

# CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

## PRIVATE WATER SERVICE PLAN

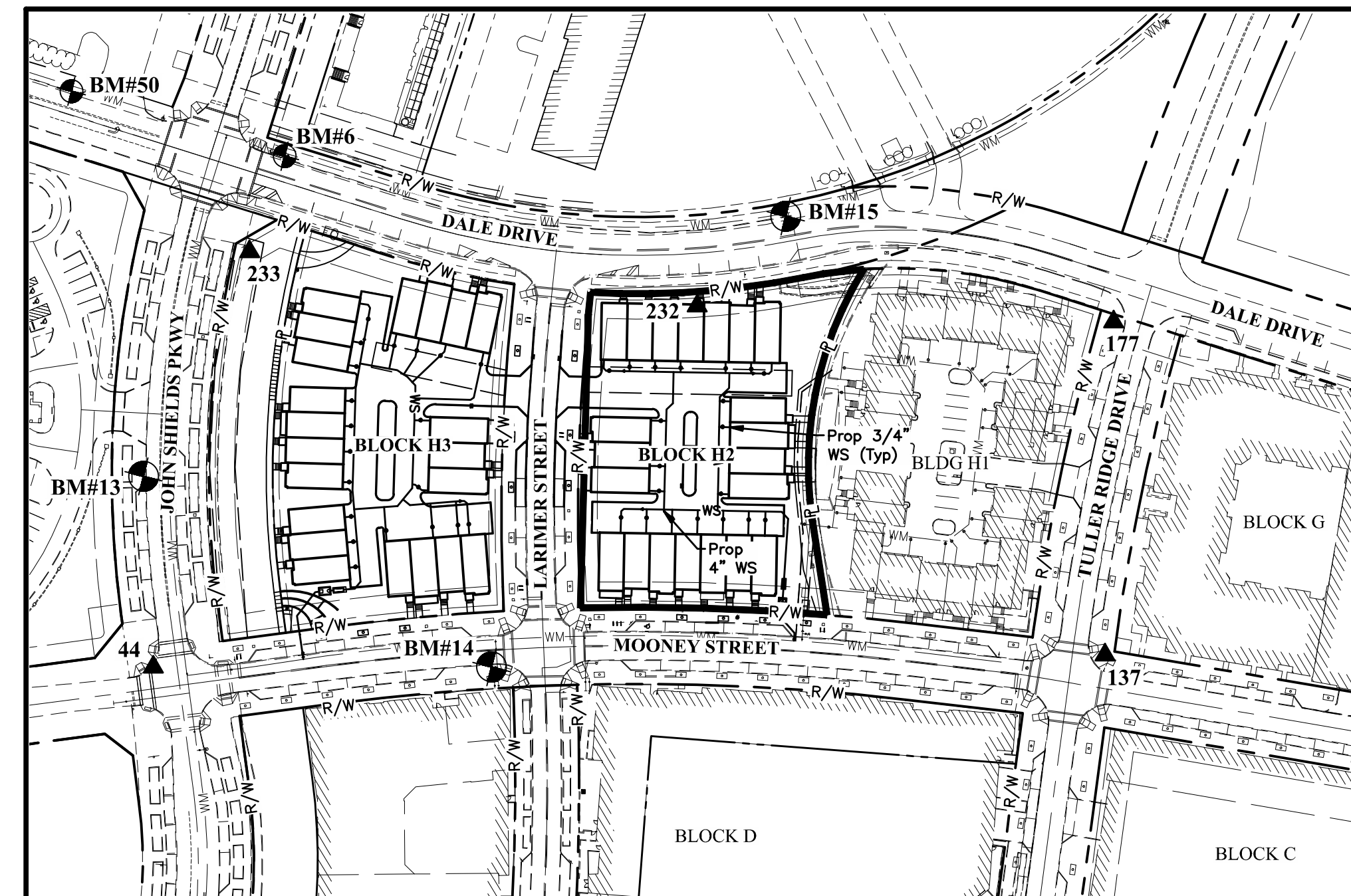
### FOR

# BRIDGE PARK - BLOCK H2

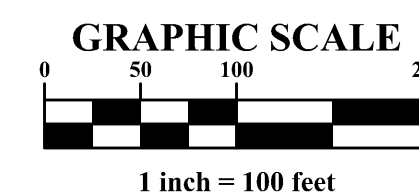
## 2025



**LOCATION MAP**



**INDEX MAP**  
Scale: 1" = 100'



#### STANDARD CONSTRUCTION DRAWINGS

The Standard Drawings listed on these plans shall be considered a part thereof:

|          |             |            |      |
|----------|-------------|------------|------|
| L-1001   | L-6311      | L-6640     | 1441 |
| L-6306   | L-6312      | L-9002 A-G | 1500 |
| L-6309 A | L-6316      | L-9901     |      |
| L-6309 B | L-6317 C, D |            |      |

Sanitary Sewer Plan No.: CC20547  
 H3 Private Water Service Plan No.: WSP5900  
 H3 Private Site Improvement Plan No.: 18-006-COM

**HORIZONTAL DATUM**  
 The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 73, and FRANK 74. The grid to ground scale factor (1.00001917996982) was applied at the location of point #273.

| HORIZONTAL REFERENCE POINTS (OHIO SOUTH ZONE)* |                      |            |             |
|--|----------------------|------------|-------------|
| POINT  | DESCRIPTION          | NORTHING   | EASTING     |
| ▲ 44   | 1165 MAGS            | 767570.068 | 1798039.384 |
| ▲ 137  | 1165 TOPO MAGS       | 766849.337 | 1798229.124 |
| ▲ 177  | 1165 TOPO MAGS       | 766905.987 | 1798483.918 |
| ▲ 232  | 1157 RTK IRsw/cap    | 767225.358 | 1798416.864 |
| ▲ 233  | 1173 RTK Tri w/punch | 767575.789 | 1798373.291 |

\* Horizontal reference datum = NAD 83 (1986 adj)  
 (See Index Map for reference point locations)

**VERTICAL DATUM**  
 The Vertical Datum is based on the elevation established by the Franklin County Engineering Department, at monument FRANK 73, being 801.706 feet in elevation. The elevation was transferred from said Franklin County Engineering Department monuments using static GPS procedures (03Geoid) and differential leveling to the site. Monument N45, being 826.994 feet in elevation, and monument A5, being 850.413 feet in elevation were used as vertical checks. The said monuments being source bench marks with elevations that are based on the North American Vertical Datum of 1988.

**BENCH MARKS**  
 All benchmarks and elevations shown upon this plan are based on the (NAVD 88) North American Vertical Datum of 1988 (U.S. Survey Feet):

|                       |   |
|-----------------------|---|
| SOURCE BM<br>FRANK 73 | Station is a stainless steel rod driven to a depth of 16 feet, in the northwest quadrant of the roundabout at Dublin-Granville Road and Riverside Drive, in the area between the brick sidewalk and the curb, 49.0 feet southeast of the center of a stone pillar, 11.8 feet north of the back of the curb, 1.5 feet south of a witness post, 24 inches below ground, access through a 6 inch plastic pipe with a lid.<br>Elev. = 801.706 |
| BM#13                 | Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of John Shields Parkway, being the first hydrant (250 feet) west of the intersection with Dale Drive.<br>Elev. = 834.90   |
| BM#14                 | Chiseled "X" on the east flange bolt of a fire hydrant located at the northwest corner of the intersection of Mooney Street and Larimer Street.<br>Elev. = 832.74   |
| BM#15                 | Chiseled "X" on the west flange bolt of a fire hydrant located on the east side of Dale Drive, being the first hydrant (425 feet) south of the intersection with Larimer Street.<br>Elev. = 843.63  |

#### SHEET INDEX

|                         |   |
|-------------------------|---|
| Title Sheet             | 1 |
| General Notes & Details | 2 |
| Water Service Plan      | 3 |

#### OWNER

Bridge Park HBlock LLC  
 555 Metro Place N, Suite #600  
 Dublin, Ohio 43017  
 Tel: (614) 335-2020  
 Fax: (614) 850-9191  
 Todd Johnson

#### DEVELOPER

Crawford Haying Development Partners  
 6640 Riverside Drive, Suite 500  
 Dublin, Ohio 43017  
 Tel: (614) 335-2020  
 Fax: (614) 850-9191  
 Todd Johnson

#### ENGINEER

EMHT Inc.  
 5500 New Albany Road  
 Columbus, Ohio 43054  
 Tel: (614) 775-4504  
 Fax: (614) 775-4800  
 Sarah Wilson



This Development is to be a Planned Community pursuant to Ohio Revised Code Chapter 5312. Please provide the applicable chapter as needed.

EASEMENT REFERENCE

REVISIONS

**BID SET**  
 NOT TO BE USED FOR  
 CONSTRUCTION  
**PLAN SET DATE**  
 August 15, 2025



REGISTERED ENGINEER      NO.      DATE

CITY OF COLUMBUS DIVISION OF WATER APPROVAL

SIGNATURE BELOW SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

\_\_\_\_\_  
 DATE

**BRIDGE PARK - BLOCK H2**  
 PID # 273-012751  
 TITLE SHEET

WSP7593

SHEET:  
 16 / 17  
 1 / 3

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**BLOCK H2 - WATER SERVICE PLAN**  
Scale: 1" = 20'

| PROPOSED WATER SERVICE POINT TABLE |   |             |              |
|------------------------------------|---|-------------|--------------|
| POINT NO                           | DESCRIPTION                                   | NORTHING    | EASTING      |
| 1                                  | 12"x4" Tapping Sleeve                         | 767088.3619 | 1798180.9052 |
| 2                                  | 4" Valve                                      | 767088.5372 | 1798181.8897 |
| 3                                  | 4" 45° Horiz Bend                             | 767089.4244 | 1798186.8055 |
| 4                                  | 4" 45° Horiz Bend                             | 767102.2241 | 1798195.7356 |
| 5                                  | 4" Valve                                      | 767102.7641 | 1798198.7678 |
| 6                                  | Enter Meter Vault                             | 767103.5799 | 1798203.3489 |
| 7                                  | Exit Meter Vault                              | 767104.9825 | 1798211.2250 |
| 8                                  | Enter Above Ground Heated Enclosure           | 767106.3050 | 1798218.6514 |
| 9                                  | Exit Above Ground Heated Enclosure            | 767107.5615 | 1798225.7071 |
| 10                                 | 4" 45° Horiz Bend                             | 767115.8794 | 1798272.4155 |
| 11                                 | 4" 45° Horiz Bend                             | 767122.1945 | 1798276.5898 |
| 12                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767134.5288 | 1798273.5344 |
| 13                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767147.2337 | 1798270.8212 |
| 14                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767166.7232 | 1798266.3312 |
| 15                                 | 4" Tee  | 767170.9890 | 1798265.3484 |
| 16                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767186.2127 | 1798261.8411 |
| 17                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767205.7022 | 1798257.3511 |
| 18                                 | 4" Tee  | 767211.8998 | 1798255.9233 |
| 19                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767225.1917 | 1798252.8611 |
| 20                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767228.2508 | 1798253.0450 |
| 21                                 | 3/4" Deflection                               | 767242.6735 | 1798248.8336 |
| 22                                 | 3/4" Deflection                               | 767244.2321 | 1798246.4221 |
| 23                                 | Lot H2-15 WS Connection                       | 767240.4156 | 1798229.8561 |
| 24                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767173.9218 | 1798278.0787 |
| 25                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767181.3448 | 1798310.2993 |

| PROPOSED WATER SERVICE POINT TABLE |                    |             |              |
|------------------------------------|--------------------|-------------|--------------|
| POINT NO                           | DESCRIPTION        | NORTHING    | EASTING      |
| 106                                | Lot H2-09 Curb Box | 767223.5246 | 1798288.0260 |
| 107                                | Lot H2-10 Curb Box | 767219.2418 | 1798268.9594 |
| 108                                | Lot H2-11 Curb Box | 767187.7641 | 1798349.4383 |
| 109                                | Lot H2-12 Curb Box | 767183.3241 | 1798329.6719 |
| 110                                | Lot H2-13 Curb Box | 767179.0865 | 1798310.8066 |
| 111                                | Lot H2-14 Curb Box | 767171.8401 | 1798278.5463 |
| 112                                | Lot H2-15 Curb Box | 767243.1435 | 1798241.6967 |
| 113                                | Lot H2-16 Curb Box | 767223.6540 | 1798246.1867 |
| 114                                | Lot H2-17 Curb Box | 767204.1645 | 1798250.6767 |
| 115                                | Lot H2-18 Curb Box | 767184.6750 | 1798255.1668 |
| 116                                | Lot H2-19 Curb Box | 767165.1856 | 1798259.6568 |
| 117                                | Lot H2-20 Curb Box | 767145.6961 | 1798264.1468 |
| 118                                | Lot H2-21 Curb Box | 767133.0379 | 1798267.0630 |

| PROPOSED WATER SERVICE POINT TABLE |   |             |              |
|------------------------------------|---|-------------|--------------|
| POINT NO                           | DESCRIPTION                                   | NORTHING    | EASTING      |
| 26                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767185.6857 | 1798329.1414 |
| 27                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767190.2339 | 1798348.8836 |
| 28                                 | 4" Tee  | 767188.2237 | 1798372.0950 |
| 29                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767225.5594 | 1798363.4936 |
| 30                                 | 4" 45° Horiz Bend                             | 767229.0850 | 1798332.4306 |
| 31                                 | 4" 45° Horiz Bend                             | 767225.4271 | 1798338.2431 |
| 32                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767264.5383 | 1798354.5135 |
| 33                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767245.0489 | 1798359.0035 |
| 34                                 | 4" Tee  | 767230.8264 | 1798362.2801 |
| 35                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767227.1225 | 1798323.6938 |
| 36                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767219.3227 | 1798288.9698 |
| 37                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767215.0400 | 1798269.9032 |
| 38                                 | Lot H2-21 WS Connection                       | 767130.2633 | 1798255.0194 |
| 39                                 | Lot H2-20 WS Connection                       | 767142.9682 | 1798252.3062 |
| 40                                 | Lot H2-19 WS Connection                       | 767162.4577 | 1798247.8162 |
| 41                                 | Lot H2-18 WS Connection                       | 767181.9472 | 1798243.3261 |
| 42                                 | Lot H2-17 WS Connection                       | 767201.4367 | 1798238.8361 |
| 43                                 | Lot H2-16 WS Connection                       | 767220.9261 | 1798234.3461 |
| 44                                 | Lot H2-14 WS Connection                       | 767165.6102 | 1798279.9457 |
| 45                                 | Lot H2-13 WS Connection                       | 767173.0333 | 1798312.1663 |
| 46                                 | Lot H2-12 WS Connection                       | 767177.3741 | 1798331.0084 |
| 47                                 | Lot H2-11 WS Connection                       | 767181.9224 | 1798350.7505 |
| 48                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767191.1471 | 1798371.4215 |
| 49                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767171.6577 | 1798375.9115 |
| 50                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767268.1786 | 1798352.7862 |

| PROPOSED WATER SERVICE POINT TABLE |   |             |              |
|------------------------------------|---|-------------|--------------|
| POINT NO                           | DESCRIPTION                                   | NORTHING    | EASTING      |
| 51                                 | 3/4" Deflection                               | 767157.9595 | 1798379.0673 |
| 52                                 | 3/4" Deflection                               | 767156.4596 | 1798381.4653 |
| 53                                 | Lot H2-07 WS Connection                       | 767157.9246 | 1798387.8244 |
| 54                                 | Lot H2-06 WS Connection                       | 767173.5717 | 1798384.2196 |
| 55                                 | Lot H2-05 WS Connection                       | 767193.0612 | 1798379.7296 |
| 56                                 | Lot H2-04 WS Connection                       | 767227.4734 | 1798371.8016 |
| 57                                 | 4" 45° Horiz Bend                             | 767190.9456 | 1798351.9728 |
| 58                                 | 4" 45° Horiz Bend                             | 767185.5596 | 1798360.5312 |
| 59                                 | Lot H2-03 WS Connection                       | 767246.9629 | 1798367.3116 |
| 60                                 | 4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap | 767170.0809 | 1798376.2748 |
| 61                                 | Lot H2-02 WS Connection                       | 767266.4523 | 1798362.8216 |
| 62                                 | 3/4" Deflection                               | 767282.2007 | 1798350.4444 |
| 63                                 | 3/4" Deflection                               | 767284.5986 | 1798351.9444 |
| 64                                 | Lot H2-01 WS Connection                       | 767286.0636 | 1798358.3035 |
| 65                                 | Lot H2-08 WS Connection                       | 767238.8308 | 1798321.0639 |
| 66                                 | Lot H2-09 WS Connection                       | 767231.0310 | 1798286.3399 |
| 67                                 | Lot H2-10 WS Connection                       | 767226.7482 | 1798267.2733 |
| 98                                 | Lot H2-01 Curb Box                            | 767279.9564 | 1798350.9615 |
| 99                                 | Lot H2-02 Curb Box                            | 767265.2943 | 1798357.7949 |
| 100                                | Lot H2-03 Curb Box                            | 767245.8048 | 1798362.2849 |
| 101                                | Lot H2-04 Curb Box                            | 767226.3153 | 1798366.7749 |
| 102                                | Lot H2-05 Curb Box                            | 767191.9031 | 1798374.7029 |
| 103                                | Lot H2-06 Curb Box                            | 767172.4136 | 1798379.1929 |
| 104                                | Lot H2-07 Curb Box                            | 767161.7567 | 1798378.1925 |
| 105                                | Lot H2-08 Curb Box                            | 767231.3243 | 1798322.7500 |

**NOTES:**

All Valves include Standard Valve Boxes unless otherwise noted.

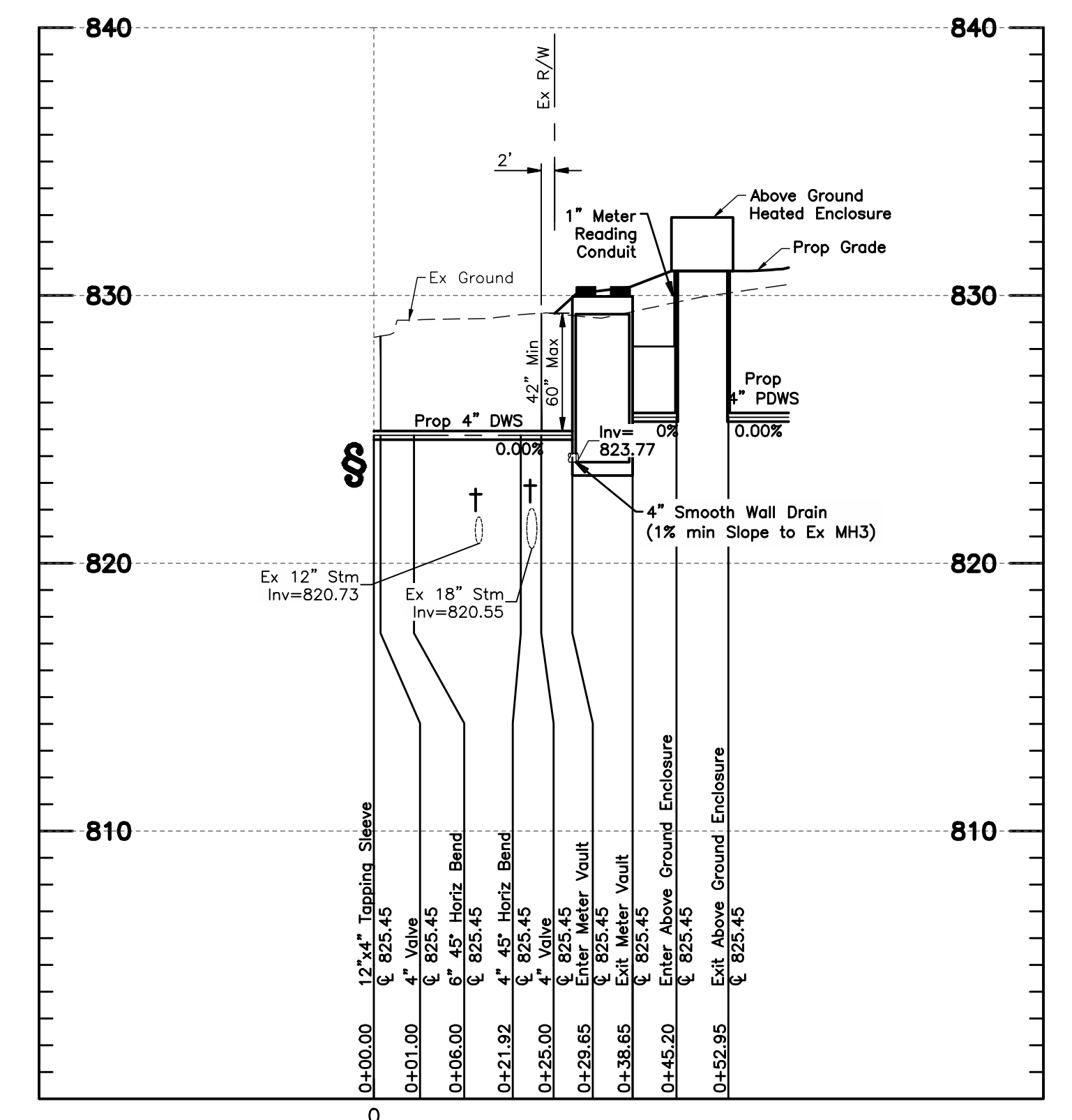
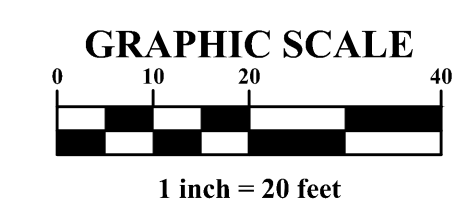
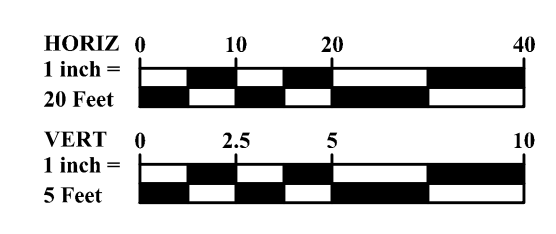
All streets in this development are publicly owned and maintained, and located within the City of Dublin.

DWS Domestic Water Service

PDWS Private Domestic Water Service

† Water Service and Water line to be lowered a minimum of 1.5' below storm sewer/underdrain in case of conflict. See COC Std Detail L-7401.

§ Contractor to verify elevation and location of existing utility before construction.



**BLOCK H2 - WATER SERVICE PROFILE**  
Horizontal Scale: 1" = 20'  
Vertical Scale: 1" = 5'

|                           |                  |   |  |  |                       |
|---------------------------|------------------|---|--|--|-----------------------|
| <p>EASEMENT REFERENCE</p> | <p>REVISIONS</p> | <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p><b>BID SET</b></p> <p>NOT TO BE USED FOR CONSTRUCTION</p> </div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 5px;"> <p>PLAN SET DATE</p> <p>August 15, 2025</p> </div> | <p><b>PRIVATE WATER SERVICE PLAN</b></p>                       | <p><b>BRIDGE PARK - BLOCK H2</b></p> <p>PID # 273-012751</p> <p>WATER SERVICE PLAN</p> | <p><b>WSP7593</b></p> |
|                           |                  |   | <p><b>SHEET:</b></p> <p><b>18 / 17</b></p> <p><b>3 / 3</b></p> |  |                       |