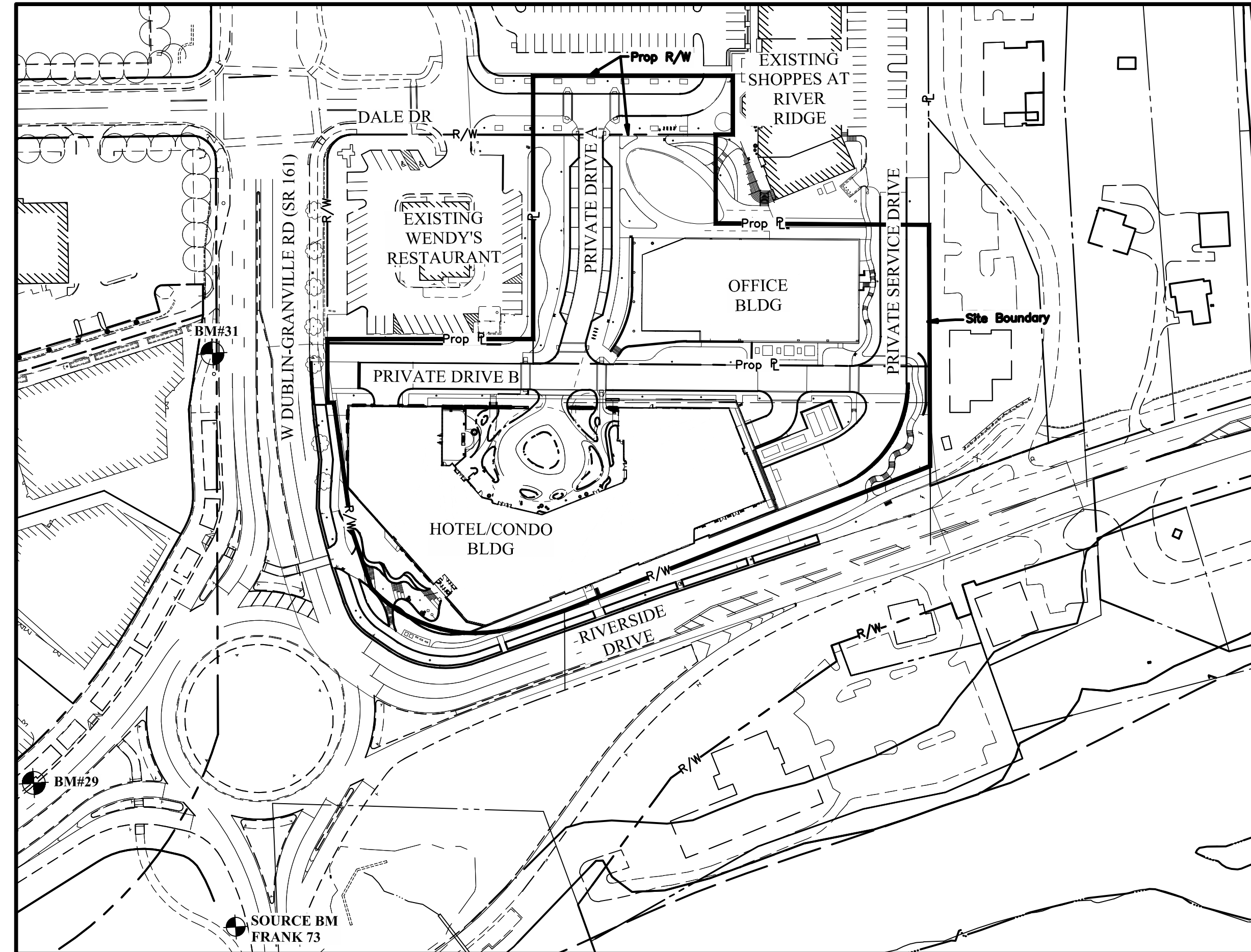


PRELIMINARY PLAT BRIDGE PARK Y BLOCK CITY OF DUBLIN, FRANKLIN COUNTY, OHIO 2026

SITE DATA TABLE	
Proposed Site Area	4.98 Ac
Private Site Area	4.69 Ac
R/W To Be Dedicated	0.29 Ac
R/W To Be Vacated	0.00 Ac
Limits of Disturbance	5.45 Ac
Disturbed Area Within R/W	0.60 Ac
Pre-Developed Impervious Area	1.81 Ac
Post-Developed Impervious Area	3.50 Ac
Flood Insurance Rate Map Number	39049C0151K
Zone	Zone X
Effective Date	6/17/2008
Base Flood Elevation	N/A

PARKING CALCULATION		
USE	SQUARE FOOTAGE/UNITS	REQUIRED
3+ Bedroom Dwelling	8 units	2/unit=16
2 Bedroom Dwelling	15 units	1.5/unit=23
1 Bedroom Dwelling	1 unit	1/unit=1
Conference Center	589 occupants	$\frac{1}{8}$ occupants= 99
Eating and Drinking	7913 sf	$\frac{10}{1000}$ sf = 80
Hotel	130 guestrooms + 26,578 sf Accessory	2 per 3 guestrooms + $\frac{4}{1000}$ sf Accessory= 193
Spa	15,769 sf	$\frac{3}{1000}$ sf = 48
Retail, General	6,800 sf	$\frac{3}{1000}$ sf = 21
Office, General	71,300 sf	$\frac{3}{1000}$ sf = 214
Total Required		695
Provided Parking (On Street/In Garage)		433 Total (18/415)
Extra Parking on Shoppes at River Ridge Site (See Sheet 7)		197
Required ADA Parking (Van/Standard)		9 Total (2/7)
ADA Parking Provided (Van/Standard)		9 Total (2/7)



INDEX MAP
Scale: 1" = 100'

DEVELOPER

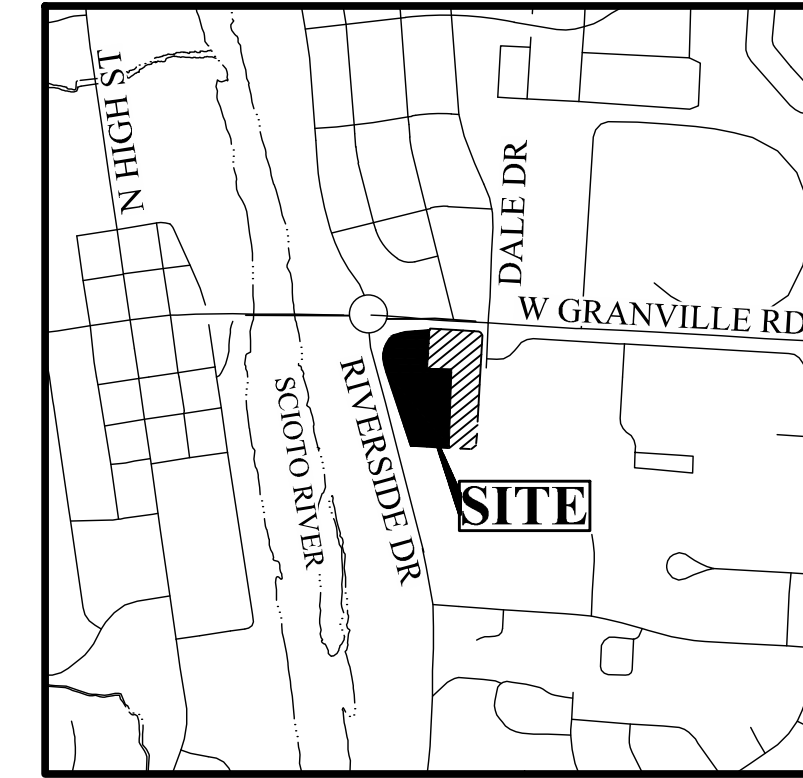
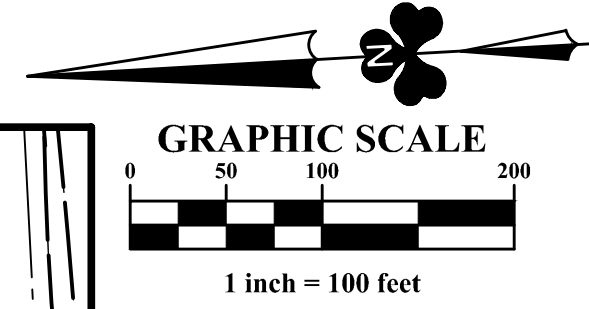
Crawford Haying Development Partners
6840 Riverside Drive, Suite 500
Dublin, Ohio 43017
Tel: (614) 335-2020
Fax: (614) 850-9191
Krystin Schmid

ENGINEER

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

PROJECT DESCRIPTION

The project includes the development of a 4.98 acre site located South of W Granville Rd, East of Riverside Dr, West of Dale Dr, and includes an Office Building, Condominium, Event Center, Hotel, and Parking Garage. The project will include a new right-in right-out access from W Granville Rd.



VICINITY MAP
Scale: 1" = 1000'

SHEET INDEX		
SHEET NUMBER	SHEET NAME	
1	C001	Title Sheet
2	C002	Regional Map
3	C003	Preliminary Plat
4	C101	Site Plan
5	C102	Utility Plan
6	C103	Grading Plan
7	C201	Tree Survey Plan
8	C202	Tree Survey



NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EMH&T
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emht.com

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

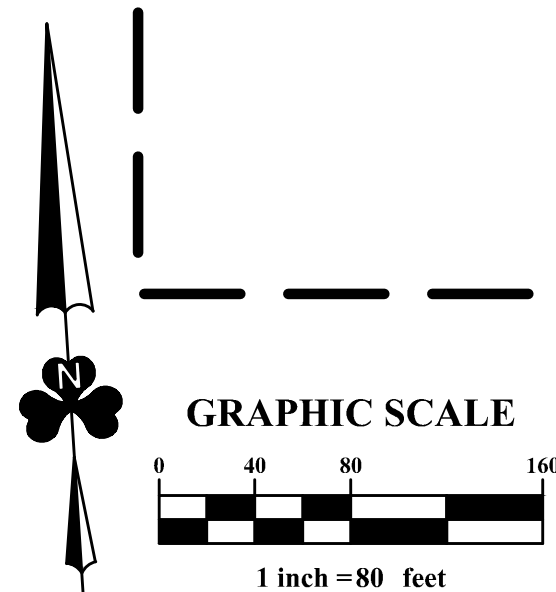
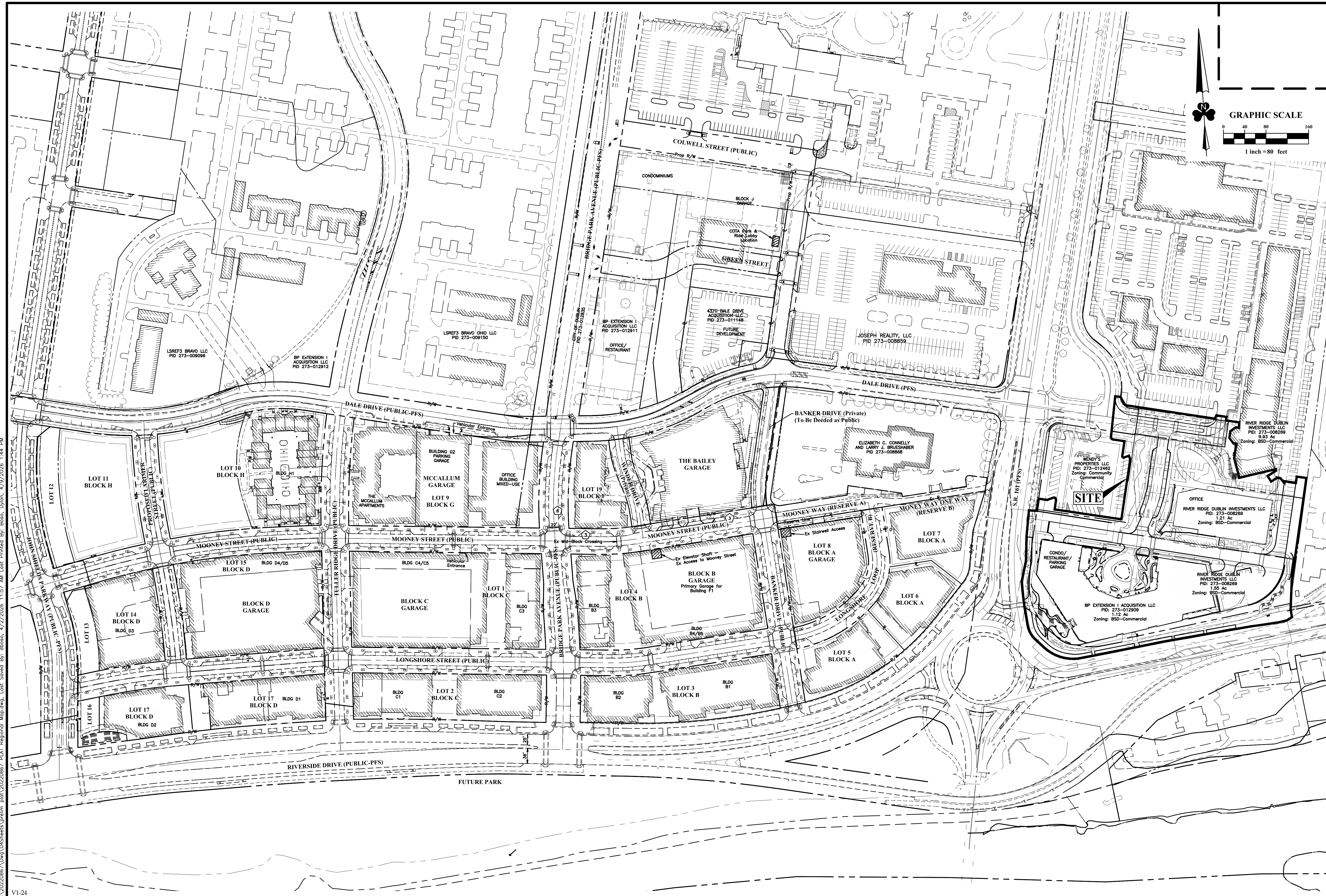
TITLE SHEET
APRIL 13, 2026

CITY OF DUBLIN
PROJECT NUMBER
25-005-COM

DRAWING NUMBER
C001

SHEET NUMBER
1 OF 7

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NO.	DATE	REVISION DESCRIPTION	ENG.	DUB.

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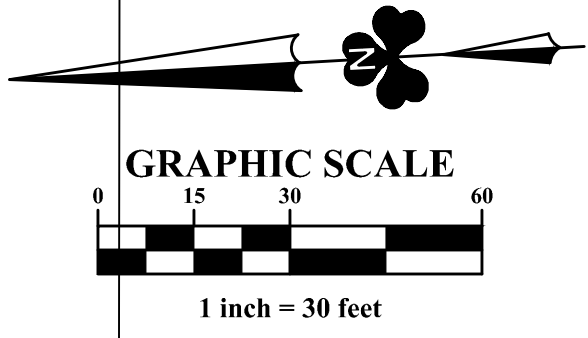
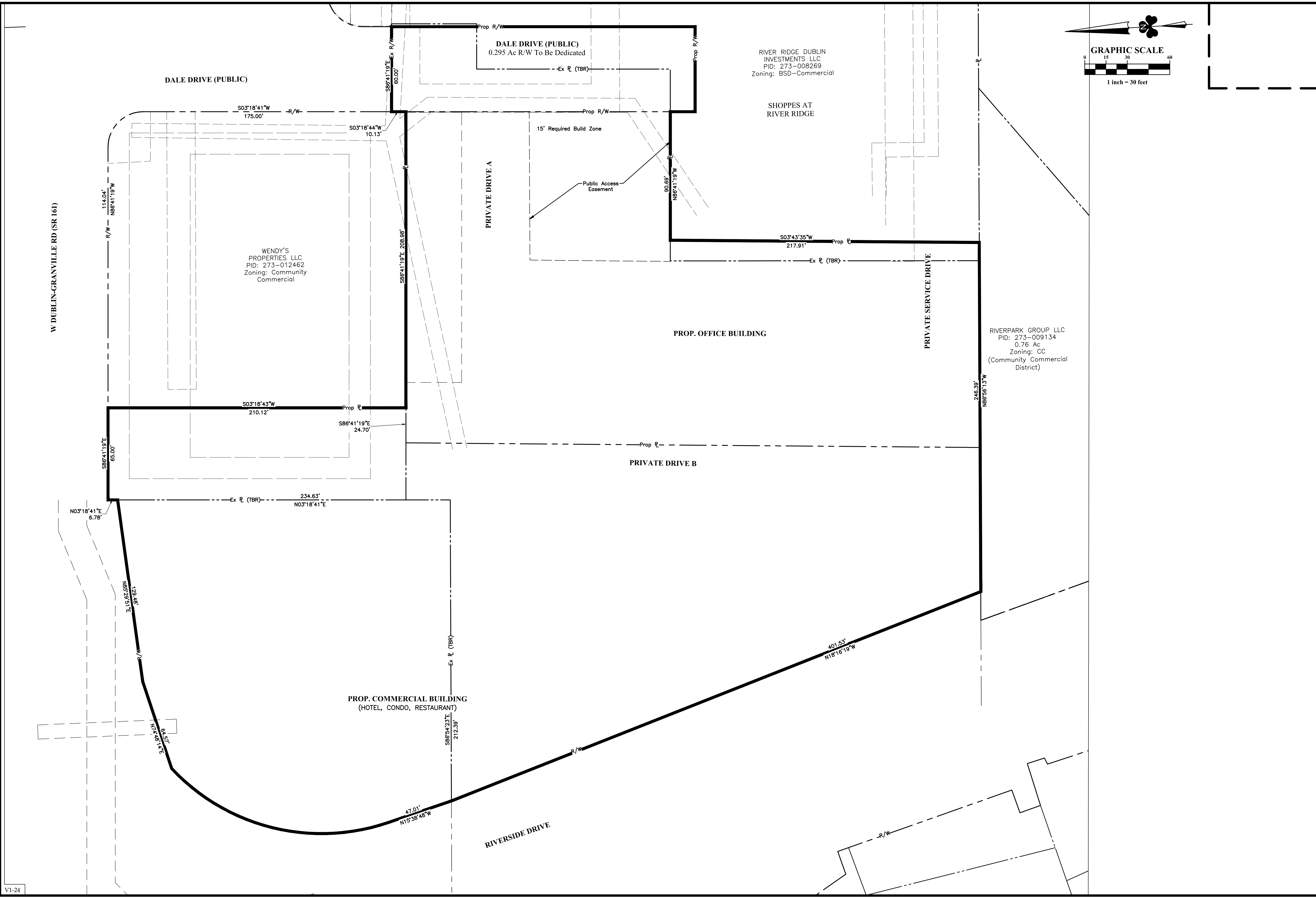
PRELIMINARY PLAT
BRIDGE PARK - BLOCK J
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

REGIONAL MAP
 APRIL 13, 2026

CITY OF DUBLIN
 PROJECT NUMBER
25-003-COM
 DRAWING NUMBER
C002
 SHEET NUMBER
2 OF 8

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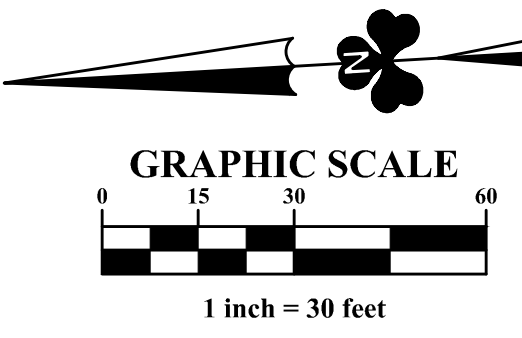
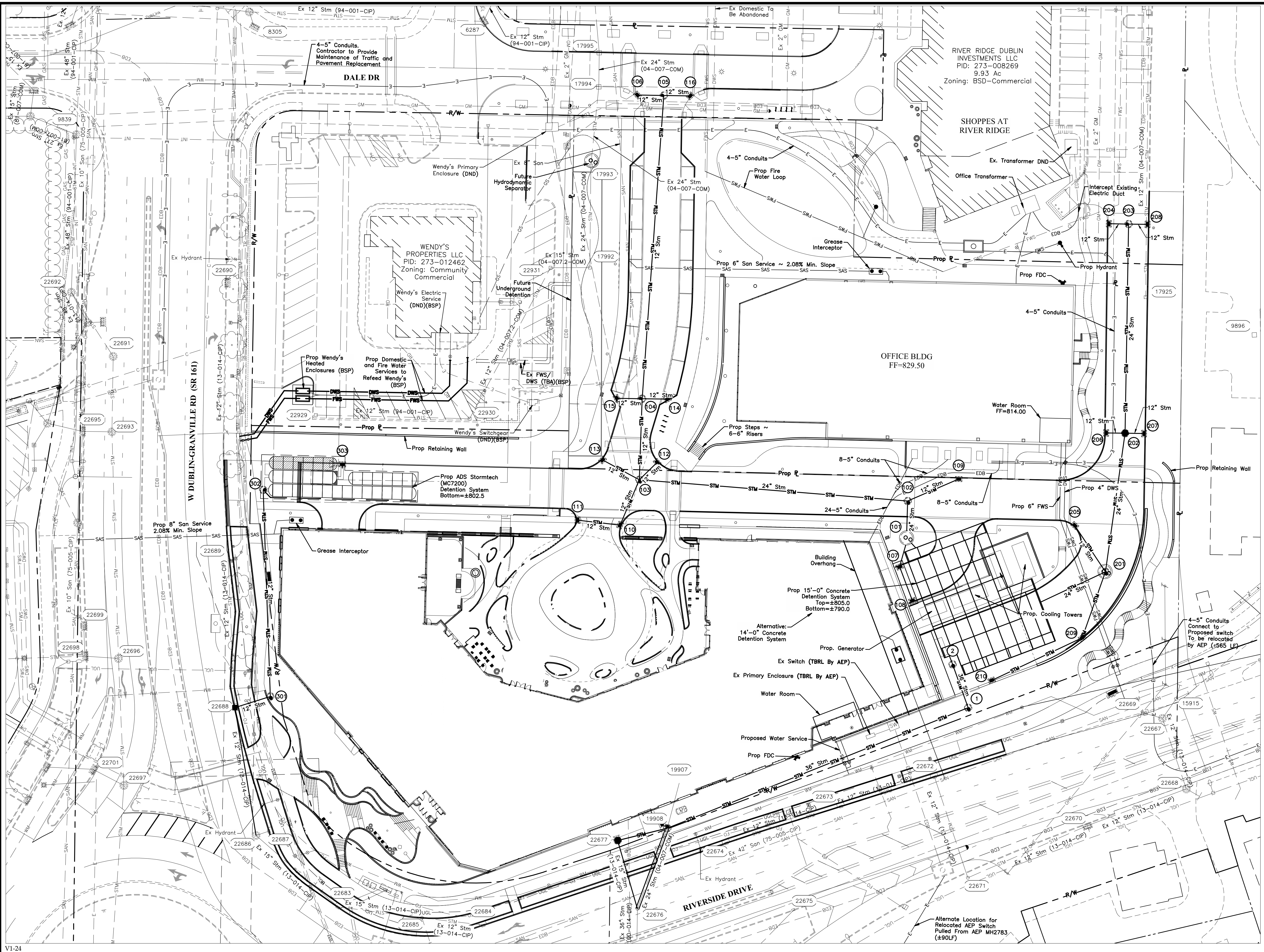
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PRELIMINARY PLAT
BRIDGE PARK Y BLOCK
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

PRELIMINARY PLAT	APRIL 13, 2026
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CITY OF DUBLIN PROJECT NUMBER	25-005-COM
DRAWING NUMBER	C104
SHEET NUMBER	3 OF 11

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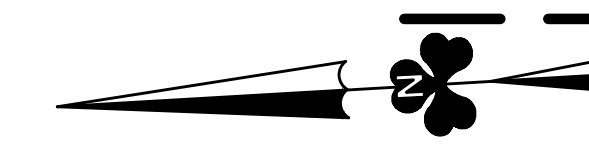
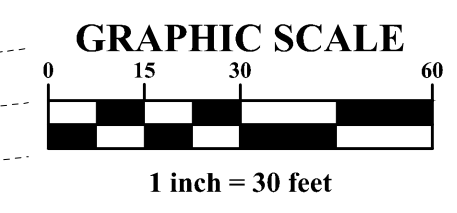
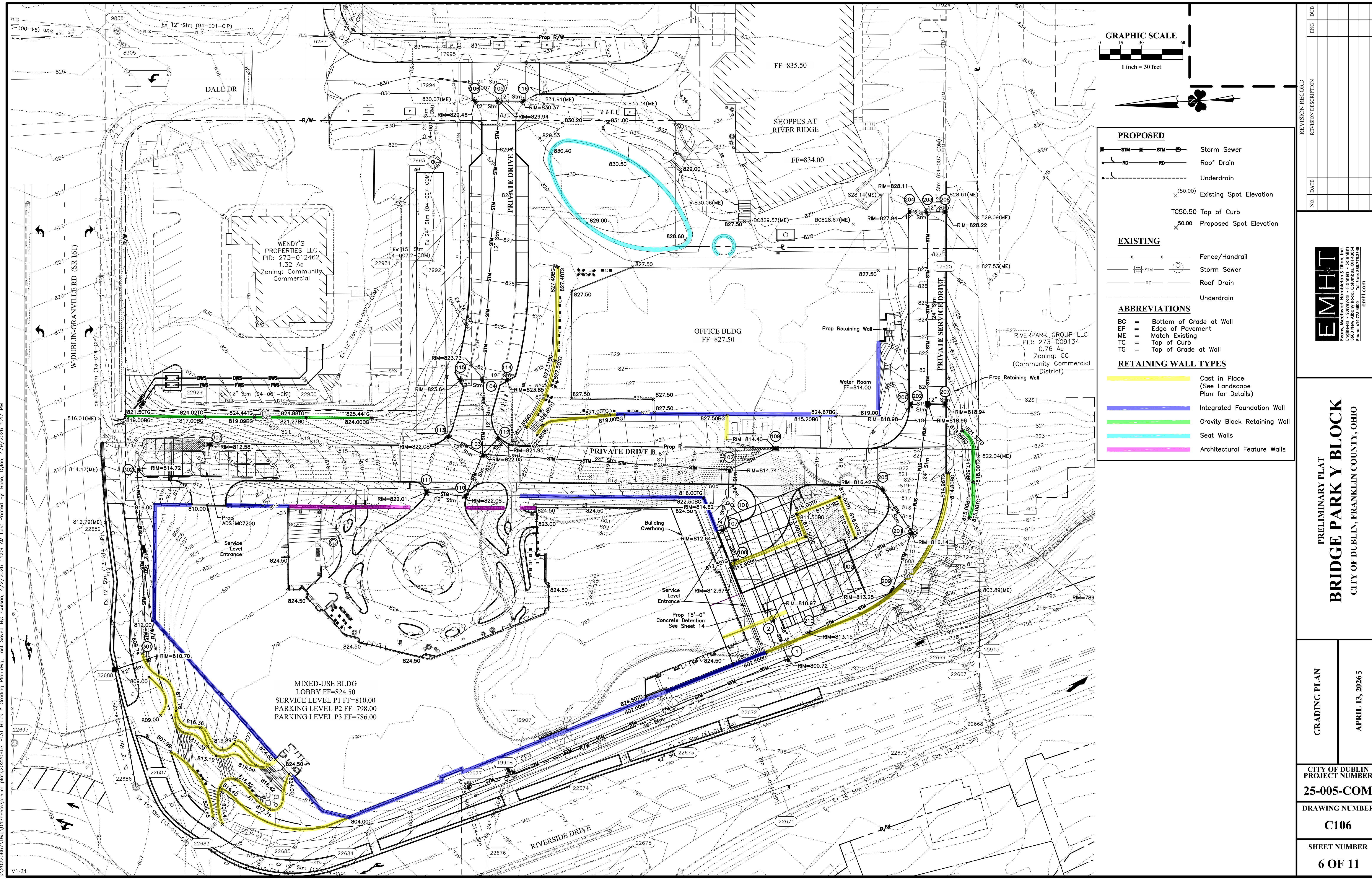
NO.	DATE	REVISION DESCRIPTION	ENG	DLB

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

UTILITY PLAN
 APRIL 13, 2026 5

CITY OF DUBLIN
 PROJECT NUMBER
25-005-COM
 DRAWING NUMBER
C105
 SHEET NUMBER
5 OF 11



PROPOSED

- Storm Sewer
- Roof Drain
- Underdrain
- (50.00) Existing Spot Elevation
- TC50.50 Top of Curb
- 50.00 Proposed Spot Elevation

EXISTING

- Fence/Handrail
- Storm Sewer
- Roof Drain
- Underdrain

ABBREVIATIONS

- BG = Bottom of Grade at Wall
- EP = Edge of Pavement
- ME = Match Existing
- TC = Top of Curb
- TG = Top of Grade at Wall

RETAINING WALL TYPES

- Cast in Place (See Landscape Plan for Details)
- Integrated Foundation Wall
- Gravity Block Retaining Wall
- Seat Walls
- Architectural Feature Walls

NO.	DATE	REVISION DESCRIPTION

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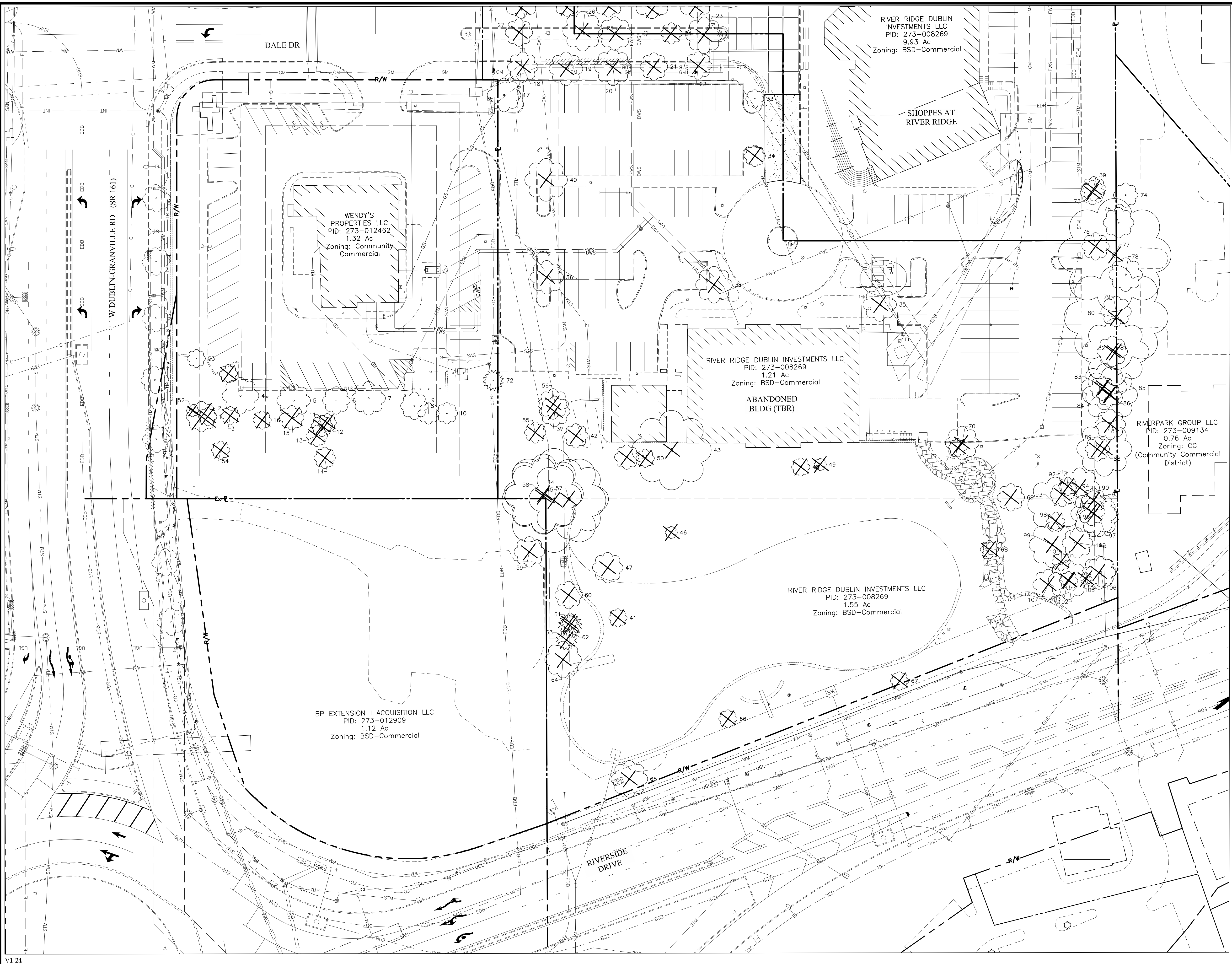
PRELIMINARY PLAN
BRIDGE PARK Y BLOCK
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

GRADING PLAN
 APRIL 13, 2026 5

CITY OF DUBLIN
 PROJECT NUMBER
25-005-COM
 DRAWING NUMBER
C106
 SHEET NUMBER
6 OF 11

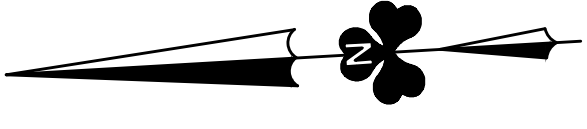
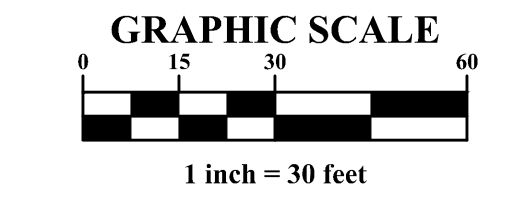
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LEGEND

X Trees To Be Removed



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PRELIMINARY PLAT
BRIDGE PARK Y BLOCK
 4305-4335 W DUBLIN GRANVILLE ROAD
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TREE SURVEY PLAN
 PROJECT NUMBER
25-005-COM

DRAWING NUMBER
C701
 SHEET NUMBER
7 OF 7

