

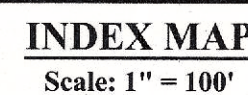
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<u>Block J Required Residential Parking</u>				
Building	3 BR	2 BR	1 BR	Total
Phase 1 Condominiums	18	53	18	89
Phase 2 Condominiums	50	50	5	105
Total Residential Units	68	103	23	194
Min. Residential Required Parking/Unit	2	1.5	1	
Max. Residential Allowable Parking/Unit	2	2	2	
Max. Residential Parking Allowed	136	206	46	388
Min. Residential Parking Required	136	155	23	314
Bicycle Parking Required (includes Phase 2)	1 space per 2 Dwelling Units Required			97
<u>Block J Required Commercial Parking</u>				
Building	Restaurant	Commercial	Office	Total
Office/Commercial	6,452	0	92,054	98,506
Min. Required Parking	10/1000 SF	3/1000 SF	3/1000 SF	
Max Allowable	125%	125%	125%	
Max Parking Allowed	82	0	347	429
Min. Parking Required	65	0	277	342
Bicycle Parking Required	1 space per 10 spaces Required			35
Total Parking Required	201	155	300	656
Total Bicycle Parking Required				132
<u>Block J Provided Parking</u>				
	On Site	On Street	In Garage	Total
Block J Parking		35	500	535
Adjacent Garage Minimum Available Spaces			129	129
Total Provided & Available Spaces				664
Total Bicycle Parking	20		112	132

Notify
OHIO811.org
Before You Dig

Notify online using Remote Ticket Entry
To call dial 8-1-1 or 800-362-2764

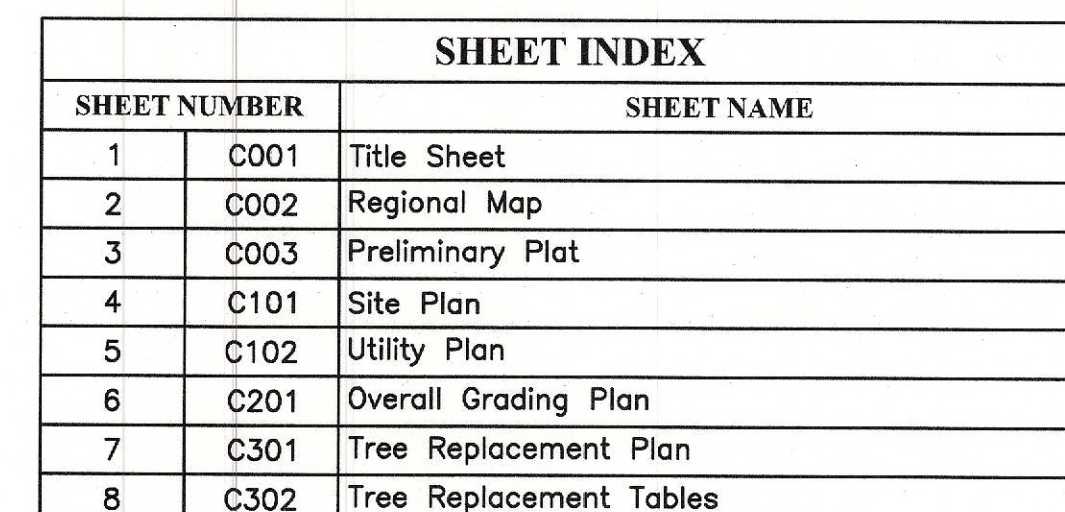
 



Crawford Hoying Development Partners
6640 Riverside Drive, Suite 500
Dublin, Ohio 43017
Tel: (614) 335-2020
Fax: (614) 850-9191
James Peltier

EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4800
Sarah Wilson

This project proposes the development of an Office/Restaurant, Condominiums, and a Parking Garage. This site is approximately 5.4± Ac in total. The site is located north of Banker Drive, East of Dale Drive, south of Bridge Park Avenue, and west of Wendy's Corporate Headquarters



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Engineers • Surveyors • Planners • Scientists
45500 New Albany Road, Columbus, OH 43054
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PRELIMINARY PLAT
BRIDGE PARK - BLOCK J
4370-4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TITLE SHEET

JUNE 2, 2025

**CITY OF DUBLIN
PROJECT NUMBER**

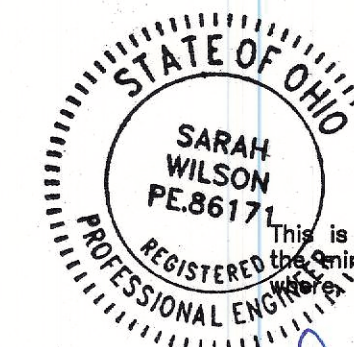
25-003-COM

DRAWING NUMBER

C001

SHEET NUMBER

1 OF 8

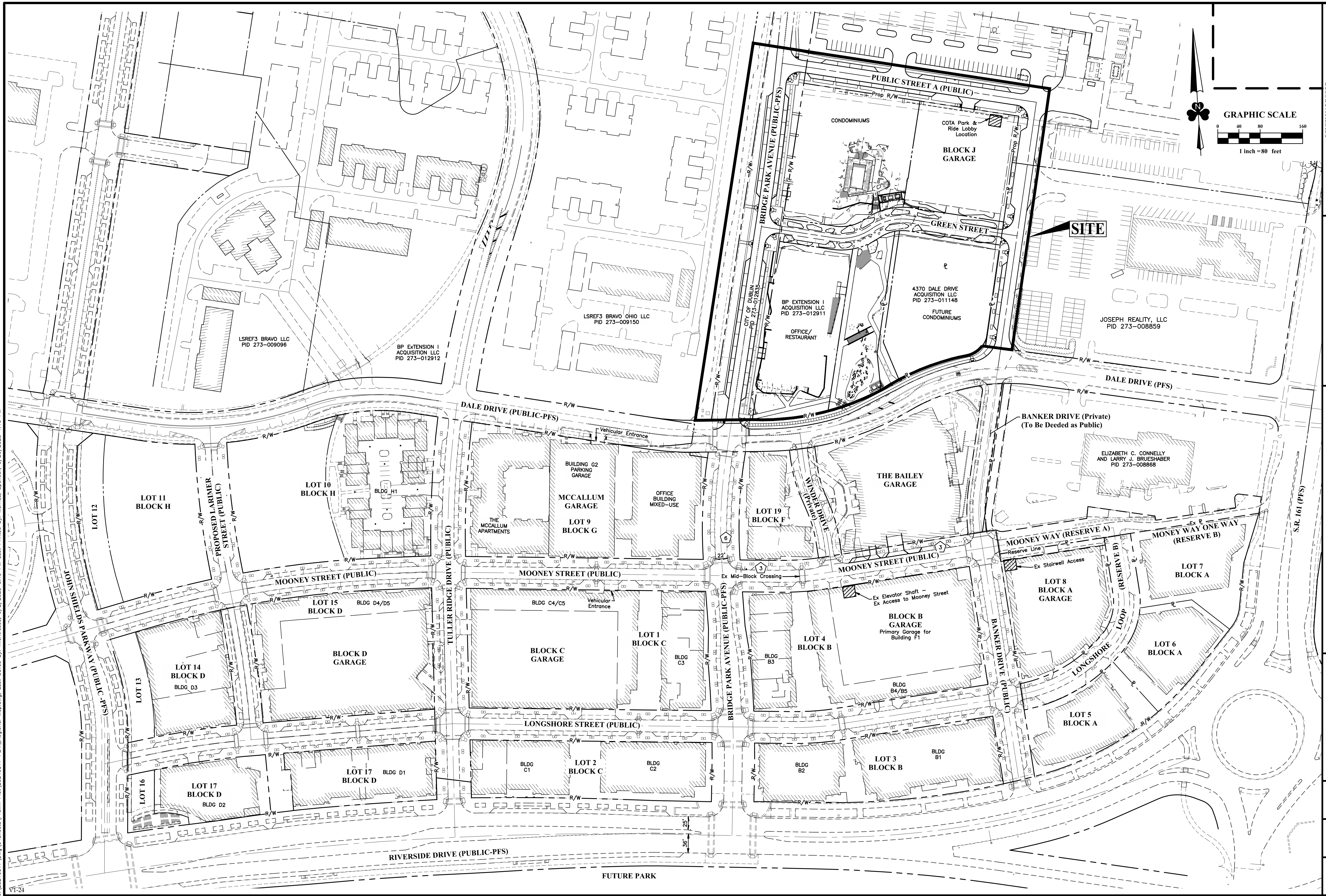


This is to certify that good engineering practices have been utilized in the design of this project and that all of the minimum standards as set forth by the city of dublin, including those standards greater than minimum where, in my opinion, they are needed to protect the safety of the public.

 *Janah L Wilson*
Professional Engineer

PE86171

6/26/2025
Date

[illegible]

BRIDGE PARK - BLOCK J
PRELIMINARY PLAT
4370-4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

REGIONAL MAP

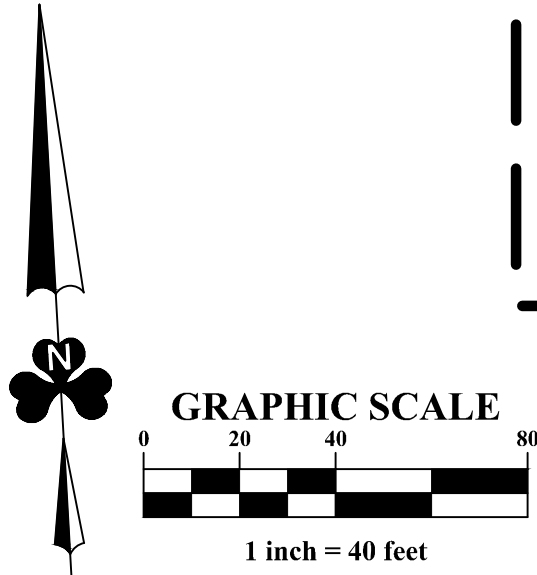
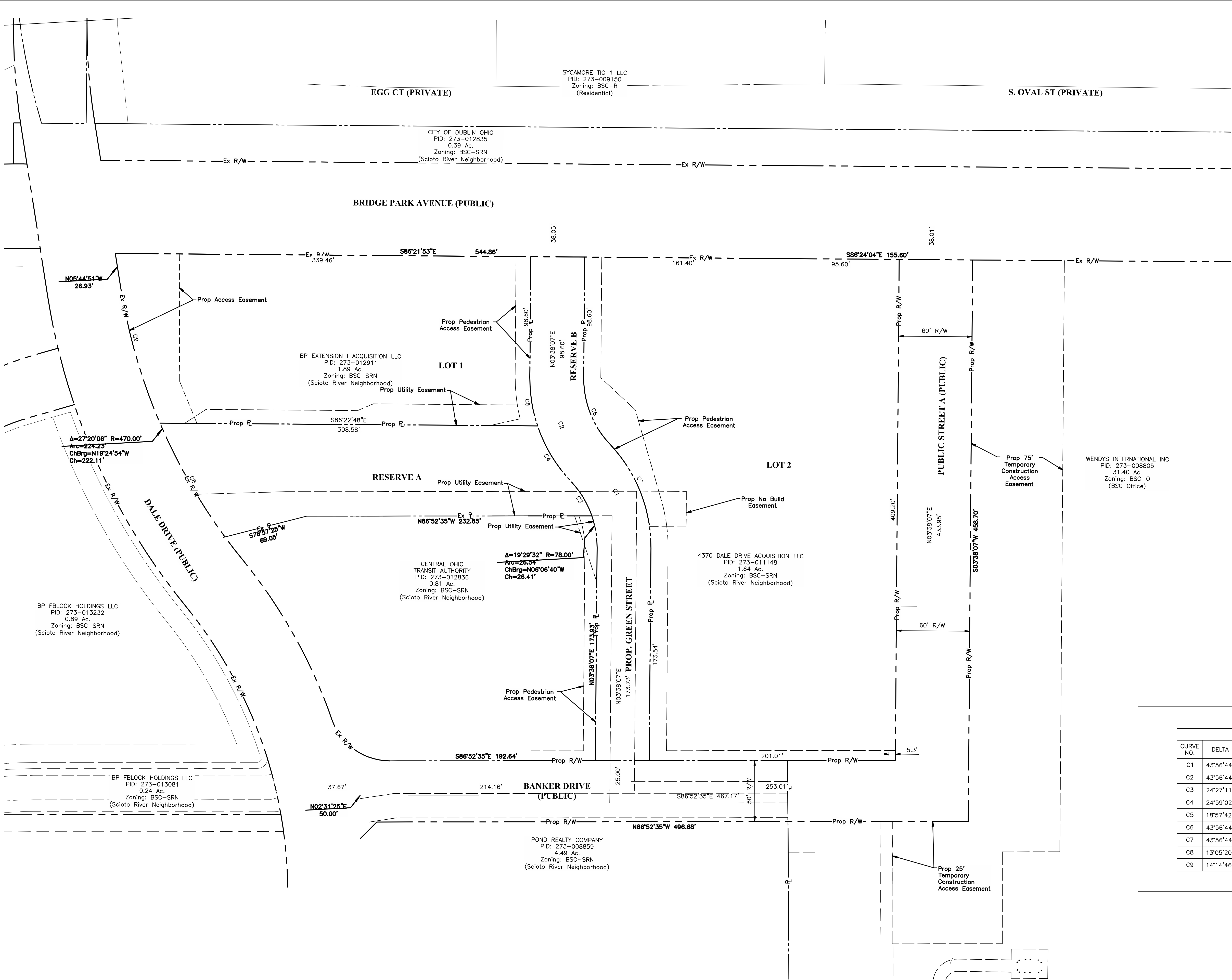
CITY OF DUBLIN
PROJECT NUMBER
5-003-COM
DRAWING NUMBER

HEET NUMBER
2 OF 8

JUNE 2, 2025

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V1-24



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	43°56'44"	100.00'	76.70'	N 18°20'15" W	74.83'
C2	43°56'44"	100.00'	76.70'	S 18°20'15" E	74.83'
C3	24°27'11"	78.00'	33.29'	S 28°05'02" E	33.04'
C4	24°59'02"	122.00'	53.20'	S 27°49'06" E	52.78'
C5	18°57'42"	122.00'	40.38'	S 05°50'45" E	40.19'
C6	43°56'44"	78.00'	59.83'	N 18°20'15" W	58.37'
C7	43°56'44"	122.00'	93.57'	N 18°20'15" W	91.30'
C8	13°05'20"	470.00'	107.37'	S 26°32'17" E	107.14'
C9	14°14'46"	470.00'	116.86'	S 12°52'14" E	116.56'

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EMH.T

Engineers • Architects • Planners • Surveyors • Scientists
5800 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 • Fax: 614.775.5501 • emh.t.com

PRELIMINARY PLAT

BRIDGE PARK - BLOCK J

4370-4455 DALE DRIVE

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

PRELIMINARY PLAT

JUNE 2, 2025

CITY OF DUBLIN
PROJECT NUMBER

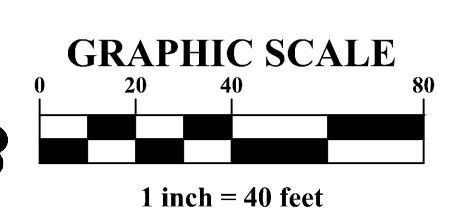
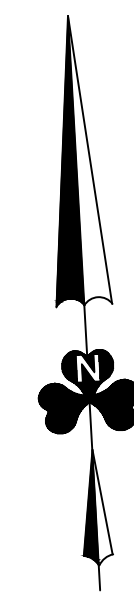
25-003-COM

DRAWING NUMBER

C003

SHEET NUMBER

3 OF 8



- | | |
|--|---|
| | Brick Paver Roadway
(See Sheet 3 for
Detailed Section Plans) |
| | Brick Paver Sidewalk
(See Sheet 3 for
Detailed Section Plans) |
| | Concrete Pavement
(See Sheets 2-3 for
Detailed Section Plans) |
| | Concrete Sidewalk
(See Sheets 2-3 for
Detailed Section Plans) |
| | Full Depth Pavement Replacement
(See Sheets 2-3 for
Detailed Section Plans) |
| | Mill & Overlay
(See Sheet 3 for
Detailed Section Plans) |
| | Gravel Sidewalk
(See Landscape Plan for Detail) |

GENERAL NOTE

- GENERAL NOTES**
1. Tree boxes cannot be constructed until the parking lot on the COTA lot has been removed. Additional phasing information will be needed as project progresses.
 2. See Landscape Plan for concrete pavement finishing details.

Bridge Park Block J City of Dublin Zoning Code Requirements			
Block J Building	Phase 1 & 2 Condominium Buildings	Phase 1 Office/Restaurant Building	Phase 1 Parking Garage
Building Type	Apartment Building §53.062(O)(3)	Mixed Use Building §53.062(O)(6)	Parking Structure §53.062(O)(12)
Front Required Build Zone (RBZ)	5-20 ft	0-10 ft 25% of front façade permitted between 10-20 ft	5-25 ft
Corner Required Build Zone (RBZ)	5-20 ft	0-10 ft	5-25 ft
Front Property Line Coverage	Minimum 75%	Minimum 95%	Minimum 90%
Minimum Side Yard Setback	5 ft	0 ft	5 ft
Minimum Rear Yard Setback	5 ft	5 ft	5 ft
Maximum Impervious Coverage	70%	85%	80%
Additional Semi-Pervious Coverage	20%	10%	10%
Maximum Height	4.5 stories	5 stories	5 stories

Bridge Park Block J Front Line Property Line Calculations			
	Total Length of Front Property Line	Principal Structure Length in RBZ	Front Property Line Coverage
Garage	389 LF	374 LF	96%
Phase 1 Condominium	478 LF	431 LF	90%
Office/Restaurant	483 LF	249 LF	52%
Future Phase 2 Condominiums*	367 LF	341 LF ^a	93% ^a

* Calculations estimates the Future Phase 2 structure into the Front Property Line Calculations and is subject to change when site is developed.

Bridge Park Block J Total Lot Coverage Calculations		
	Phase 1 w/ Existing COTA Site	Phase 1 and Future Phase 2 Condominiums
Site Area (acre)		5.24
Impervious Area (acre)	3.58	3.76
Impervious Area Lot Coverage (%)	68.4%	71.7%
Semi-Impervious Area (acre)		0.07
Additional Semi-Pervious Coverage (%)		1.4%

Bridge Park Block J Individual Lot Coverage Calculations						
	Phase 1 Lot				Phase 2 Lot	
	Office/Restaurant Lot 1	Phase 1 Condominium & Garage Lot 2	Open Space Reserve "A"	Green Street "Reserve B"	COTA Parking Lot	Future Phase 2 Condominiums
Site Area (acre)	1.03	2.101	0.55	0.43	1.13	
Impervious Area (acre)	0.70	1.76	0.11	0.36	0.66	0.84
Impervious Area Lot Coverage (%)	67.4%	83.6%	20.0%	83.3%	58.6%	74.3%
Semi-Impervious Area (acre)	0.00	0	0.06	0	0.01	
Additional Semi-Pervious Coverage (%)	0.0%	0.0%	10.3%	0.0%	1.3%	

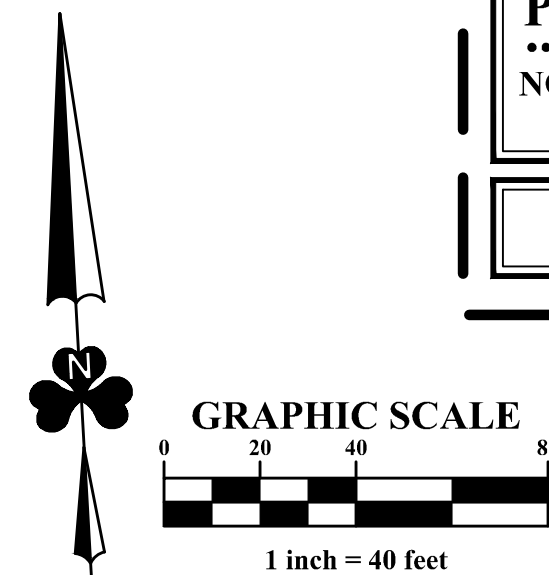
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emht.com

PRELIMINARY PLAT
BRIDGE PARK - BLOCK J
4370-4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE PLAN
JUNE 2, 2025

CITY OF DUBLIN PROJECT NUMBER 25-003-COM
DRAWING NUMBER C101
SHEET NUMBER 4 OF 8

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PRELIMINARY PLAT
BRIDGE PARK - BLOCK J
4370-4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

JUNE 2, 2025

OVERALL GRADING PLAN

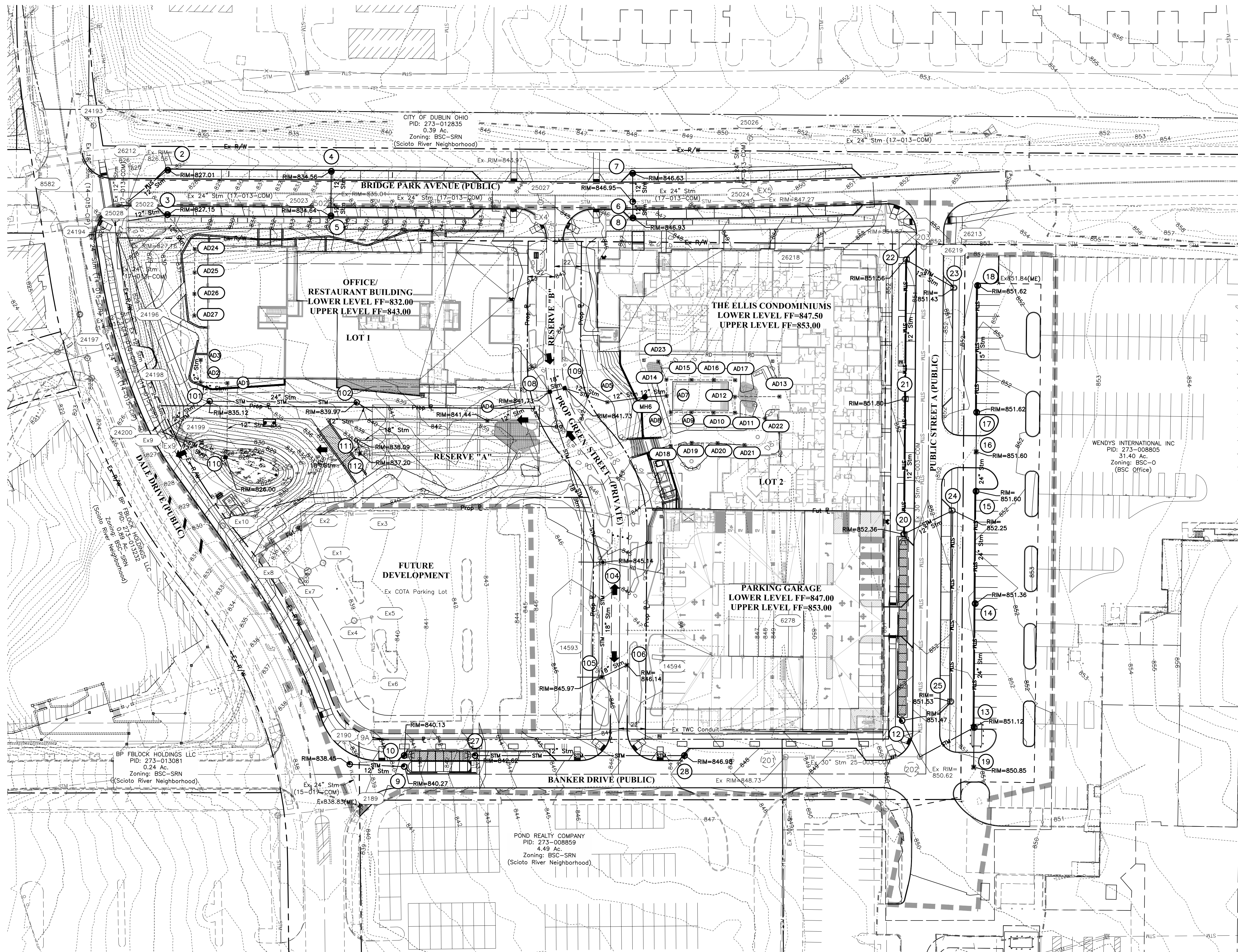
CITY OF DUBLIN
PROJECT NUMBER
25-003-COM

DRAWING NUMBER

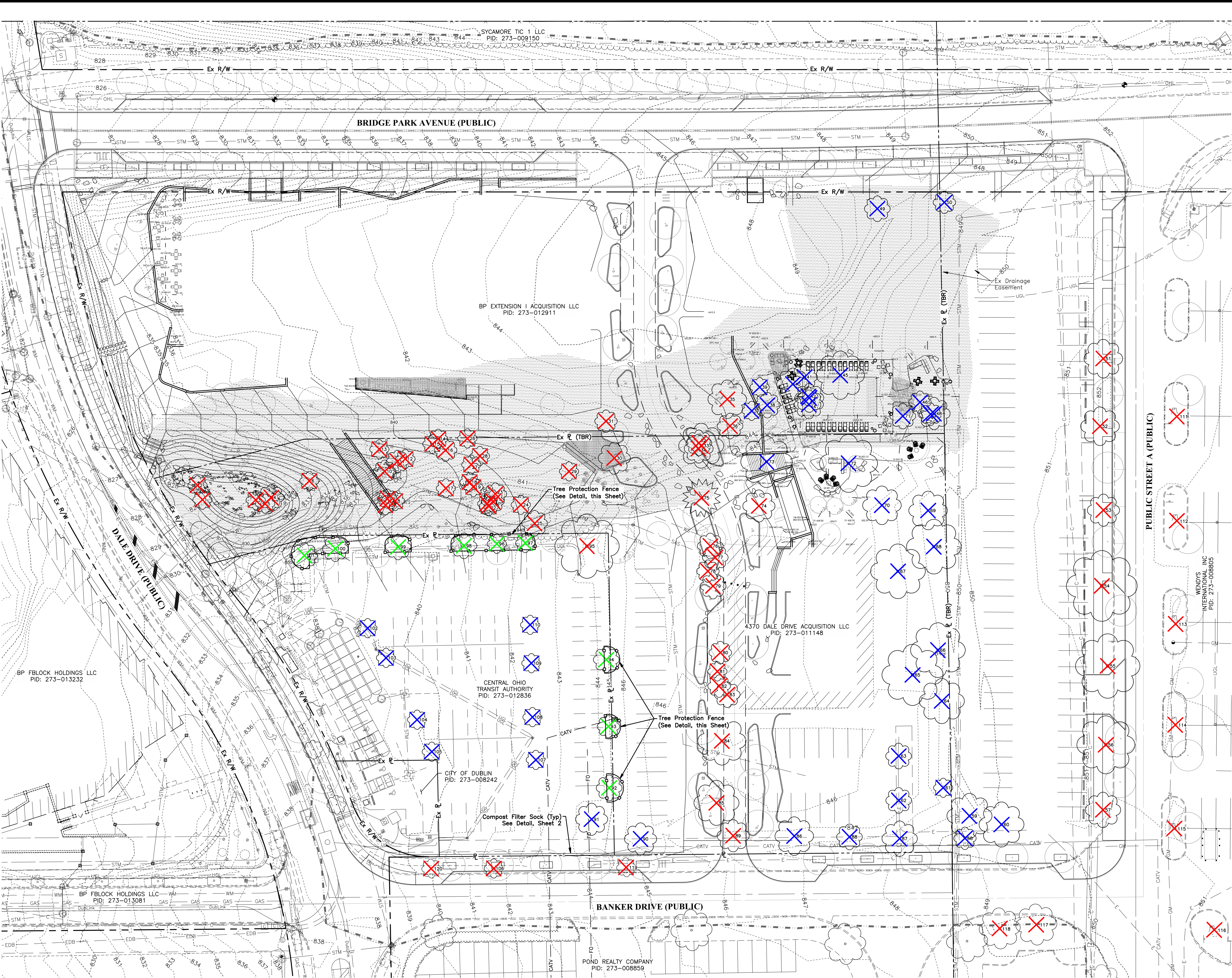
C201

SHEET NUMBER

6 OF 8



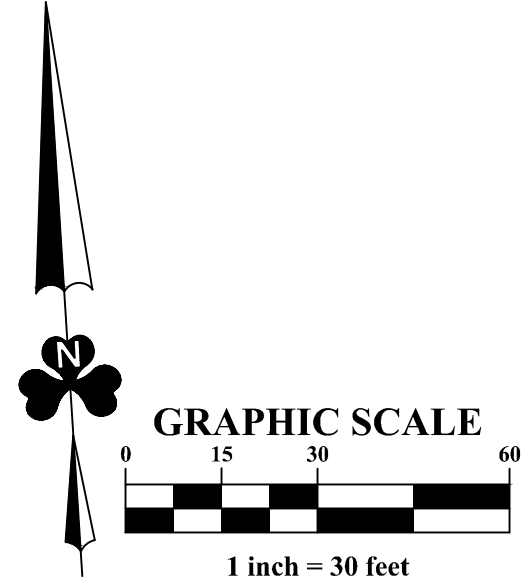
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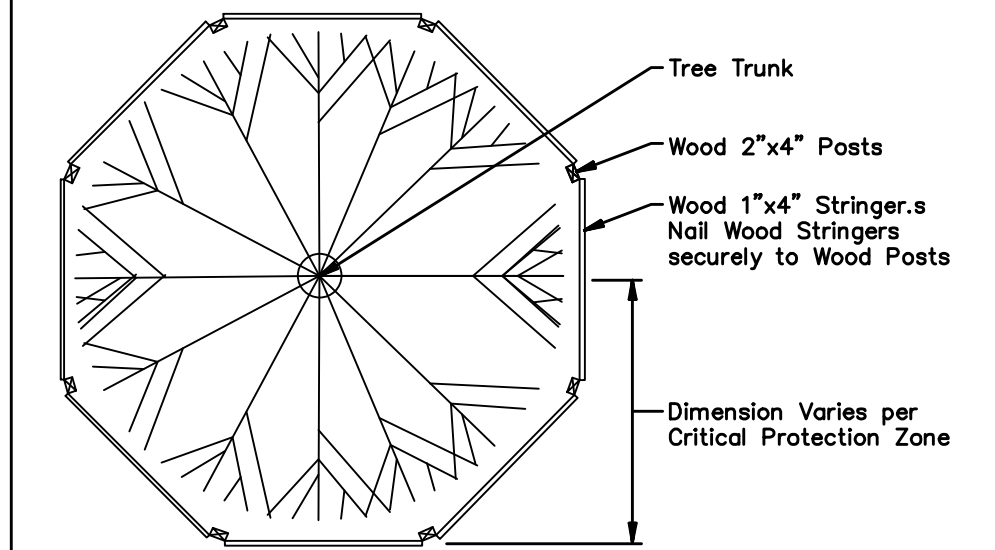
PLAN SET DATE
February 20, 2025

NOTE:
Contractor shall confirm with
Crawford-Hoying that clearing is
acceptable to proceed on the
COTA and Wendy's properties.

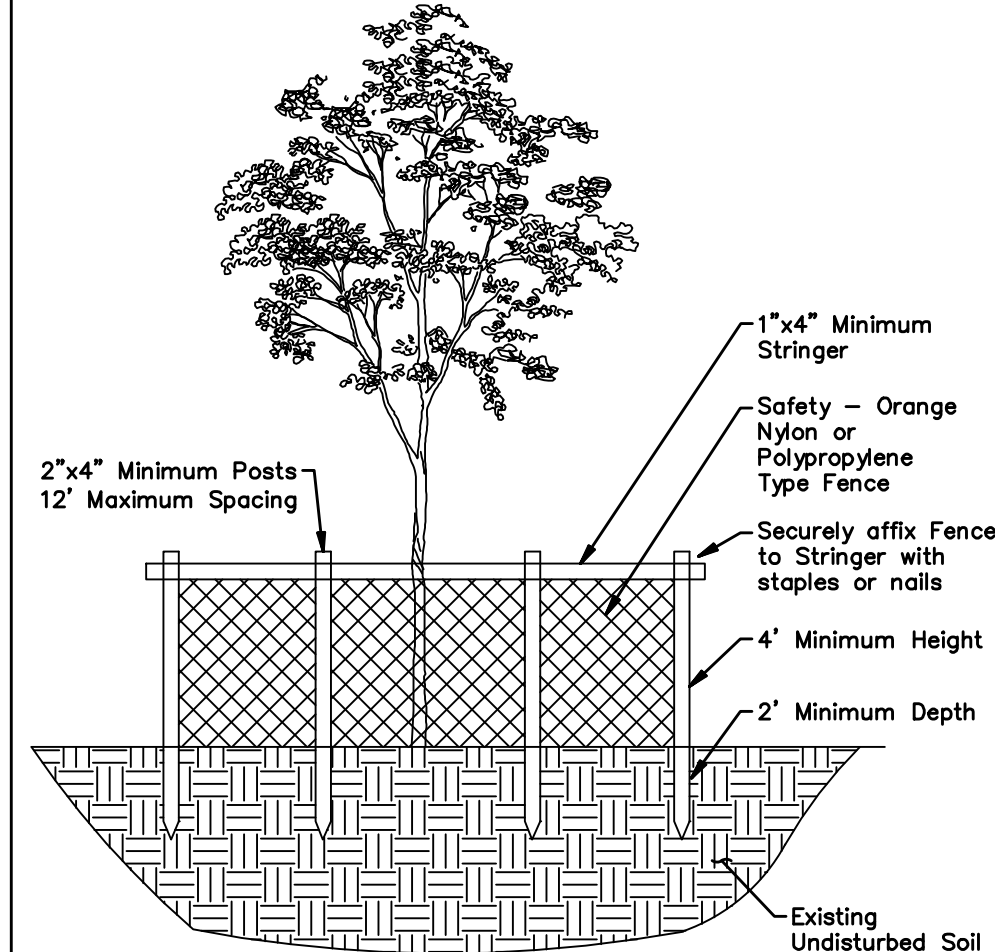


LEGEND

- Red X: Trees To Be Removed and Replaced (Outside Building Footprint)
- Blue X: Trees To Be Removed Exempt from Replacement (Inside Building Footprint)
- Green X: Trees To Be Transplanted
- Shaded Area: Brush Area To Be Cleared



NOTE:
For groups of Trees, place Barricades between Trees and Construction Activity.



- NOTE:**
- For groups of trees place the Barricades at the dripline around the groups perimeter.
 - Installation of Tree Protection Barricades shall be performed before any Site Development Activity takes place.
 - The Tree Protection Barricades shall remain in place throughout the Construction Phase and until all Site Development Activities are fully complete.
 - Any damage that may occur to the Barricades shall be repaired or replaced to the original specifications within 24 hours of the damage occurring.
 - The area within the Tree Protection Barricades shall not be used for the storage of any materials, supplies or debris or the disposal of any solid, liquid or gaseous materials that could cause harm to the trees.
 - Any tree scheduled to remain if damaged during construction shall be replaced by providing equivalent monetary value to the City's tree fund.
 - Monetary tree value shall be determined by using the guide for plant appraisal, published by the International Society of Arboriculture or other sources as determined by the City Forester.
 - Barricades shall protect all trees scheduled to remain before and during all Construction Activities.
 - Any Proposed Underground Utilities shall be routed around protected trees to the outside of the tree's dripline. If this is not feasible, as determined by the City, a sleeve may be used under the tree, provided that all acceptable horticultural/arboricultural practices are adhered to.
 - Tree Protection Barricades shall be located to protect a minimum of 75% of the Critical Protection Zone.

TREE PROTECTION DETAIL
Not to Scale

REVISION RECORD		ENG	DUB
NO.	DATE	DESCRIPTION	

EMH
ENGINEERING & ARCHITECTURE
5800 New Albany Road, Columbus, OH 43054
Phone: 614.775.5500 Fax: 614.775.5501
www.emhinc.com

PRELIMINARY PLAT
BRIDGE PARK - BLOCK J
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TREE REPLACEMENT PLAN	JUNE 2, 2025
CITY OF DUBLIN PROJECT NUMBER PLN-2025-00020	
DRAWING NUMBER C701	
SHEET NUMBER 7 OF 25	

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ID	Common Name	Scientific Name	DBH (inches)	No. of Trunks	Condition
1	Eastern Cottonwood	Populus deltoides	6	1	Good
2	Eastern Cottonwood	Populus deltoides	6	1	Good
3	Eastern Cottonwood	Populus deltoides	6	1	Good
4	Eastern Cottonwood	Populus deltoides	8	1	Good
5	Eastern Cottonwood	Populus deltoides	6,6 (12)	2	Good
6	Eastern Cottonwood	Populus deltoides	6	1	Good
7	Eastern Cottonwood	Populus deltoides	6	1	Good
8	Eastern Cottonwood	Populus deltoides	6	1	Good
9	Eastern Cottonwood	Populus deltoides	6	1	Good
10	Eastern Cottonwood	Populus deltoides	7	1	Good
11	Eastern Cottonwood	Populus deltoides	7,7 (14)	2	Good
12	Eastern Cottonwood	Populus deltoides	6	1	Good
13	Staghorn Sumac	Rhus typhina	6	1	Good
14	Eastern Cottonwood	Populus deltoides	6	1	Good
15	Eastern Cottonwood	Populus deltoides	6	1	Good
16	Eastern Cottonwood	Populus deltoides	7	1	Good
17	Eastern Cottonwood	Populus deltoides	6	1	Good
18	Eastern Cottonwood	Populus deltoides	6	1	Good
19	Eastern Cottonwood	Populus deltoides	6	1	Good
20	Eastern Cottonwood	Populus deltoides	6	1	Good
21	Eastern Cottonwood	Populus deltoides	7	1	Good
22	Eastern Cottonwood	Populus deltoides	6	1	Good
23	Eastern Cottonwood	Populus deltoides	7	1	Good
24	Eastern Cottonwood	Populus deltoides	6	1	Good
25	Eastern Cottonwood	Populus deltoides	8	1	Good
26	Eastern Cottonwood	Populus deltoides	6	1	Good
27	Eastern Cottonwood	Populus deltoides	6	1	Good
28	Eastern Cottonwood	Populus deltoides	6	1	Good
29	Box Elder	Acer negundo	6,6 (12)	2	Good
30	Eastern Cottonwood	Populus deltoides	10	1	Good
31	Staghorn Sumac	Rhus typhina	7	1	Good
32	Green Ash	Fraxinus pennsylvanica	8	1	Poor
33	Box Elder	Acer negundo	14	1	Good
34	Box Elder	Acer negundo	9	1	Good
35	Green Ash	Fraxinus pennsylvanica	12	1	Poor
36	Green Ash	Fraxinus pennsylvanica	8	1	Poor
37	Green Ash	Fraxinus pennsylvanica	6	1	Fair
38	Green Ash	Fraxinus pennsylvanica	8	1	Fair
39	Callery Pear	Pyrus callergana	6	1	Good
40	Callery Pear	Pyrus callergana	10	1	Good
41	Callery Pear	Pyrus callergana	8	1	Good
42	Box Elder	Acer negundo	6	1	Good
43	Green Ash	Fraxinus pennsylvanica	9	1	Fair
44	Green Ash	Fraxinus pennsylvanica	9	1	Fair
45	Hackberry	Celtis occidentalis	15	1	Good
46	Callery Pear	Pyrus callergana	7	1	Good
47	Callery Pear	Pyrus callergana	7	1	Good
48	Callery Pear	Pyrus callergana	10	1	Good
49	Black Locust	Robinia pseudoacacia	8,7 (15)	2	Good
50	Black Walnut	Juglans nigra	7,6,6 (19)	3	Good
51	Red Maple	Acer rubrum	12	1	Good
52	Red Maple	Acer rubrum	12	1	Good
53	Japanese Zelkova	Zelkova serrata	10	1	Good
54	Small-Leaved Linden	Tilia cordata	22	1	Fair
55	Small-Leaved Linden	Tilia cordata	20	1	Fair
56	Small-Leaved Linden	Tilia cordata	18	1	Good
57	Red Maple	Acer rubrum	11,8 (19)	2	Good
58	Small-Leaved Linden	Tilia cordata	7	1	Good
59	Red Maple	Acer rubrum	14	1	Good
60	Red Maple	Acer rubrum	14	1	Good
61	Hedge Maple	Acer campestre	6,6 (12)	2	Good
62	Japanese Zelkova	Zelkova serrata	8	1	Good
63	Japanese Zelkova	Zelkova serrata	8	1	Good
64	Thornless Honey Locust	Gleditsia triacanthos var. inermis	14	1	Good
65	Thornless Honey Locust	Gleditsia triacanthos var. inermis	19	1	Good
66	Thornless Honey Locust	Gleditsia triacanthos var. inermis	17	1	Good
67	Tulip Poplar	Liriodendron tulipifera	17	1	Good
68	Tulip Poplar	Liriodendron tulipifera	17	1	Good
69	Hedge Maple	Acer campestre	12	1	Good
70	Silver Maple	Acer saccharinum	12	1	Good

ID	Common Name	Scientific Name	DBH (inches)	No. of Trunks	Condition
71	Black Cherry	Prunus serotina	8	1	Good
72	Tulip Poplar	Liriodendron tulipifera	18	1	Good
73	Tulip Poplar	Liriodendron tulipifera	16	1	Good
74	Silver Maple	Acer saccharinum	10	1	Good
75	Norway Spruce	Picea abies	12	1	Good
76	Crabapple sp.	Malus sp.	8	1	Fair
77	Crabapple sp.	Malus sp.	8	1	Fair
78	Crabapple sp.	Malus sp.	7	1	Fair
79	Crabapple sp.	Malus sp.	8	1	Fair
80	Crabapple sp.	Malus sp.	7,6 (13)	2	Fair
81	Crabapple sp.	Malus sp.	6	1	Fair
82	Crabapple sp.	Malus sp.	7	1	Fair
83	Crabapple sp.	Malus sp.	8,6 (15)	2	Fair
84	Silver Maple	Acer saccharinum	15	1	Good
85	Silver Maple	Acer saccharinum	14	1	Poor
86	Green Ash	Fraxinus pennsylvanica	12	1	Poor
87	Green Ash	Fraxinus pennsylvanica	11	1	Poor
88	Small-Leaved Linden	Tilia cordata	8	1	Good
89	Green Ash	Fraxinus pennsylvanica	10	1	Poor
90	Green Ash	Fraxinus pennsylvanica	10	1	Poor
91	Hackberry	Celtis occidentalis	10	1	Good
92	London Plane Tree	Platanus x hispanica	8	1	Good
93	London Plane Tree	Platanus x hispanica	7	1	Good
94	London Plane Tree	Platanus x hispanica	8	1	Good
95	Hackberry	Celtis occidentalis	20	1	Good
96	London Plane Tree	Platanus x hispanica	6	1	Good
97	London Plane Tree	Platanus x hispanica	6	1	Good
98	London Plane Tree	Platanus x hispanica	8	1	Good
99	London Plane Tree	Platanus x hispanica	8	1	Good
100	London Plane Tree	Platanus x hispanica	8	1	Good
101	London Plane Tree	Platanus x hispanica	8	1	Good
102	Small-Leaved Linden	Tilia cordata	6	1	Good
103	Small-Leaved Linden	Tilia cordata	6	1	Good
104	Small-Leaved Linden	Tilia cordata	6	1	Good
105	Small-Leaved Linden	Tilia cordata	6	1	Good
106	Sugar Maple	Acer saccharum	6	1	Good
107	Small-Leaved Linden	Tilia cordata	6	1	Good
108	Small-Leaved Linden	Tilia cordata	6	1	Good
109	Small-Leaved Linden	Tilia cordata	6	1	Good
110	Small-Leaved Linden	Tilia cordata	6	1	Good
111	Silver Maple	Acer saccharinum	*6	1	Good
112	Japanese Zelkova	Zelkova serrata	*8	1	Good
113	Sugar Maple	Acer saccharum	*20	1	Good
114	Japanese Zelkova	Zelkova serrata	*4	1	Good
115	Sugar Maple	Acer saccharum	*12	1	Good
116	Sugar Maple	Acer saccharum	*10	1	Good
117	Sugar Maple	Acer saccharum	*8	1	Good
118	Sugar Maple	Acer saccharum	*8	1	Good
119	Sugar Maple	Acer saccharum	*6	1	Good
120	Sugar Maple	Acer saccharum	*6	1	Good

* Estimated

Inside Building Footprint Totals			
Poor Condition Ash Tree Caliper (inches)	43		
Fair to Good Condition Ash Tree Caliper (inches)	32		
Other Tree Caliper Total (inches)	382		
Outside Building Footprint Totals			
Poor Condition Ash Tree Caliper (inches)	28		
Poor Condition Silver Maple Tree Caliper (inches)	14		
Other Tree Caliper Total (inches)	578		
Trees To Be Transplanted Totals			
London Plane Tree Caliper Total (inches)	67		

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
June 2, 2025

REVISION RECORD		ENG	DUB
NO.	DATE		

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PRELIMINARY PLAT
BRIDGE PARK - BLOCK J
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TREE REPLACEMENT
TABLES

JUNE 2, 2025

CITY OF DUBLIN
PROJECT NUMBER

PLN-2025-00020

DRAWING NUMBER

C702

SHEET NUMBER

8 OF 8