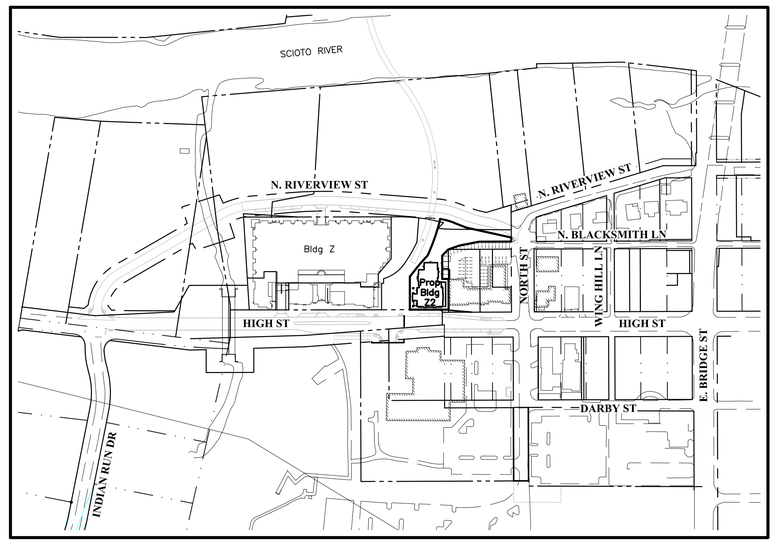
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN
FOR
BRIDGE PARK WEST
BUILDING Z2
2017

LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 200'

Plan Set Approval Date
Basic Site Plan.....January 10, 2017

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

SHEET INDEX

Title Sheet	FSP1
Existing Conditions & Demolition Plan	FSP2
Property Exhibit	FSP3
Overall Site Plan	FSP4
Site Plan	FSP5
Grading & Utility Plan	FSP6
Parking Plan	FSP7
Open Area Plan	FSP8

SITE DATA

Zoned BSD Transition Historic Neighborhood

See Sheet FSP8 for Open Space Calculations

See Parking Calculations provided on Sheet FSP7

Site Area.....0.49 Acres

BUILDING SUMMARY TABLE			
Building	Building Type	Residential	Restaurant
Z2	Historic Mixed Use	4 Units	9,586 SF

FRONT PROPERTY LINE COVERAGE	
Building Z2	100%

PERVIOUS & IMPERVIOUS LOT COVERAGE					
Lot/Roadway	Limits of Disturbance (Acres)	Existing Impervious Area (Acres)	Proposed Impervious Area (Acres)	Pre-Developed Percent Impervious	Post-Developed Percent Impervious
Bldg Z2	0.48	0.27	0.32	56%	67%

DEVELOPER/OWNER

Crawford Hoying
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

ARCHITECT

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

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 0.49 Acres, for a Mixed Use Building located on the east side of High Street, south of Building Z and the Pedestrian Bridge landing, west of N. Riverview Street, and north of an existing mixed use building.

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN
FOR
BRIDGE PARK WEST
BUILDING Z2
TITLE SHEET

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

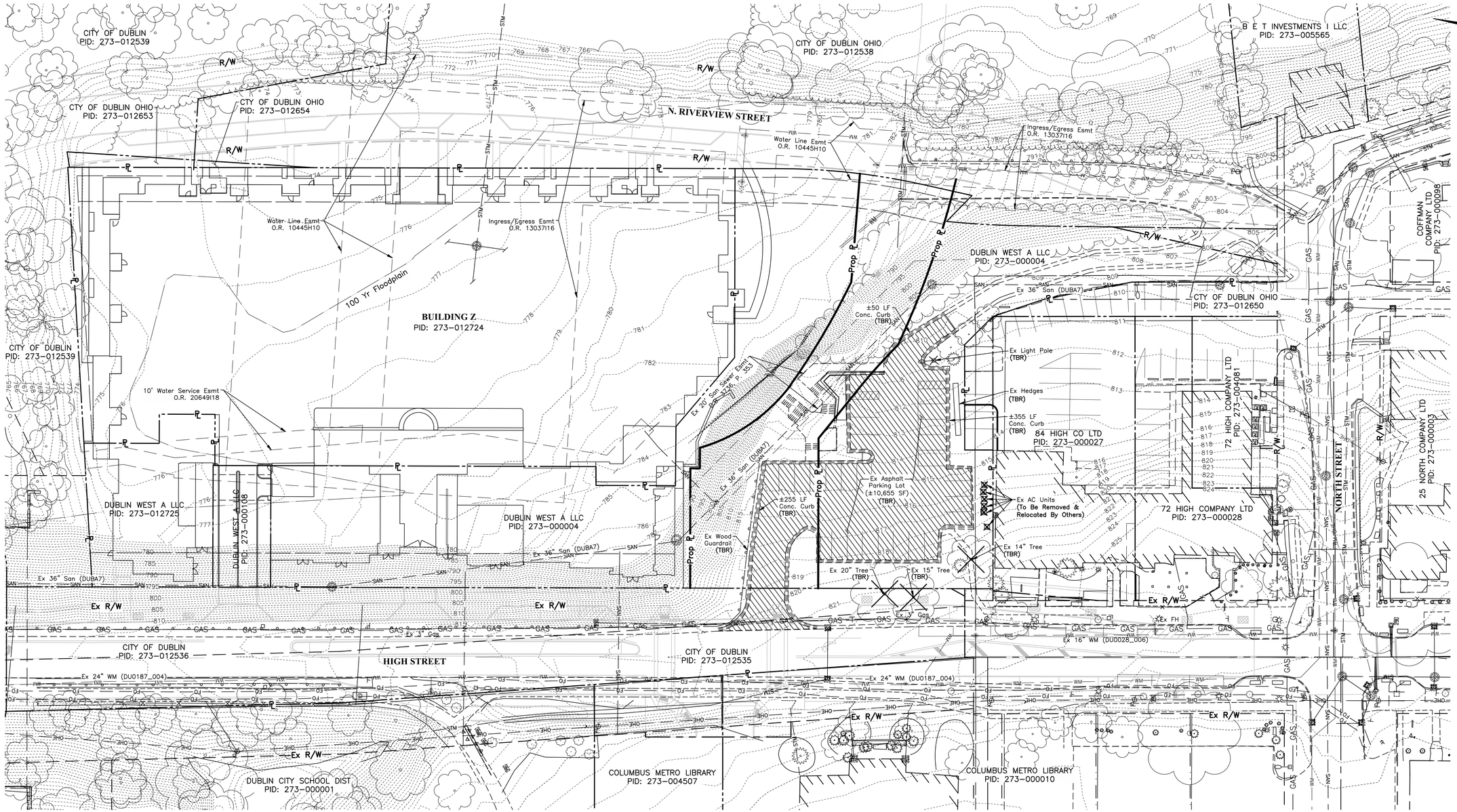
DATE
February 21, 2017

SCALE
As Noted

JOB NO.
2016-0574

SHEET
FSP1

A:\2016\0574\Dwg\04Sheets\Final Site Plan\2016\0574 - 01 Title Sheet.dwg Last Saved By: nventresco 2/20/2017 9:58 AM Last Printed By: nventresco, Nick 2/21/2017 9:08 AM (No Xref's)



GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet

LEGEND

- Ex. Light Pole (To Be Removed)
- Ex. Tree (To Be Removed)
- Ex. Asphalt Pavement (To Be Removed)
- Ex. Concrete Curb (To Be Removed)

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN
FOR
BRIDGE PARK WEST
BUILDING Z2
EXISTING CONDITIONS & DEMOLITION PLAN

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DATE
February 21, 2017

SCALE
1" = 30'

JOB NO.
2016-0574

SHEET
FSP2

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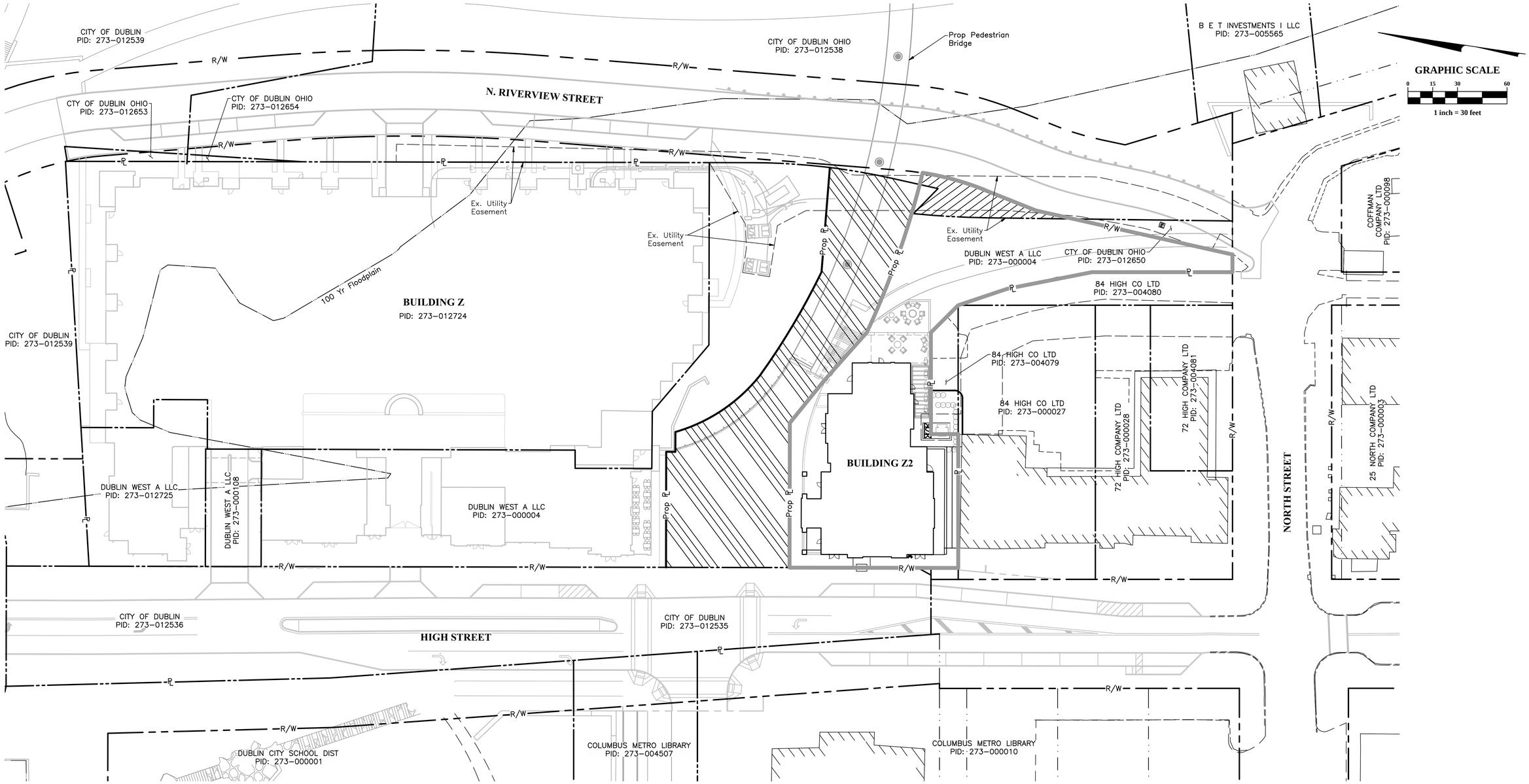

LEGEND

- Land to be transferred to the City of Dublin from Crawford Hoying (0.31 Acres)
- Land to be transferred to Crawford Hoying from the City of Dublin (0.03 Acres)
- Project Limits

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN
FOR
BRIDGE PARK WEST
BUILDING Z2
PROPERTY EXHIBIT

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DATE
February 21, 2017

SCALE
1" = 30'

JOB NO.
2016-0574

SHEET
FSP3

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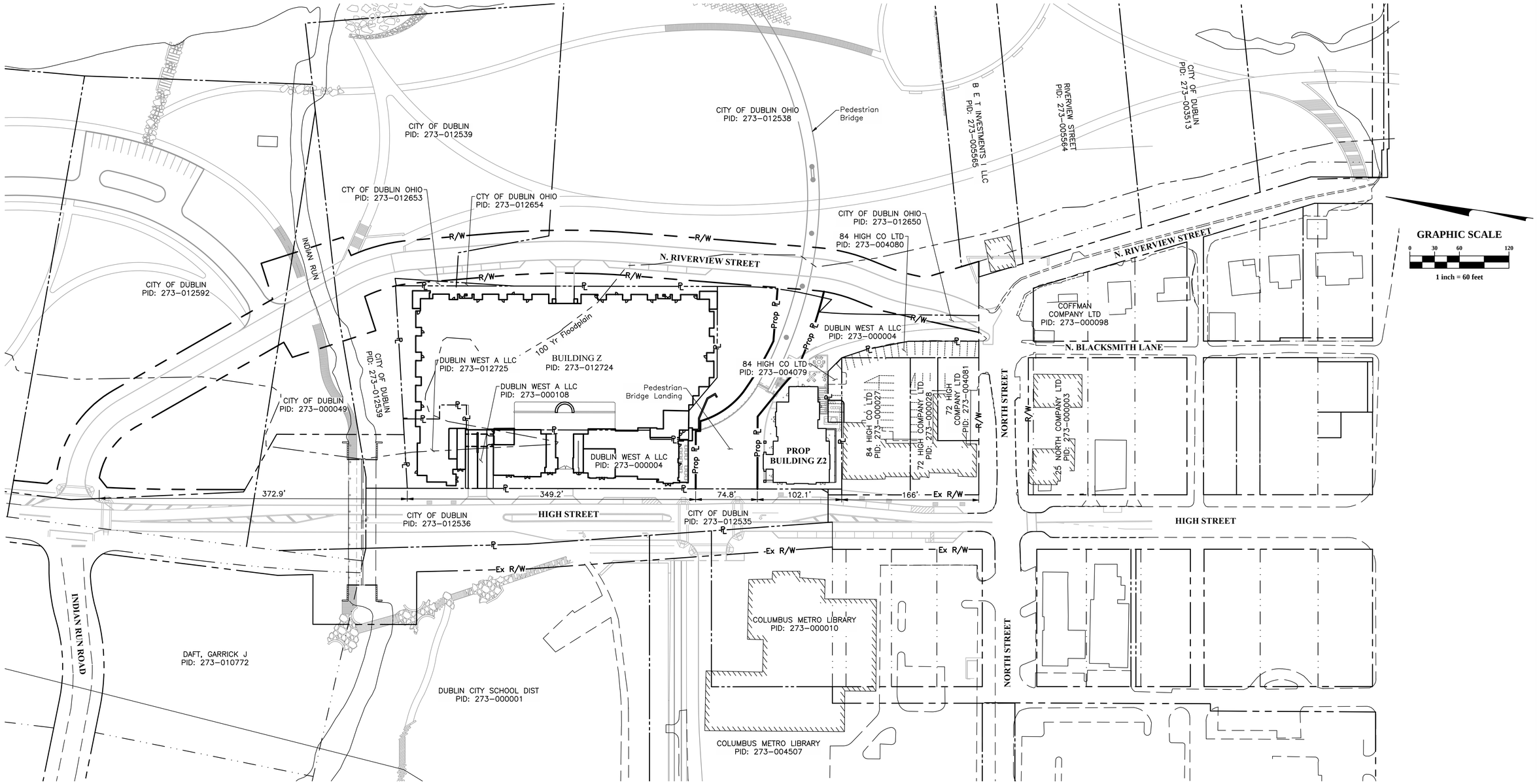

STREET FAMILIES	
N. High Street	Corridor Connector Street
North Street	Neighborhood Streets
N. Riverview Street	Neighborhood Streets

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN
FOR
BRIDGE PARK WEST
BUILDING Z2
OVERALL SITE PLAN

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DATE
February 21, 2017

SCALE
1" = 60'

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2016-0574

SHEET
FSP4

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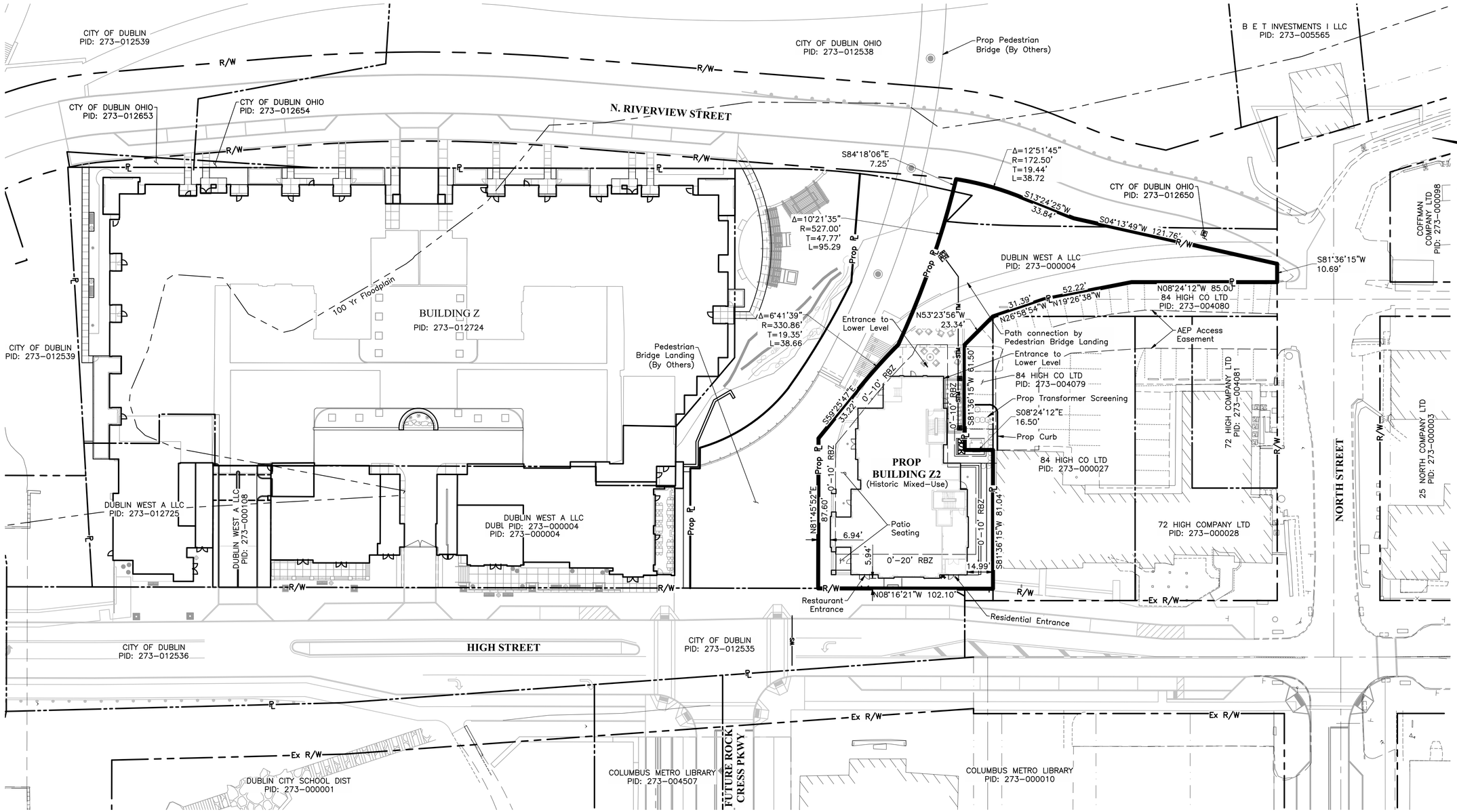

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN
FOR
BRIDGE PARK WEST BUILDING Z2
SITE PLAN

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DATE
February 21, 2017

SCALE
1" = 30'

JOB NO.
2016-0574

SHEET
FSP5

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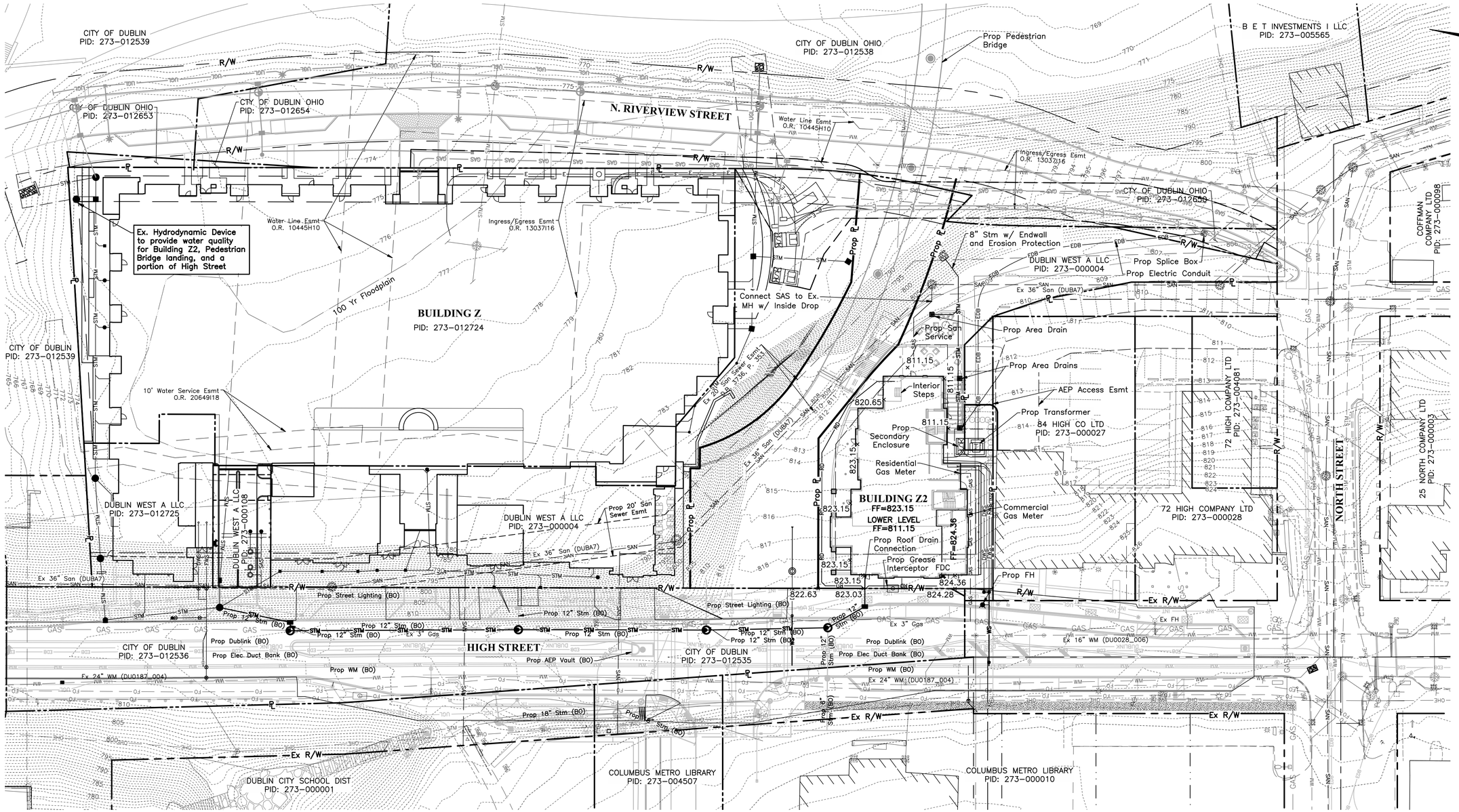

STORMWATER NARRATIVE:

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 utilize the additional water quality volume in the existing hydrodynamic device installed with Building Z. The roof drains will connect to the High Street storm sewer system, and this portion of High Street and the Pedestrian Bridge Landing will also utilize the existing hydrodynamic device. The water quality volumes have been determined using the OEPA redevelopment standards.

Building Z2 = 196 cf
Total Z2 Impervious Area = 0.29 Acres

Existing Water Quality flow to device = 1.26 cfs
Total Capacity of Aquaswirl AS-4 = 3.2 CFS
Additional Capacity = 1.94 cfs (2.0 Acres of Impervious Area)

LEGEND

STM	Existing Storm Sewer
SAN	Existing Sanitary Sewer
WM	Existing Watermain
GAS	Existing Gas Main
OHE	Existing Overhead Electric
E	Existing Underground Electric
C	Existing Communication
STM	Proposed Storm Sewer (By Others)
WM	Proposed Water Main (By Others)
DUBLINK	Proposed Dublink (By Others)
EDB	Proposed AEP Duct Bank (By Others)
UGL	Proposed Underground Lighting (By Others)
TR	Proposed Traffic Conduit (By Others)
RD	Proposed Roof Drain
SAS	Proposed Sanitary Sewer Service
DWS	Proposed Domestic Water Service
FWS	Proposed Fire Water Service
EDB	Proposed Electric Duct Bank
GAS	Proposed Gas

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN
FOR
BRIDGE PARK WEST
BUILDING Z2
GRADING & UTILITY PLAN

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DATE
February 21, 2017

SCALE
1" = 30'

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SHEET
FSP6

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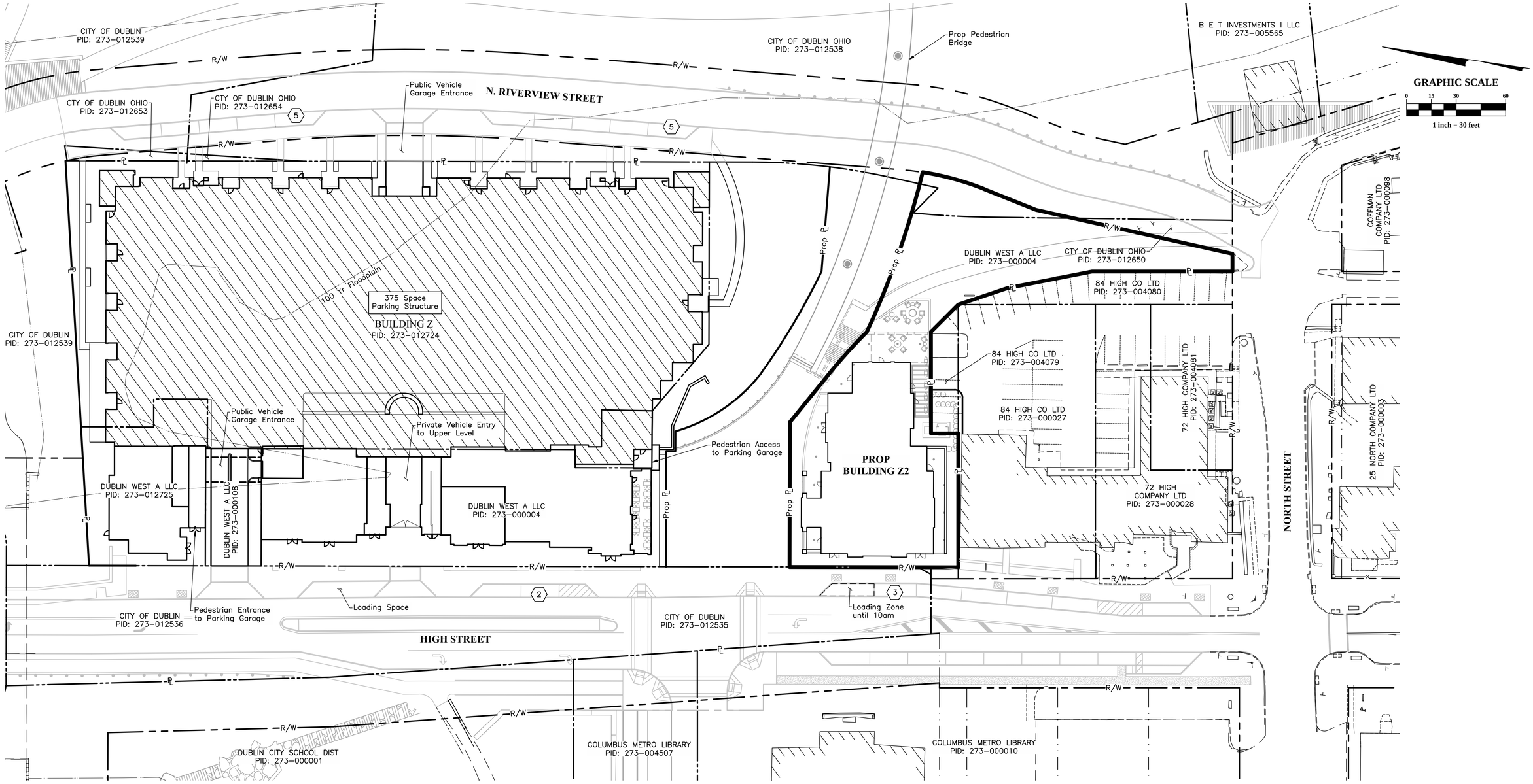

LEGEND

(X) On-Street Parking

Residential Required Parking

Building	3 BR	2 BR	1 BR	Total
Z2	1	1	2	4
Total Units	1	1	2	4
Min. Required Parking/Unit	2	1.5	1	
Max Allowable Parking/Unit	2	2	2	
Min. Parking Required	2	2	2	6
Max Parking Allowed	2	2	4	8
Bicycle Parking Required				2

Commercial Required Parking

Building	Restaurant	Total
Z2	9,586	9,586
Total SF	9,586	9,586
Min. Required Parking/1,000 SF	10	
Max Allowable	125%	
Min. Parking Required	96	96
Max Parking Allowed	120	120
Bicycle Parking Required		10

Parking Provided

	On Street	Parking Structure	Total
Z	12	375	387
Z2	3	0	3
Total Parking Provided(Z+Z2)			390
Minimum Parking Required for Bldg Z			242
Remaining Parking Provided for Z2			**148**
Minimum Parking Required for Bldg Z2			102
Max Parking Allowed			128
Bicycle Parking Required			12
Bicycle Parking Provided			13
Loading Spaces Required			1
Loading Spaces Provided			1

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN
FOR
BRIDGE PARK WEST BUILDING Z2
PARKING PLAN

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emht.com

DATE
February 21, 2017

SCALE
1" = 30'

JOB NO.
2016-0574

SHEET
FSP7

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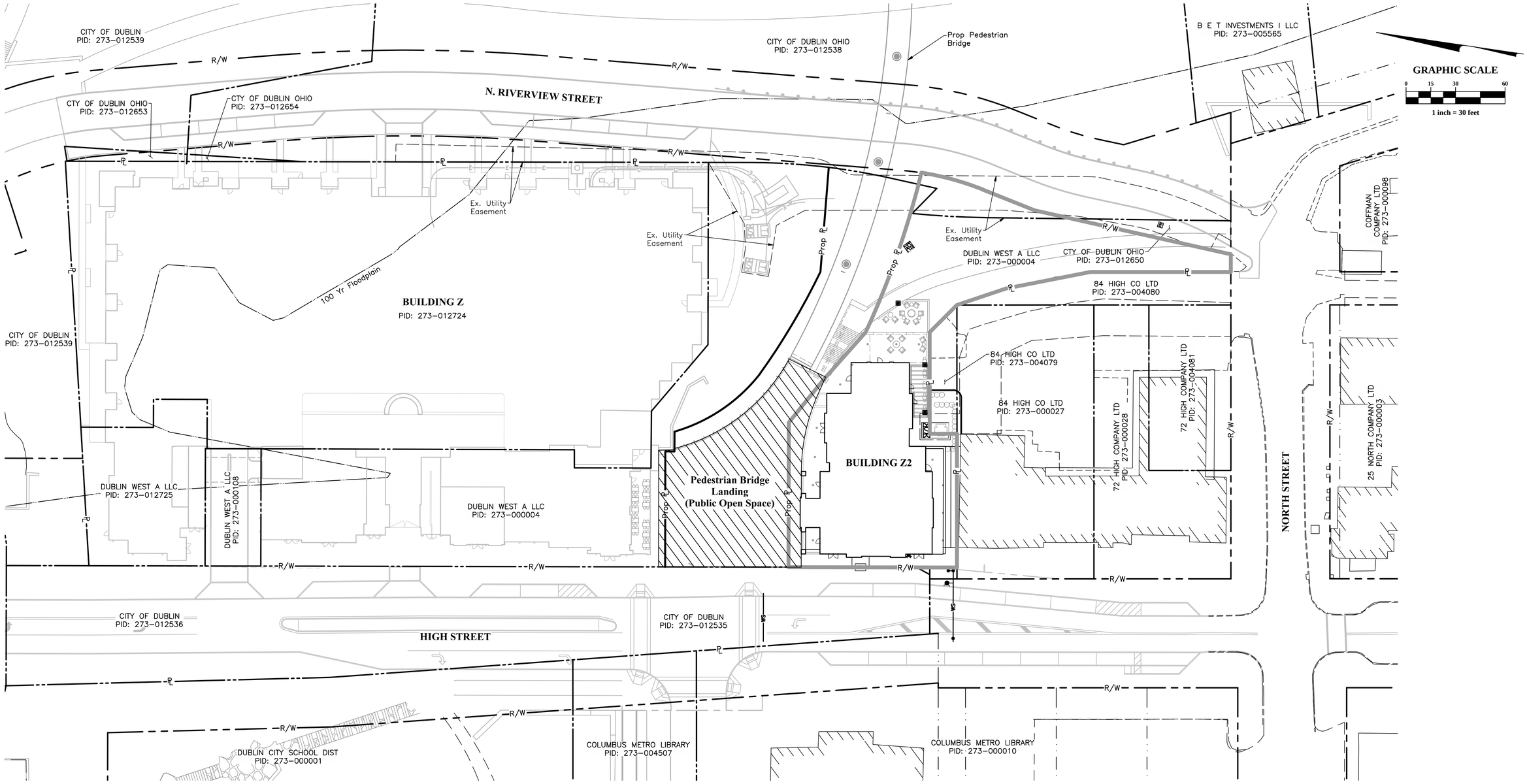

SITE DATA

Residential Required Area	4 Units x 200 sf/unit =800 SF =0.02 Acres
Commercial Required Area	9,586 sf/50 sf =192 SF =0.004 Acres
Total Required Open Space Area	±0.024 Acres
Total Provided Open Space Area	±0.19 Acres

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN
FOR
BRIDGE PARK WEST
BUILDING Z2
OPEN AREA PLAN

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emht.com

DATE
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SCALE
1" = 30'

JOB NO.
2016-0574

SHEET
FSP8

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