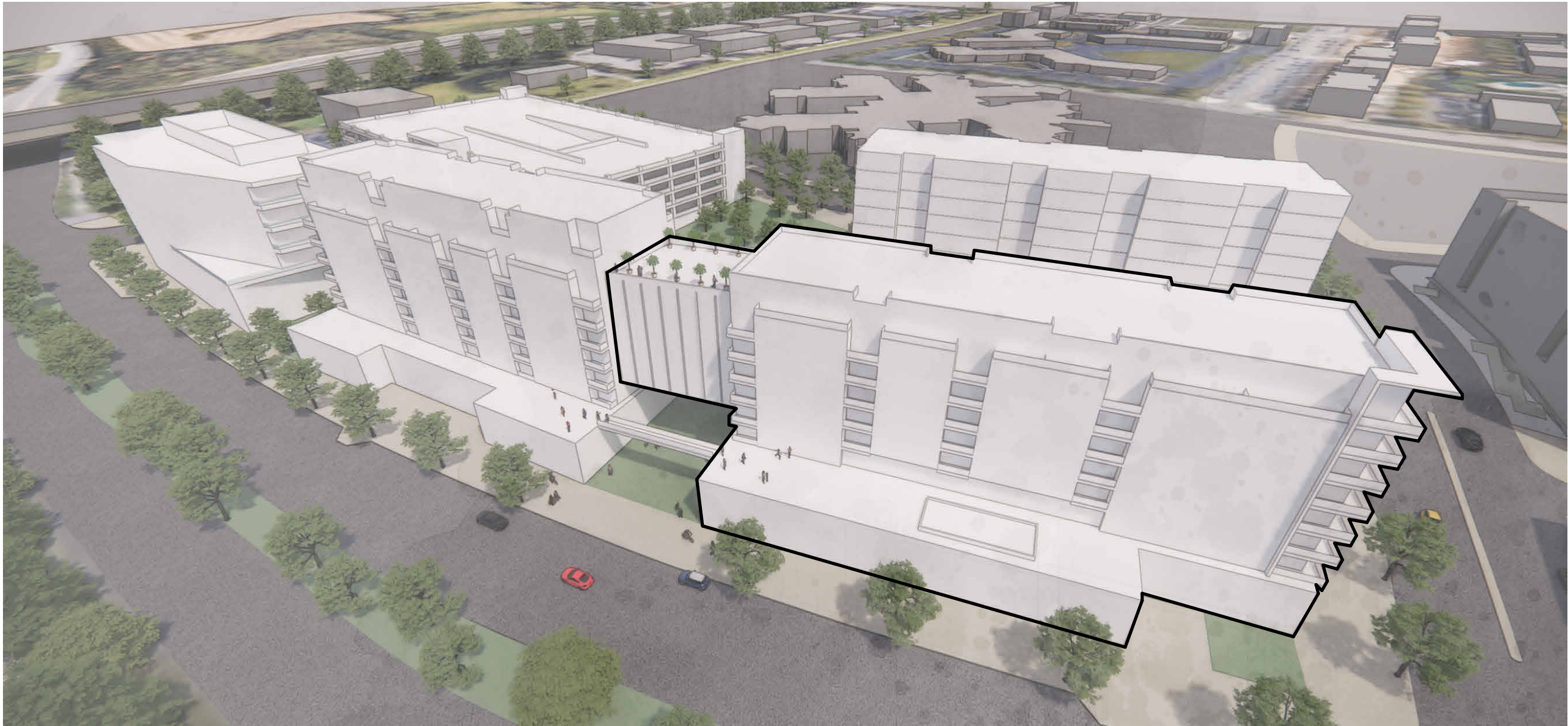




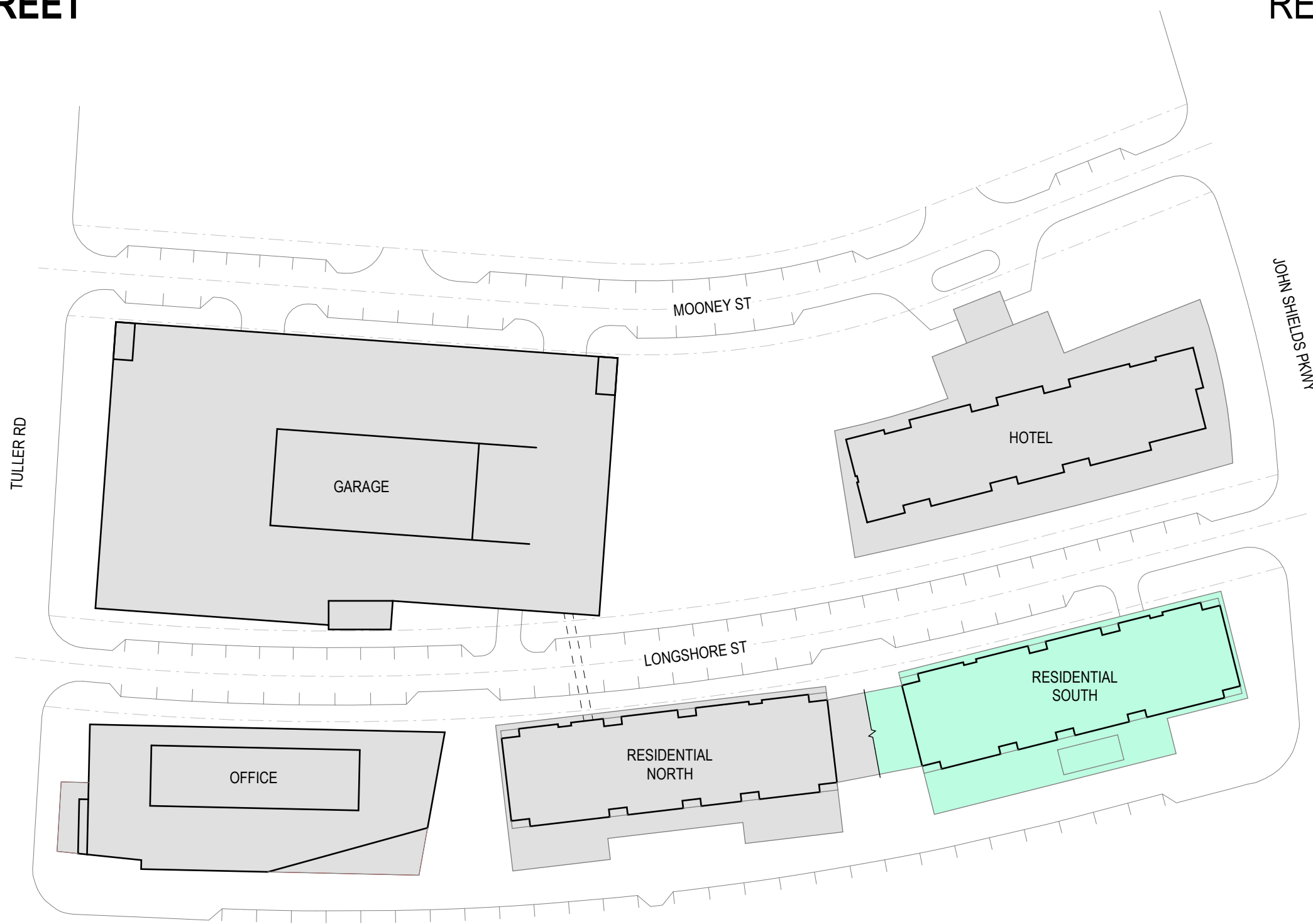
KEY PLAN



CORRIDOR BUILDING TYPE



CORRIDOR BUILDING TYPE



1

SITE PLAN - RESIDENTIAL SOUTH

1" = 80'-0"

CORRIDOR BUILDING TYPE

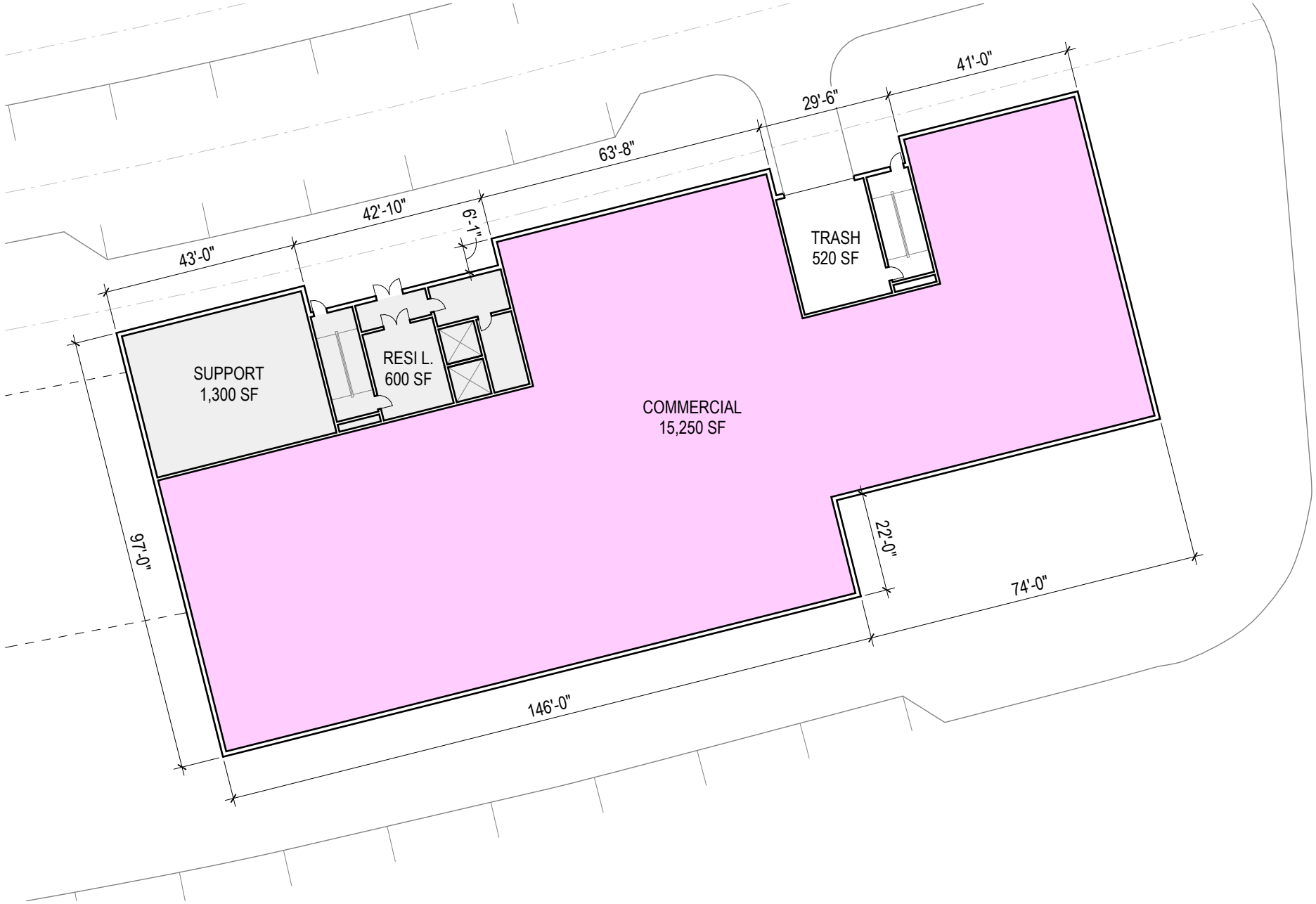
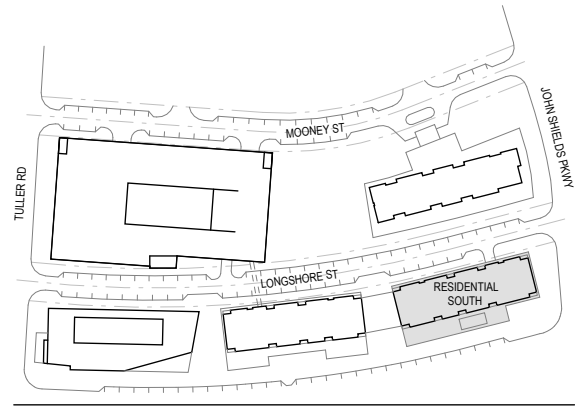


RESIDENTIAL SOUTH FIRST FLOOR	
GROUP	AREA
COMMERCIAL	15,250 SF
RESI LOBBY	600 SF
SUPPORT	3,450 SF

GRAND TOTAL 19,300 SF

- COMMERCIAL
- RESI LOBBY
- SUPPORT

KEY PLAN



1

LEVEL 01

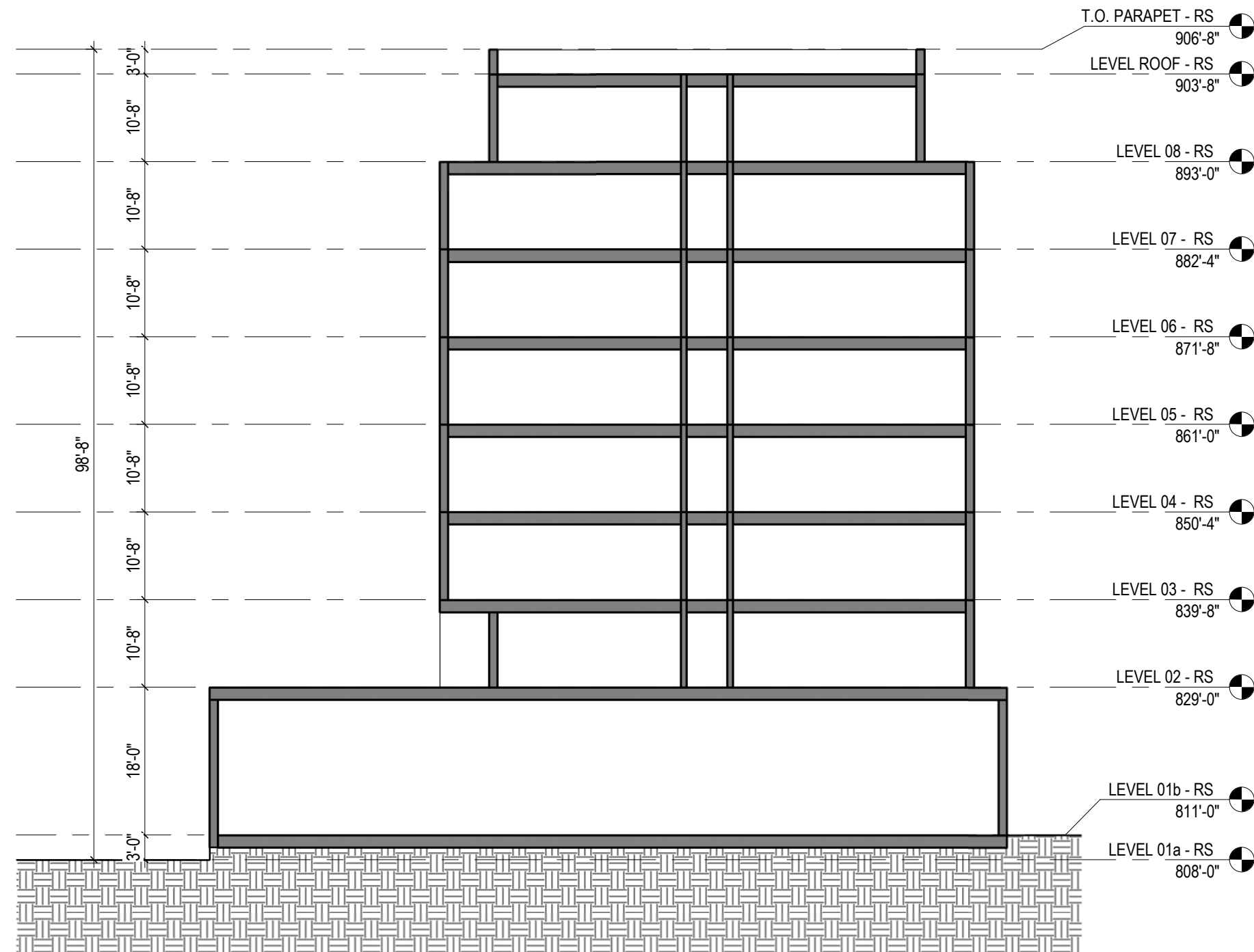
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CORRIDOR BUILDING TYPE

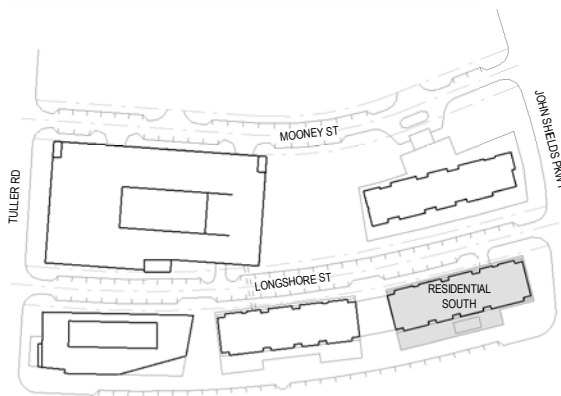


INDUS BRIDGE STREET

RESIDENTIAL SOUTH



KEY PLAN



1

BUILDING SECTION

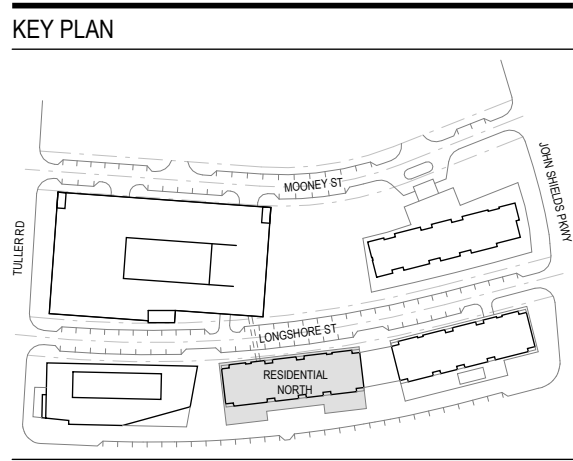
$$1/16'' = 1'-0''$$

CORRIDOR BUILDING TYPE

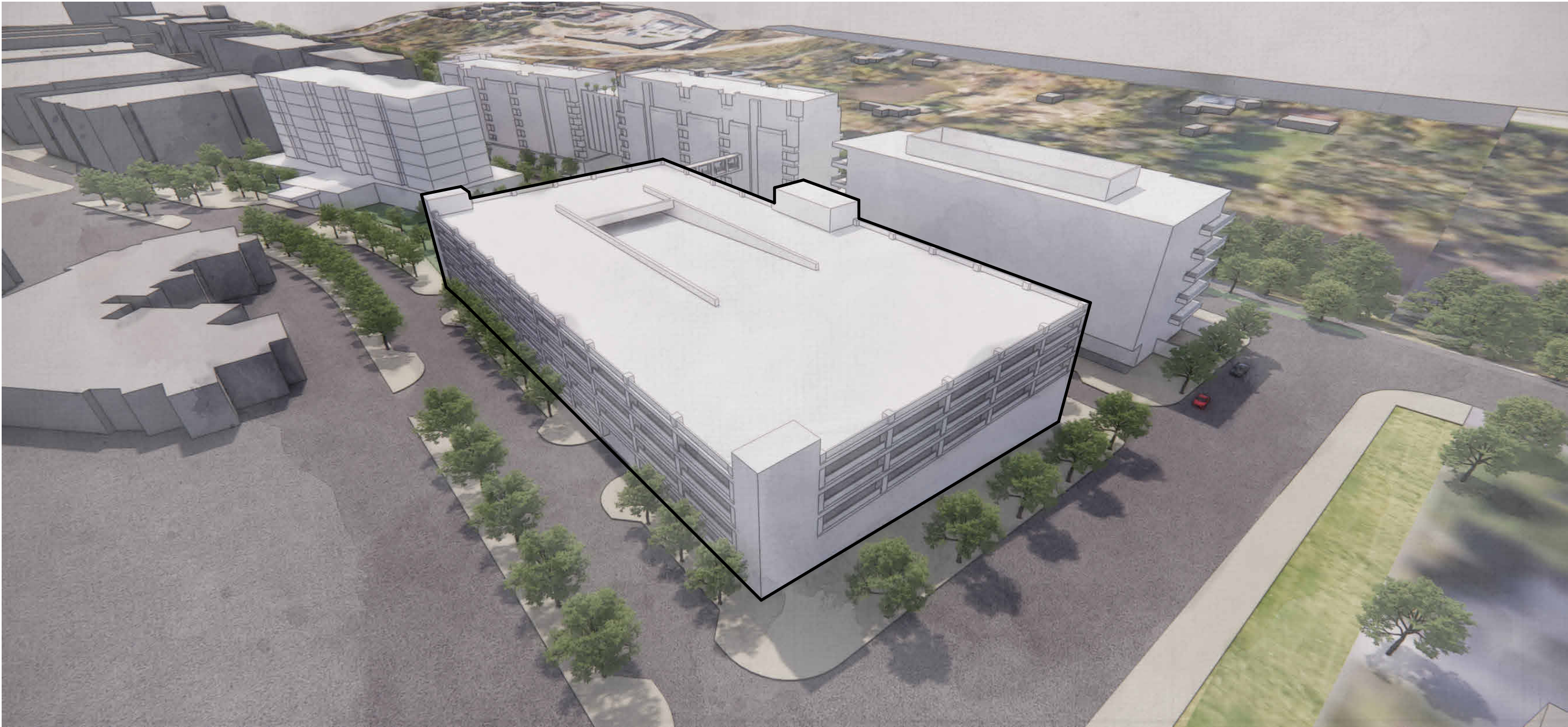


INDUS BRIDGE STREET

RESIDENTIAL SOUTH



CORRIDOR BUILDING TYPE



PARKING STRUCTURE TYPE



1 SITE PLAN - GARAGE
1" = 80'-0"

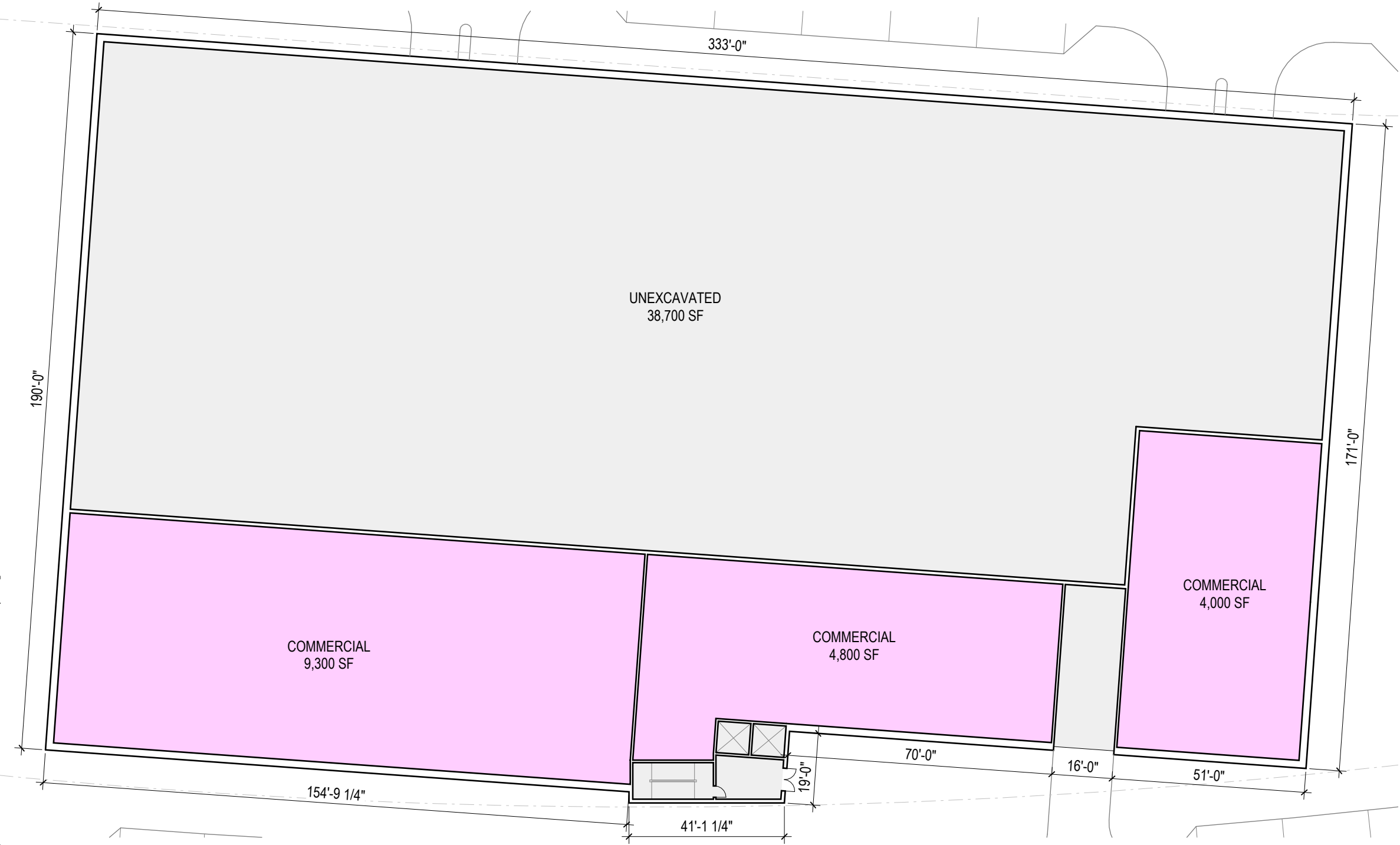
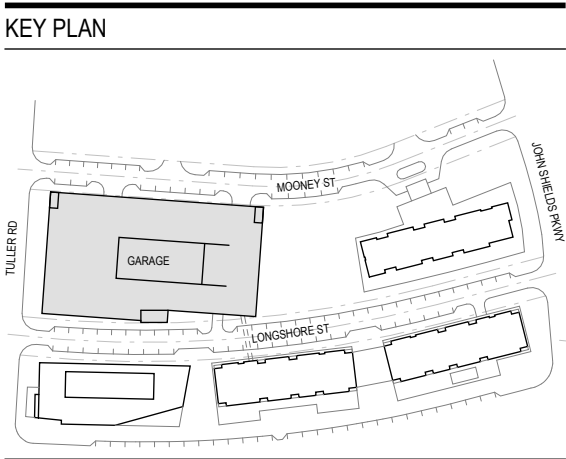
PARKING STRUCTURE TYPE



GARAGE GROUND FLOOR	
GROUP	AREA
COMMERCIAL	18,100 SF
UNEXCAVATED	38,700 SF
SUPPORT	3,900 SF

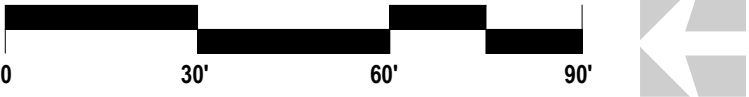
GRAND TOTAL 60,700 SF

- COMMERCIAL
- UNEXCAVATED
- SUPPORT



1 LEVEL 01a
1" = 30'-0"

PARKING STRUCTURE TYPE



INDUS BRIDGE STREET

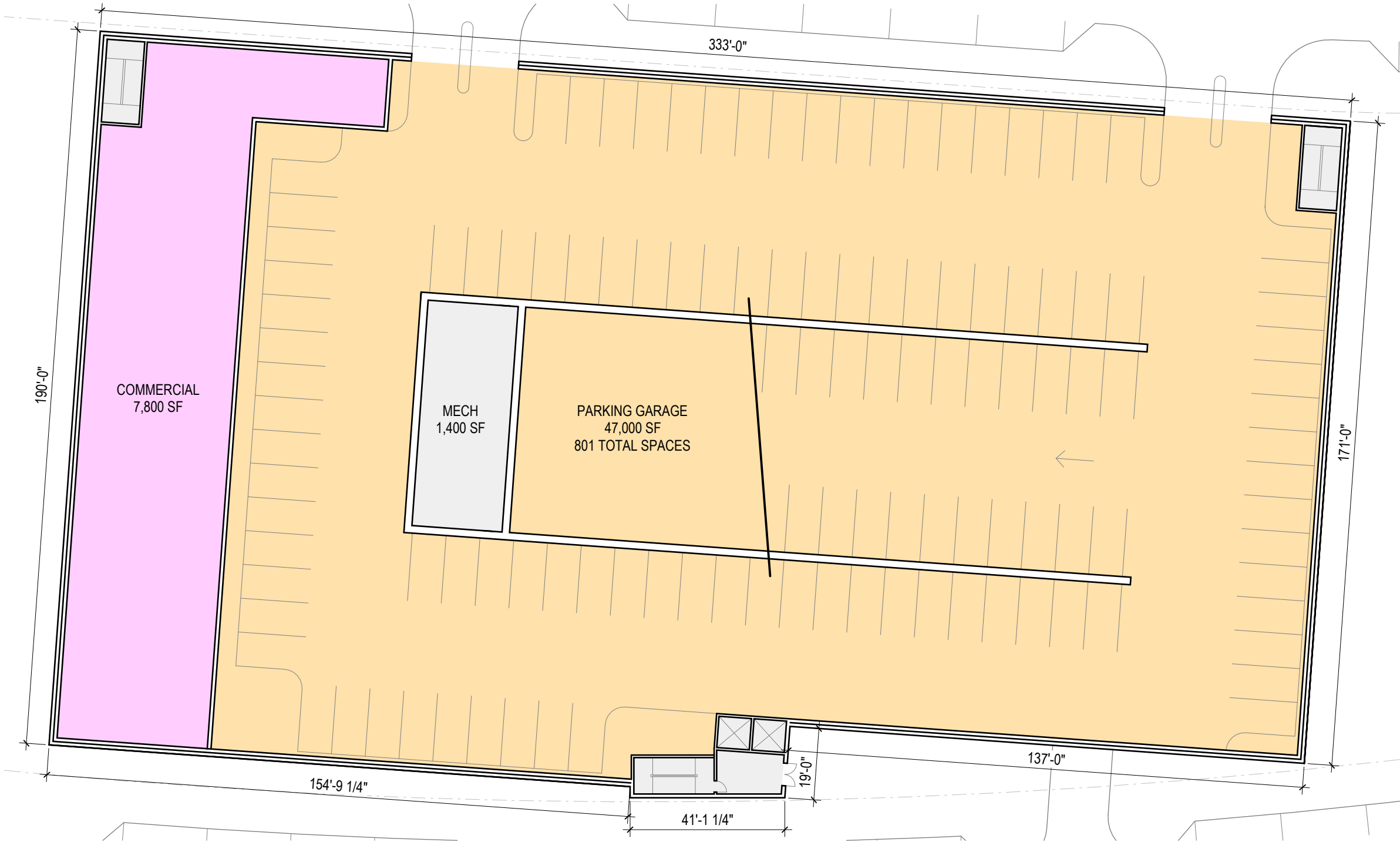
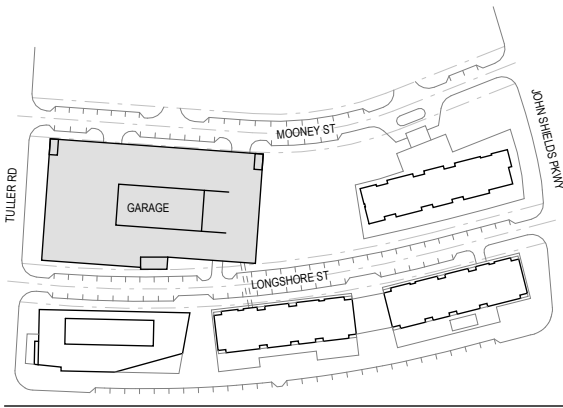
GARAGE

GARAGE LEVEL 01	
GROUP	AREA
COMMERCIAL	7,800 SF
GARAGE	47,000 SF
SUPPORT	5,900 SF

GRAND TOTAL 60,700 SF
GARAGE GSF 303,300 GSF
TOTAL PARKING 801 SPACES

- COMMERCIAL
- GARAGE
- SUPPORT

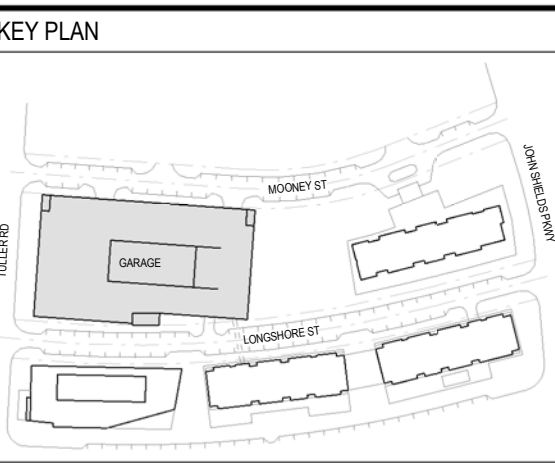
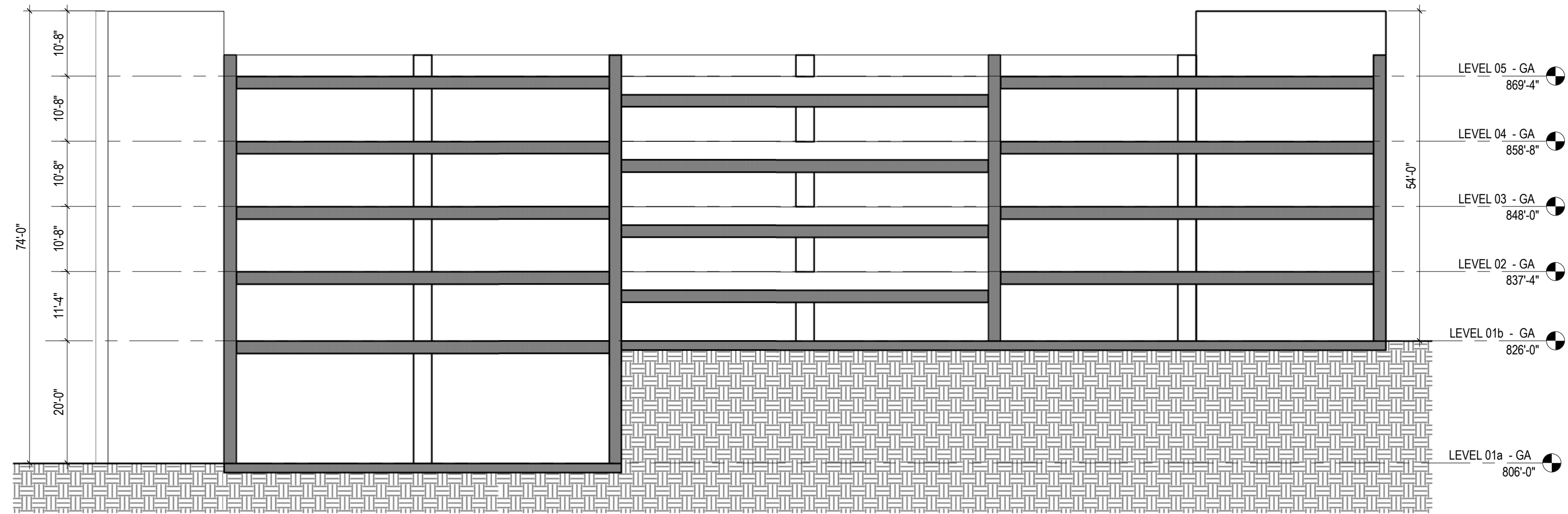
KEY PLAN



1 LEVEL 01b
1" = 30'-0"

PARKING STRUCTURE TYPE





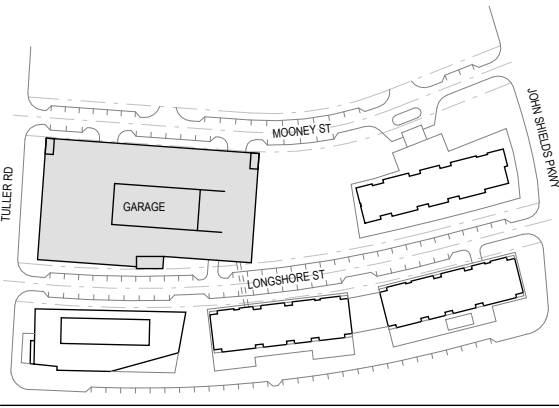
1 BUILDING SECTION
1/16" = 1'-0"

PARKING STRUCTURE TYPE





KEY PLAN



PARKING STRUCTURE TYPE





INDUS BRIDGE STREET

SITE PERSPECTIVES



INDUS BRIDGE STREET

RIVERSIDE DR PERSPECTIVES & ELEVATION



RIVERSIDE VIEW - LOOKING NORTH



RIVERSIDE VIEW - LOOKING SOUTH

